

# **2018 Rules and Regulations**

## **For Owners at Wilderness Presidential Resort**

### **(Whole Lot Owners, Camping Lot Owners, and Time-Share Owners)**

#### **GENERAL**

The following RULES AND REGULATIONS (hereinafter referred to as Rules) are written for the purposes of furthering the health, welfare, and safety of all Wilderness Presidential Resort (WPR) owners, their families, invited guests and Resort employees. They are derived from Federal and Virginia laws, Spotsylvania County ordinances, documents recorded in the land records of Spotsylvania County, and other governing project documents. An associated purpose is to provide a means for the orderly operation of the Resort and to further the enhancement of the Resort as a unique recreational development.

It is not the intent that each and every stipulation contained in the Deeded Covenants / Declarations of Restrictions be backed up with a specific rule or regulation. Rather these Rules will provide more detail implementing instructions in areas of major concern. It should be noted that in some instances, waivers or variances may be granted for limited periods of time where the requested waiver or variance does not conflict with Federal law, Virginia law or County ordinances. These requests will be considered on an individual basis and will be granted so long as they do not infringe upon the rights and privileges of others.

#### **SECTION 1 – RESORT ACCESS**

- A. The following people are authorized access to the Resort upon presentation of proper identification:
1. Representatives and employees of the Developer.
  2. Property owners with a photo identification having a current validation sticker. Property owners must be in Good Standing to access the Resort.
  3. Guest(s) of property owners when accompanied by the owner or who have been listed on a guest card (property owner must be on the Resort).
  4. Camp Coast to Coast members holding a current membership card with a valid registration,
  5. RCI members with a Resort reservation.
  6. Other individuals with a Resort reservation.
  7. Properly identified Federal, State and County officials.
  8. Approved contractors and vendors.
  9. Emergency and rescue vehicles.
  10. Others, having special approval by Resort management.
- B. All persons will stop at the entrance gate and will be properly identified prior to being granted access to the Resort. This includes initial entry as well as reentry following a temporary absence. Generally, proper identification is considered a Wilderness photo identification card with a current validation sticker or a valid, dated Resort pass.

- C. All vehicles departing the Resort with an RV, boat or golf cart **MUST STOP** and show proof of ownership in the form of a title, registration, or bill of sale. This is for the benefit of all property owners. Patience is appreciated.
- D. The area around the Resort's entrance gate will not be used for parking, loitering or visiting. Inbound vehicles towing an RV may stop in the right hand lane during periods of low traffic for the purpose of entrance clearance. Otherwise, owners and other persons having business to conduct with Administration, Collections, Accounting or Reservations offices will park in the parking lot at the front of the Minter Administration building or in the mini-golf parking lot.
- E. There will be no parking trucks, commercial vehicles, farm and landscaping equipment of any kind on the WPR premises. This is to include, but not limited to, parking lots, campsites, undeveloped sites, roadways or grass areas. **WCC-CC&R's, Sec. 8.A.9**
  - 1. For the purposes of this regulation, a "truck" is any vehicle used for transporting materials, moving products, or otherwise used for business/commercial purposes or is titled/licensed or tagged as a truck.
- F. Dependents and Guests:
  - 1. Property owners may host up to ten (10) total invited guests per month. (Guests of owners may not invite additional guests.)
  - 2. If more than ten (10) guests are desired during a month or at any one time, a special request should be submitted to the Group Sales Department. Requests for group reservations will be accepted beginning January 1<sup>st</sup> of that current year. Group reservations may be restricted during holiday weekends. Please see the Resort website ([www.wpresort.com](http://www.wpresort.com)) and click on Groups for more information. Group requests are made based upon availability.
  - 3. All guest(s) must be accompanied by the owner. If the owner departs the Resort for any reason, the guest(s) must also depart.
  - 4. **All owner dependents and guests under eighteen (18) years of age must be chaperoned by an adult (the owner or a designated adult chaperone) at all times.** Chaperones who are not owners must fill out a notarized form (providing name, contact information, proof of age (must be over 18 years old), and other information). Chaperones are considered to be invited guests. The owner's letter of authorization must be presented to Security upon entrance to the Resort. Letters of authorization can be obtained from the Reservations office or on the Resort website ([www.wpresort.com](http://www.wpresort.com)).
  - 5. Appropriate authorities may be notified if a dependent or minor guest is on the Resort premises without an adult owner or properly-designated chaperone on the premises. Property owners are responsible for the actions of their dependents, chaperones and guests.
  - 6. Only the owner of record can authorize a guest. Guest cards can only be turned in by the owner of record.

## SECTION II – SAFETY, COURTESY, TRAFFIC AND VEHICLE OPERATION, ARMS AND EXPLOSIVES

### A. Possession and Use of Alcoholic Beverages and Controlled Substances:

1. This is a family Resort. Intoxicated, impaired, disorderly or threatening conduct is expressly prohibited.
2. It is a violation of Virginia law to consume alcoholic beverages in public where no license has been granted. The Resort does not have an ABC license.
3. The excessive use of intoxicating beverages is prohibited while on the Resort's premises.
4. "The excessive use of intoxicating beverages of any kind is strictly prohibited on any campsite within 'the Glen' or 'Subdivision' and persons who appear to be intoxicated shall not be permitted to enter or REMAIN within said Glen or Subdivision."
5. The possession, use and / or distribution of any controlled substances are expressly prohibited.

**Violation of these Rules and Regulations may result in immediate expulsion from the Resort for a time period to be determined by Resort Management.**

### B. Common Courtesy:

1. Common courtesy and decency are encouraged amongst property owners and their guests; rude and disrespectful behavior is discouraged
2. Any behavior by a property owner or guest that, in the opinion of Resort Management, threatens our hospitality and/or detracts from the ability of other property owners and guests to peaceably enjoy the Resort or impairs the ability of Resort employees to perform their duties shall constitute a violation of these Rules.
3. Restricted Behaviors – The following behaviors are prohibited and shall constitute a violation of these Rules:
  - a. Any language and/or any action threatening violence or otherwise intended to place another person in fear of harm, injury or apprehension of safety, or sexually harassing or intimidating language and action;
  - b. The cursing or abuse of another person;
  - c. The use of foul, vulgar or offensive language towards another person;
  - d. Sexually harassing or intimidating language or actions.
  - e. Driving golf carts or equivalent under the influence of any mind altering drug or alcohol.
  - f. Public drunkenness or being under the influence of any mind altering drug.

**Each violation of the above Rules may result in a \$100.00 fine and the offender may be banned from the Resort for 90 days. Class A misdemeanors are punishable by fine of up to \$500 in Virginia. Virginia law prohibits "ABUSIVE AND INSULTING LANGUAGE" (direct curse or abusive language to another) and "SLANDER AND LIBEL". VCC ABU-3200-M3, VCC ABU-3201-M3, Code of Virginia, §§18.2-416 and 18.2-417.**

### C. Traffic Regulations:

1. Commonwealth of Virginia traffic regulations will be observed by all vehicle operators.
2. Property Owners and guests must stop at the Security Guard Gate, but they may not loiter at the Guard Gate once their entry is approved.

3. Maximum speed limits will be posted at various locations on the Resort and are subject to change depending on the time of year.
4. All accidents involving personal injury or property damage will be reported immediately to Resort Security.
5. Anyone observing a traffic violation should obtain the vehicle license number and / or description of the vehicle and report the information immediately to Resort Security. The source of this information will be treated confidentially.
6. No person under sixteen (16) years of age will be allowed to operate licensed or unlicensed motor vehicles (golf car or golf car type vehicles) on the Resort roads and streets. Individuals operating vehicles on the Resort must be able to show proof of age with an appropriate ID.
7. Off-the-road vehicles ARE NOT PERMITTED on the Resort (including without limitation, dune buggies, side-by-sides, four wheelers, gator or similar vehicles). Exception: traditional golf carts.
8. Skateboards are prohibited in the Resort common areas
9. All vehicles operated between the hours of dusk and dawn will use approved headlights and taillights.
10. Violations of the Rules listed in this sub-section will result in a monetary fine being assessed to the property owner's account. The fine schedule is as follows: 1<sup>st</sup> offense - \$10.00; 2<sup>nd</sup> offense - \$25.00; 3<sup>rd</sup> offense - \$50.00; any additional offense may result in temporary and / or permanent suspension of Resort privileges.

D. Hunting and use of explosive devices:

1. The following are prohibited on Resort premises: hunting; firearms, bb guns, pellet guns, bows, air soft guns, paintball guns; and, ANY other object that fires projectiles.
2. Possession and discharge of any explosive devices is expressly prohibited.
3. Possession and discharge of fireworks is prohibited.

E. Reporting and Remedies:

Resort Management may report any violations of laws or Rules to the appropriate governmental authority. Resort Management reserves its rights to invoke all remedies available to it under the Project Documents and applicable federal, state and local law for violations of the law or of these Rules.

### **SECTION III – COMMON USE OF FACILITIES AND AREAS**

A. Comfort Stations:

1. There will be no loitering in or around the comfort stations at any time.
2. Dishes and cooking utensils will not be washed in the comfort station. Clothing may be washed in the laundry facilities in those comfort stations having this equipment.
3. There will be absolutely no dumping of sewage tanks unless it is in the designated area.
4. No washing of pets.

B. Recreational Facilities:

1. All recreational facilities are under the supervision of the Recreation Director. Activities scheduled by the Recreation Department will take priority over unscheduled use.

2. Children ages **12 & under** need to be supervised by an adult at all times. Rules are posted in the pool area for the safety and health of all users. Misuse of the facilities and failure to comply with the rules may result in ejection from the pool facility.
3. Unless posted otherwise, the pool may not be used if a Lifeguard is not on duty.
4. To gain access to the pools, Resort property owners and dependents must show their current photo identification card or a Resort issued pass.
5. No owner or guest recreational activities will be conducted on any roadway without prior written authorization from Resort.
6. Swimming in the lakes will be done at the individuals own risk. There are NO lifeguards on duty.
7. There is ABSOLUTELY NO night swimming (between dusk and dawn) in the lakes.
8. All persons using the lakes for boating and fishing will adhere to Virginia laws governing boat safety. Boats on the lake after dusk must use their running lights.
9. Be aware of Virginia fishing license requirements. See the Virginia Department of Game and Inland Fisheries website for further details: [www.dgif.virginia.gov](http://www.dgif.virginia.gov).
10. Except for the Security boat, no gasoline motors will be used on the lakes. Electric motors may be used. Be aware of Virginia license requirements for electric motors.
11. All boats must be registered with Security.
12. Walking on the spillway of the dams is strictly prohibited.
13. A paid reservation Reservation must be made to use the Pavilions; if the Pavilions appear to be unoccupied, contact the front desk for availability and use. The pavilion must be cleaned after use. All Virginia ABC requirements must be met if alcohol is available. See the ABC website for further details: [www.abc.virginia.gov/](http://www.abc.virginia.gov/) The host is responsible for obtaining and posting required licenses.

C. Pets, Emotional Support Animals, and ADA Service Animals:

1. Definitions: ADA Service Animals are dogs or miniature horses that are specially trained to do work or perform tasks for a person with a disability. **“Emotional support animals” and “comfort animals” whose sole function is to provide comfort or emotional support do not qualify as Service Animals under the ADA and Virginia law. As such, they are subject to the same Rules as “Pets”.** If you are not sure if you have an ADA Service Animal, please contact the Resort to discuss at [info@wpresort.com](mailto:info@wpresort.com) or at (540) 972-7433 ext 1.
2. Questions regarding Pets, boarding options, pet-friendly units, and service animals may be directed to [info@wpresort.com](mailto:info@wpresort.com) or (540) 972-7433 ext 1.
3. Pets are not permitted in the Presidential cabin area (Glen 7) or in any Presidential cabin.
4. Pets are not permitted in any Resort building, and are not permitted in the pool area (including parking lot) or the beach area.
5. Pets must be under control and supervised at all times.
6. Pets that are aggressive, threatening, menacing, barking excessively, breaking loose, not under the control and supervision of their owner, left in vehicles, or in any way creating an unpleasant or unsafe situation in the Resort’s sole judgment, are not permitted at the Resort.
7. The Spotsylvania County Animal Warden will be requested to pick up any Pets seen running loose.
8. Pets must be kept on a leash within the Resort.
9. Property owners and their guest(s) are responsible for cleaning up after their Pets.
10. All Pets coming into Wilderness Presidential Resort must have their current tags and proper shot vaccination records

11. Failure to abide by these Rules will subject the owner or guest to a fine of up to \$500 per day. In addition, charges may be assessed to clean, repair, treat (for fleas or other pests), and restore Unit(s) and common areas damaged by your animal in the Resort or Project.

#### SECTION IV – RESORT USE, PROTECTION OF PROPERTY AND AUTHORIZED EQUIPMENT

##### A. Resort Use:

1. The quiet hours for the Resort are between 12:00 midnight and 7:00 a.m. Disturbances, loud noises, and detectable sounds which may interfere with the peace and sleep of other owners are not permitted.
2. No Contract type work before 9:00 AM or after 9:00 PM either by owner, guest or contractor.
3. The recreation facilities areas will be vacated at midnight unless scheduled activities are being conducted. There will be no loitering in these areas after that time.
4. Crossing of another owner's property or infringing upon the lot boundary lines and blocking of driveways are not permitted.
5. There will be no burning of leaves, trash, tree limbs, or garbage on any lot. Leaves will not be raked into drainage ditches. Owners will be responsible for taking their leaf debris to the leaf dump. Resort will remove leaf debris for a fee. Bagged leaves will be placed in front of lot.
6. Campfires must be contained within a three-sided enclosure made of non-flammable materials. The sides of the enclosure will be at least fourteen (14) inches in height.
7. Use of the Resort's two enclosed campfire areas (Cool Spring Lake Marina and Sandy Beach) are on a first come, first served basis; however, priority will be given to scheduled Recreational activities as outlined in the activity schedule.
8. Camping outside of an established camping lot is prohibited.
9. No more than one (1) camping unit per lot is allowed.
10. Wilderness Resort is a camping facility governed by Spotsylvania County zoning requirements and Ordinances as well as Project Documents (recorded Declarations of Covenants and Restrictions, Deeds, Bylaws, Rules, and so forth) which preclude the use of the Resort as a residence. The Resort is open for day use 365 days a year; however, in keeping with the County zoning requirements, Conditional Permit, the Project Documents, and the overall seasonal camping / non-residence concept, the following guidelines have been established:
  - a. No WRA or PROA Green owner may occupy a camping lot for more than 14 consecutive days (CP 87-36) and no specific lot may be reserved by an owner more than once in a calendar year.
  - b. Maximum time of total use by WRA or PROA Green Owners – 120 nights
  - c. Maximum number of overnight stays per year by any owner – 90 nights. Spotsylvania Code §§ 23-2.1.4, 23-1.1.5(b), (g), 18-137.1 and 18-137.5. Any owner, their designee or POA who exceeds 90 nights either individually or collectively, will be fined \$10 (ten dollars) per day beginning the 91<sup>st</sup> day.
11. Each violation of these Rules may result in a monetary fine being assessed to the owner whether it is the owner or the owner's guest. The fine schedule is as follows:
  - a. **1<sup>st</sup> Offense: Written warning**
  - b. **2<sup>nd</sup> Offense: \$50 fine**
  - c. **3<sup>rd</sup> Offense: An additional \$75 and Spotsylvania County Authorities summoned to the Resort**

- d. **4<sup>th</sup> Offense: Offender(s) will be removed from the Resort premises and may be subject to a “No Trespass Order” and/or charged with a Class 3 misdemeanor (Spotsylvania County, VA Code of Ordinances, Sec. 14-53.)**

B. Property Use:

1. In accordance with Spotsylvania County zoning requirements, the campgrounds at Wilderness Presidential Resort are approved only as seasonal accommodations for transient occupancy or use. They are not approved for long-term or permanent year-round occupancy. No Campsite shall be used as a residence. See the Spotsylvania County Code, zoning ordinances, applicable waiver, and recorded Project Documents for more information.
2. Campground Control Committee (CCC) will make all final determinations on property modifications, alterations and additions.
3. Owners are allowed access to one 30 amp electrical outlet per lot owned or reserved; no double plugs or splitters.
4. Wilderness Resort Association, Inc. requires all owners to register their RV's, Trailers and 5th Wheels in order to use the reservation system for blank lot campsites.
5. An owner may occupy an assigned camping lot for fourteen (14) consecutive days and a specific lot may be reserved only ONCE within a calendar year. The owner MUST occupy the assigned lot within the reservation period. A lot reservation SHALL NOT BE USED FOR CAMPER STORAGE. Camper storage at a minimal charge is available to WRA and PROA Green owners.

C. Protection of Property:

1. No tree over three (3) inches in diameter will be removed from any lot, Glen or common area without written permission from Resort management. Failure to obtain written permission may result in a monetary penalty.
2. Approval must be received in advance for all construction projects. Owners can pick up the needed Resort paperwork from Security. The paperwork must be approved by Resort management first; then building permit (if applicable) must be obtained from Spotsylvania County.
3. The Developer or Resort Management will not be responsible for damage or loss from theft, vandalism, fire, windstorm, any act of God or any other cause.

D. Authorized Equipment:

1. Wilderness Presidential Resort is a camping facility and only camping gear is permitted within the Resort. A list of Authorized Camping Equipment is attached to the Rules and is posted on the Resort's bulletin board.
2. Specific items which are disapproved for use as camping equipment in the Resort are bug lights, electric heaters, outdoor floodlights and deep freezers. These items are not permitted on the Resort. Anyone using said items will be asked to remove said item; if item is not removed promptly owner/guest will be given a warning; if item has still not been removed a fee of \$10.00 per day will be imposed.
3. All refrigerators or appliances must be located in the RV. No refrigerator will be outside of a unit or on a deck or in a storage unit. If said appliance is not removed upon request, the same fees and penalties will apply as set-forth in D, 2 above.

**SECTION V – DRONE POLICY**

Out of safety concerns for guests, employees, and resort property, as well as concerns for individual privacy, Wilderness Presidential Resort prohibits the operation or use of unmanned aerial systems, or drones, by anyone – including recreational users and hobbyists – without the prior written authorization from the Resort.

This prohibition includes drones used for photographing, filming or videotaping, as well as any drone use by media or journalists operating above or within Wilderness Presidential Resort boundaries. This prohibition on drone operations or use extends to any drones launched or operated from Resort property, as well as drones launched from private property outside of the Resort boundaries.

Please contact us at [info@wpresort.com](mailto:info@wpresort.com) or call (540) 972-7433 ext. 1 if you have any questions or if you seek prior authorization to operate any aerial drones. Any authorized operation of aerial drones may be governed by federal and state laws, Federal Aviation Administration (FAA) rules and regulations, and local law enforcement, as well as those policies separately established by this Resort, which may include certification, training, insurance coverage, indemnification requirements, and waivers or releases of liability. Any violation of this policy may involve suspension of your resort privileges as well as confiscation of any drone equipment, and may subject violators to damages, including, but not limited to, damages for violations of privacy and/or physical or personal injuries or property damage, as well as regulatory fines and legal fees.

**SECTION VI – REVISIONS**

These Rules and Regulations will be regularly reviewed and updated. Your suggestions and recommendations are welcome.

**SECTION VII – CONSEQUENCES OF VIOLATING RULES AND REGULATIONS**

Violations of the Rules may result in monetary penalties, suspension or revocation of owner privileges and rights to use the Resort. Property owners are responsible for the violations of their invited guests.

Notice of a violation will be given to the property owner at the address of record or by actual verbal or written notice. A reasonable time to cure the violation will be provided (absent an emergency or compelling safety consideration). After that cure period, the consequences (monetary penalties/suspension/revocation/other) may be imposed immediately by Resort Management with no further notice.

All persons on Resort premises must comply with County, State and Federal laws.

Approved: November 15, 2017

**WILDERNESS PRESIDENTIAL RESORT AUTHORIZED CAMPING EQUIPMENT**

The following items of camping equipment and gear are authorized for use within the Wilderness Presidential Resort (in accordance with Project Documents):



- ✓ Various types of recreational vehicles including pop-ups, slide-in truck campers and the vehicles identified by the RV industry as strictly for camping purposes. Mobile homes, homemade units and house trailers are prohibited.
- ✓ Water craft such as fishing boats, sailboats, paddle boats, rubber rafts are permitted on lakes.
- ✓ Items of camping gear including tents, tepees, sleeping bags, barbeque grills, picnic tables, folding lawn furniture, portable screen rooms, fire extinguishers, gardening and yard tools, propane or charcoal grills, heaters, lights, and other items identified as specifically for camping purposes.
- ✓ Sports equipment.
- ✓ Trash receptacle.
- ✓ Propane fuel storage bottles.
- ✓ Other equipment and gear as it is developed by the camping industry or which may now be in production but is not included on the above list may be included by submitting a detailed description of the item to Management for approval.

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