

PLEASANT FOREST CAMPING CLUB

Preserving our Past, Protecting our Future



Rules & Regulations

	Hours	Phone #	
Office:	10-3 M-F	360-491-2467	360-459-0276 Fax
Maintenance:	7:30- 3:30 M-F	360-480-7160	
Sales:	9-5 M-W-F	360-790-3056	

EMERGENCIES: Call 911

Maintenance after hours: Call only for park related emergencies 360-480-7160

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CLARIFICATION OF TERMS

Abandoned Property: Property left behind when a Membership has been sold or terminated may be confiscated and sold after 30 days.

Adult: A person 18 years of age or older

Agents of the Club: Agents of the Club are any person(s) acting in official capacity, an employee, or a person(s) under contract for services on behalf of PFCC as defined in the Bylaws.

Annual Dues: The yearly Membership fee set by the Board of Directors.

Buffer Zone: That five-foot area along the road where no structure or fence may be built and the three-foot area along the sides and back of each campsite where no structure may be built.

Bylaws: The Bylaws comprise the Corporation policy document for the management and operation of Pleasant Forest Camping Club through its Board of Directors. In the event there is a conflict between the provisions of the Bylaws and those of the Rules and Regulations, the Bylaw provisions prevail.

Campsite: "Campsites" shall be those areas designated by the Board of Directors for the exclusive use of the Club Members and their guests.

Certificate: The document that indicates Membership in the Corporation

Club Owned: Campsites for sale or transfer through PFCC

Courtesy Campsite: "Courtesy Site" shall mean any campsite designated for use by a guest.

Guest: "Guest" shall mean any person; (including relatives 18 years of age and over) who is not a member of Pleasant Forest Camping Club, and has been invited by a member of the Club to recreate and enjoy the use of the facilities, in accordance with the Rules and Regulations governing responsibility and liability for a Guest.

Member: The adult person(s) which have been assigned a club campsite

Minor: A person under the age of 18

Pets: Common domesticated household animals

Rules & Regulations: The procedural document of the Corporation for the use, rights, and restrictions of use for Membership and guests

SECTION A: GENERAL RULES

Violation of any Rule, Regulation, or Covenant of the Club **may** result in fines (PER THE FINE SCHEDULE), suspension, and or termination of membership or other action as deemed appropriate by the Board of Directors.

A member who has been penalized may appeal in writing to the Board of Directors within twenty (20) days of official notice.

SECTION B: MEMBERSHIP

Access to Grounds

PFCC is a gated community. Access to Pleasant Forest Camping Club is through the use of a security entrance key card / keypad located outside the main gate.

Only one (1) card per member regardless of the memberships owned.

Replacement cards may be re-issued for a fee. Lost card ID numbers will be deactivated. Cards damaged through normal wear and tear are replaced at no cost to the Member.

Members are required to return gate cards to the office when a Membership is sold, transferred or terminated. Prospective Members will be issued gate cards once their membership purchase is approved and complete. Gate cards are not permitted to be transferred between members or loaned to anyone.

Members and their guests are required to use only the main gate for access to the Club property unless an alternative entrance is authorized by Maintenance or Board of Directors.

Members who have multiple guests for a private function shall provide a gate tender. The gate is not to be left open to accommodate private Member events without a gate tender. The gate tender must be in place ½ hour before the event and remain on duty for a minimum of 1 hour.

Members are only allowed to admit their guests and must do so in person or through use of Club keypad provided for dial-up contact. "Piggybacking" or tailgating to gain access to grounds is not allowed.

Suspended or terminated members are allowed limited access with the approval of the Board of Directors. Any member who opens the gate for a suspended or terminated member without prior approval of the Board of Directors is subject to fines, suspension, and/or termination.

Address & Contact Information

All members must provide a primary residency address and update mailing addresses, phone numbers, name changes, and emergency contact information annually and prior to each Annual Meeting of the Membership.

Businesses

Members are allowed to setup and display their products at Club events and activities with the permission of the Board of Directors. Sign-up forms are available in the office. No Member is permitted to rent out or loan the use of their Member campsite or Membership for business purposes.

Members are not allowed to license or operate a storefront business from the Club or utilize the Club address as a location for the business.

Certificate of Membership

All campsites or lots are owned by the club and are issued to members through Certificate of membership for exclusive use by the member, immediate family and guest.

The Certificate of Membership indicates the exclusive use camp site block and campsite number. Every Member is required to be listed on a Certificate of Membership.

Charitable Giving

Donations of goods or monetary gifts are accepted any time. PFCC will issue a written acknowledgement of a gift or donation for tax purposes upon request.

Code of Conduct

Members and guests are entitled to utilize their Memberships in peace and harmony free from interference from other Members.

Members and guests are required to treat each other, Club employees and agents, and Board and Committee Members with respect, courtesy, and in a polite and professional manner.

Any Member whose behavior is determined, by the Board of Directors, to clearly pose a direct threat toward agents of the Club or fellow members is subject to fines, suspension and/or termination of Membership.

Members must use the available committees and Board of Directors to resolve any grievance with the club prior to contacting any county or state agency. Any Member who does not attempt to solve the problem internally may be subject to fines, suspension and/or termination of Membership.

Compliance

All Members are required to remain in compliance with the Bylaws and Rules and Regulations of PFCC throughout their membership. There are no exceptions, exclusions, or excuses for non-compliance. Members of the Compliance Committee and the Board of Director's may enter a campsite at any time for the purpose of verifying compliance to the Bylaws and Rules and Regulations. Regular compliance checks take place quarterly, per the Bylaws.

Unless otherwise noted, members have thirty (30) days to correct compliance violations. If members do not follow-up with corrective actions as agreed within that time, they will be penalized fifty dollars (\$50) for the first thirty (30) days out of compliance, one hundred (\$100) for the second thirty (30) day period, and (\$150) for the third (30) day period. If it is not in compliance at the end of that period, you may be in jeopardy of termination of membership.

Employees

The employees of PFCC report directly to the Manager and Board of Directors. Members may utilize member administrative services through our office only during regular business hours in person, by telephone, or through email.

Employees have a regular work schedule. Please respect their off-work hours and privacy.

Good Standing

Memberships in "Good Standing" are entitled to vote, hold office and participate in open membership meetings of the Corporation, have exclusive use of their Member campsite, have use of all the common facilities, and participate in activities and events of the Club. Members are notified of the reason for the loss of Good Standing in writing by the Board of Directors and the actions needed to re-establish a Good Standing status. Failure to regain a Good Standing status may result in termination of Membership.

Grievances

Grievances are disputes between members or their guests that have escalated to the point members are not able to resolve issues without assistance. PFCC offers a process to assist resolution of membership differences through our Grievance Committee and Board of Directors. It is expected that members will make every effort to work with each other to resolve disagreements. Official complaints and grievances should be reserved for situations of exceptional nature.

Illegal, Prohibited, Criminal Activity

No illegal activities are allowed on PFCC property. Illegal drugs will not be brought in, manufactured, grown, sold or used at PFCC.

Members and or their guests utilizing the facilities of PFCC must be conscious of the rights of other members. The listed types of behavior/conduct will not be allowed and/or condoned while on Club property and will be controlled by the Board of Directors by virtue of Rule #1 of these Rules and Regulations.

1. Vandalism, littering, graffiti.
2. Repeated public intoxication whether of alcohol or drugs.
3. Larceny
4. Disturbance of the peace, by member(s), or their pets/guest(s), uninvited intrusions onto another's campsite.
5. Unsanitary or unsightly campsite conditions.
6. Exceeding the speed limits, reckless driving, and underage unsupervised driving.
7. Filthy or extreme language.
8. Being a nuisance is especially prohibited, by actions and or by word, belligerence, obnoxiousness, slurs or comments of a biased or prejudiced nature that insult another member and or their guest's. Creating or spreading rumors of a false nature for the sole purpose of being unpleasant.
9. Fighting or intimidating another member or their guest(s).
10. Confrontation, unwanted or unwarranted physical contact.

Violations of these rules can result in termination of membership.

It is the responsibility of each member to report illegal or criminal activity to the Thurston County Sheriff's office.

Incidents

Members with issues between themselves and any agent, stipend volunteer, or employee of the Club are sent to the Board of Directors through an incident report, which is available in the office. The Board of Directors has final authority for resolution of incidents.

Maintenance

PFCC Maintenance employees perform land management/maintenance related services. They report directly to the Manager and Board of Directors. As time allows, they may provide member services as directed and for an additional cost, via use of the maintenance

request form, as directed by the Board of Directors. **Maintenance employees do not provide legal, law enforcement intervention, or emergency services to Members.** They are expected to report any non-compliance of the Rules and Regulations to the Manager and Board of Directors. Maintenance employees have a regular work schedule. Members are expected to respect their off-work hours and privacy. There will be a \$5.00 fee issued for non-emergent phone calls to the maintenance department

Marijuana Use and Restrictions

The use of marijuana is prohibited in any common areas of the club, including but not limited to the clubhouse, bar, bar patio garden, pavilion, roads, comfort stations and laundry facilities. Growing, distribution, or selling marijuana is prohibited anywhere in the club.

Membership ID Cards

Membership includes a Pleasant Forest Camping Club identification card which is used for proof of Membership.

Members are required to show their Membership ID cards when using Club services if asked.

Minors

No Member or guest shall furnish alcohol to any person under 21 years of age anywhere on PFCC property. No person who is a legal dependent or under the age of 18 is permitted to hold a Membership at PFCC.

Monetary Obligations

All members need to insure payment of all monetary obligations to the Club.

Payment Methods

PFCC accepts cash, check, money order, debit cards, or credit cards for payment of all financial obligations to PFCC. Credit and debit cards are subject to a service fee in an amount set by the Board of Directors.

Recycling

PFCC supports recycling and offers a recycling station for Member use. Members are required to sort their own items. Only those items identified in the recycling station are to be placed in the recycling containers. Items are to be rinsed before bringing to the station.

Aluminum cans are collected separately near the wood pile. Monies received from this project go to stocking the pond with fish and food for the fish.

Rules and Regulations

The Rules and Regulations provide for the privileges and responsibilities of each Member, the use of campsites, grounds and facilities of Pleasant Forest Camping Club (PFCC), and the conduct of Members and their guests while on "Club" Property.

Members are bound by the provisions for use of PFCC facilities and property throughout the term of their membership.

The interpretation and enforcement of the Rules and Regulations is through the Board of Directors and its agents.

Security

The Club provides security to its Membership with a gated entrance, and through video surveillance.

Viewing of the surveillance material is limited to the Board of Directors and involved parties. Any member with just cause can make a written request for viewing.

Every Member has a responsibility to report any security concerns to maintenance or to a Board Member. If it is a criminal situation, call emergency services (911) first.

Septic Service

Waste removal service is available by an independent commercial service provider. The Member is responsible for paying to empty the tank and ensuring that tanks are pumped in a timely manner. Emptying black or grey water onto the ground is prohibited. The Member will pay any fines and/or cleanup charges to cleanup illegal wastewater or overflowing tanks in addition to any fines charged by the Club.

Signs

Signs are not permitted without prior approval by the Board of Directors.

Smoking and Vaping

Smoking and vaping are not permitted inside any Club Common Facility or within 25 feet of any Club facility entrance or access area.

Speed Limits

The maximum speed for all vehicles on Club roads is 10 mph on the main road and 5 mph on all side roads and applies to all motorized and non-motorized vehicles.

Usage

In October of 1995, the Thurston County Government passed strict ordinances that regulate permanent occupancy in any recreational club that lies within Thurston County. In order to comply with Thurston County's zoning ordinance, permanent occupancy shall not be permitted. Members may stay on their campsite for 6 months but then must obey the 29-day rule, leaving the Club, for the balance of the year, per Thurston County Zoning Ordinance, 20.34.020(8)(e). Sites are to be utilized for recreational purposes only. Not permanent residency. Members may stay on their campsite for a total of six (6) months or 180 days per year (measured on a calendar year basis), leaving the club for those remaining days. Members will be required to provide proof of residency (at the discretion of the BOD) on a semi-annual basis. Members will be required to document their use activity by checking in and out at the office. Members who are recorded as having stayed in the Club, using their memberships over the six (6) months or 180 days allowed per year, could face penalties, suspension and or termination.

PFCC offers a standard use exception, based on the condition of our aging infrastructure, which is limited for up to but not to exceed more than 40% of

Its certified memberships. This option is available on a first come first served waiting list, that gives recorded (board authorized) members the ability to remain on their campsite for an extended period. This will start at 181 days but then they must obey the 29-Day Rule for the balance of the calendar year, for a maximum of 359 days per year (measured on a calendar year basis), leaving the club for those remaining days.

Members will be expected to provide documented proof of when they were out of the park, for the minimum requirement of 6 days (144 hours) per year (measured on a calendar year

basis). If such proof cannot be adequately produced, the affected member(s) could face loss of standard exception use, penalties, suspension and or termination.

PFCC has one type of membership with optional uses, based on a 60/40 availability. An exception to the standard use (Extended Stay) is based on the approved Club contract. A sign-up list is required for members that are interested in requesting an exception to the standard use (established members are given the opportunity first).

NOTE: Approved and assigned campsite use is NOT inter-changeable (use is recorded on an annual basis). Re-application for changes to the use status will be required.

Weaponry and Fireworks

The use of any weapons or fireworks including but not limited to firearms, sling shots, archery equipment, BB or pellet guns, anywhere on PFCC property is prohibited.

SECTION C: GUESTS

Member guests are subject to complete compliance with the Bylaws and Rules and Regulations of Pleasant Forest Camping Club. Adherence to both documents is required. Failure to comply will result in the suspension of the guest's privileges.

Members are required to register all overnight guests by completing the form located under the sales bulletin board at the Clubhouse. The instructions are on the form.

Guests are only allowed 20 days per calendar year. Guests are permitted to use a Member's campsite when the Member is not present. Requests for guests to use a Member site without the Member present must be made to the Board of Directors. If a guest(s) are here for an extended amount of time they will be subject to undergo a background check.

SECTION D: CAMPSITES

All campsites, or lots, are owned by the Club and are issued to Members through Certificate of Membership for exclusive use by the Member, immediate family, and guests. According to our bylaws, this is based on approval of the Club contract and separate statement of occupancy acknowledgement that is completed by each member. Thurston County's zoning ordinance says campgrounds or recreational vehicle parks are for temporary occupancy only, not permanent year-round occupancy. Members are expected to adhere to these laws (see SECTION B: MEMBERSHIP Usage).

A campsite which is not in compliance with the rules and regulations when the member is wanting to sell their membership must make every effort to bring the site into compliance with the current rules and regulations prior to listing the membership for sale. This may be voted on and approved by the Board of Directors for special situations. This ensures the new member is in compliance from the start of their membership.

Permanent front and back campsite corner boundaries are marked for all campsites. Boundary markers are not to be moved by any Member.

Campsites incorporate a three (3) foot buffer zone on the sides and back of each campsite. Approved fencing and plants are the only improvement to be located in the buffer zone.

No structure can be placed within five (5) feet from the front of the campsite to the road.

No changes are permitted to a campsite that adversely impacts another member's campsite.

All decks, stairs, ramps, building structures and the like are to be kept in a structurally and aesthetically sound condition or must be removed.

Natural vegetation screens are permitted and encouraged.

No fence or screen of any kind is to be constructed or planted so as to block any Recreational Camping Unit, vehicle, or structure from being removed from the Campsite.

Posts may be buried or encased in concrete. All fences are to be kept in a structurally and aesthetically sound condition or must be removed. Invisible fences are permitted.

Adjacent Campsites

Members who own two or more memberships that share a common border are allowed to place structures across the common border provided the structures are removed prior to the sale of individual memberships. The memberships must be sold together if any structure is encroaching on the common border. The lot lines and dues remain the same on each membership.

Campfires and Burning

Campfires must be attended to at all times and extinguished prior to leaving a campsite for any reason. Burning is prohibited at campsites and throughout the Club facilities when Red Flags are up. These flags are located at the main gate and along the main road.

Additionally, "No Camp Fires" signs will be posted at comfort stations and/or announced on the reader board.

Per Thurston County ordinance, campfire fuel area of the fire is not to exceed 4' wide x 3' high. It is illegal to burn any materials other than natural vegetation.

Chickens

Members can have up to 5 female chickens (no roosters) per campsite.

- The chickens must be properly penned using approved fencing material.
- One coop up to 4' x 8' is allowed and must adhere to the setback requirements.
- No chicken can be a public nuisance including noise and smell. The chickens must be well cared for.
- Chickens must be let out of the coop during the day.

Courtesy Sites

Club Courtesy Sites are available for Member Use and Guest Reservation. Use and Reservation of the Courtesy sites is through the Office. Courtesy sites are available with services and without.

Members who require space to relocate Camping Recreational Units during improvements to their campsite may stay on a courtesy lot until the work is completed without charge.

Reservations for guest use require a nightly use fee set annually by the Board of Directors.

In the event a Membership campsite becomes temporarily overcrowded, the Member is to make a request for a courtesy site for their guest(s) for a nightly fee. The Member is responsible for all cleanup of the courtesy site.

PFCC requires a Member to obtain a courtesy campsite(s), at Member expense, if roadways become blocked or vehicles spill onto another Membership campsite(s) or greenbelt areas.

For large events, maintenance may grant permission for guest overflow vehicles to be parked at the Clubhouse parking area only if space allows.

Covers

Covers and carports are permitted on campsites but may not extend into the buffer zone.

Cover color tones are to blend with the environment in natural earth tone shades of browns, greens, and grays.

Thurston County requires a permit for installation of some covers. Members are to obtain any necessary permits prior to construction.

Maximum size for Recreational Vehicle covers is 45' long and 24' wide. Maximum size for deck covers is 45' long and 14' wide.

All covers are to be kept in a structurally and aesthetically sound condition or must be removed.

Manufactured fitted covers are permitted year-round.

Easements

To facilitate access of Fire or other emergency vehicles and equipment, a mandatory fourteen (14) feet is required for all roads within PFCC. All campsites must maintain a 12 foot easement from the center of the road: seven (7) feet from the center of the road to the front campsite boundary line and five (5) feet from the front boundary into the campsite. No structural improvements are permitted within this zone.

Electrical Service

Members are financially responsible for obtaining electrical service to campsites. All electrical work is to be performed by licensed and bonded electricians. Members are financially responsible for any damage caused to existing utilities.

The Club installs, repairs, and maintains electrical meters that service each campsite. Members are to report improperly operating meters to the Ranger or Club office. Tampering with electrical meters or altering amperage use in any way is grounds for termination of Membership.

Amperage service to the Club facilities and campsites is regulated through the Board of Directors. Electrical use is billed to the Member for all power utilized at that location.

All underground power on member campsites will be in conduit and installed by a licensed and bonded electrician.

Emergencies

A Member in distress or in an emergency should call 911. *In the event that a member can't call 911 the member should honk a horn three times on 15 second intervals.*

Identification of Campsite

Each campsite must retain the officially assigned number, as established by the fire department. These numbers must remain posted at the front of each site, as officially

posted by the fire department. Each member is responsible for purchasing the PFCC officially approved and issued name identification sign, which will have the last name(s) for which the Membership Certificate is issued. Each name sign will be installed on the signpost with the fire department number, by a member of Maintenance. These must remain visible and at the front of each campsite, as they were placed by the fire department, at all times.

Lighting

Lighting must not adversely impact neighbors or traffic.

Personalizing Campsites

PFCC subscribes to those activities for preservation and protection of natural resources. Theme décor is allowed at campsites which is compatible with the environment and overall family nature of PFCC.

All personalization's of campsites are to be kept in a structurally and aesthetically sound condition or must be removed.

Pets

Members are required to have their pets licensed in the Member's county of residence and to be current in their required vaccinations. A copy of the vaccination record must be in the member's file. A licensed veterinarian may provide a letter excusing vaccinations for an animal for health reasons. Per Thurston County rules, Members are only allowed 3 pets, such as dogs and cats, per dwelling unit.

Pets are not allowed in Comfort Stations.

Dogs must be on leash if off owner site (Leash" means a cord, thong or chain by which a dog is controlled by the person accompanying it). If dog is off leash it must be contained in a fenced yard and under control of the owner/member.

Pets are not to be left unattended for extended periods of time. Pets must be under owner control. Any pet caught roaming the club grounds unattended may be caught. If the pet owner cannot be found the club Ranger or a board member may call animal control or take the animal to the local shelter. No animal is permitted to be a public nuisance.

Property Protection

Members are responsible for their personal property on campsite(s) and are encouraged to carry all appropriate property insurance protection. The Club shall not be held responsible for damage or loss of Member's property or repairs to campsite.

Quiet Hours

Quiet hours are in effect from 10 p.m. to 8 a.m.

Recirculating Ponds and Fountains

Shallow in-ground or surface ponds and fountains are permitted as long as they utilize a recirculating water system and are ecologically and environmentally sound.

To reduce personal member risk, ponds and fountains should be emptied or covered during prolonged absence of a Member.

Satellite or Cable Media

Satellite or cable service to campsites is through an independent provider and not a service provided by the Club.

Tarps

Temporary tarps are only allowed from September 1st through May 30st, exception to the rule may be submitted in writing, by phone, or email. This will be on a month to month basis for up to three (3) months, for a maximum of 3 months. This is based on a twelve (12) month period.

Tarps that cover buildings or storage areas must be approved by the Compliance Committee and the Board.

All tarps must blend with the area and be secured and in good condition.

Brilliant or fluorescent colors, including blue, are not allowed.

Telephone Service

Telephone service to campsites is through an independent provider and not a service provided by the Club. Members who want telephone service must utilize a wireless service provider or install a land line from a service provider if available to a campsite location.

Trash Collection

Members are responsible for properly disposing of trash at designated disposal sites only.

Members are responsible for their individual waste containers on their sites, and for burning of flammable materials such as limbs, brush and stumps on the member's sites. Large quantities of acceptable flammable materials should be taken to a designated site as directed by the Maintenance Supervisor. The Maintenance Supervisor will supervise all burning on Club property. Flammable materials will not be brought to the Club trash for disposal.

Discarded personal property is not to be left at the Clubhouse or grounds of PFCC.

Trees

The Board of Directors has the authority to remove any tree that is now or may become dangerous.

Members who receive approval for removal of a tree from their campsite are required to replace the tree with a tree no less than 4' high. The removal of any deciduous tree under 4" in diameter is permitted. Members can keep the wood, provided they pay for all costs associated with the removal of the tree.

Trespassing

Trespassing on another member's campsite is prohibited.

Water Use and Conservation

For conservation and ecological purposes, watering lawns is permitted only once weekly and drought tolerant grass is encouraged.

The watering of club roads is forbidden.

Hose bibs with backflow preventers are required.

Water Service

All water lines onto a campsite are to be installed with appropriate potable water piping and installed underground. Any water line crossing the boundary between a lot and a road must be in conduit.

Wi-Fi and Internet Service

Internet service to campsites is through independent providers and is not a service provided by the Club.

Wildlife

Wildlife comes through PFCC on a regular basis. If you encounter a dangerous creature, contact the Ranger immediately.

Other than birds, do not feed the wildlife. Poisoning and/or abuse of any creature, animal, or bird at campsites or Club property is prohibited. Infestations to RV's or other enclosed structures may be through the use of poisons and apply to rats or mice only. Infestations of squirrels, chipmunks or other creatures must be through the use of traps.

Wood Cribs

Wood cribs can be a maximum of 12' wide, 4' deep and 6' tall. Two wood cribs are allowed per campsite. Wood cribs may be covered and have three slated or latticed sides.

Items REQUIRING "Campsite Improvement Form" approval by Compliance Committee:

Carport or Shelter

A sheltered space or covered area consisting of a roof supported on posts and with at least two open sides is allowed. However, it shall not exceed 400 square feet, and the side walls cannot exceed 12 feet from the finished grade to the bottom of the eave. The eaves may extend up to 24 inches beyond the exterior wall. These shall be detached and set a minimum of 3 feet from any other structure. Anything larger than stated above will require a permit and prior approval.

Decks

A deck is permitted to be placed along one side of the primary RV on a campsite. Decks are to be unattached. The width of the deck cannot exceed fourteen (14) feet. The length of the deck cannot exceed forty-five (45) feet. Maximum total square footage cannot exceed 450 sq. ft.

A wall on one end is permitted as a wind or weather break, but the material used must be opaque or clear in color, i.e. plastic, plexiglass, corrugated fiberglass, so as to be light emitting and not as a closed dark wall.

Thurston County requires a permit for installation of some decks. If the deck is to be more than 30 inches above grade or covered, a County permit must be obtained before construction starts.

Decks are not to be used for storage and are to be kept free of clutter, clean, and structurally sound.

Fences and Privacy Screens

All plans must be submitted to the Compliance Committee for approval.

No metal, wire, or cyclone fencing, or screening is permitted. Ornamental iron fencing is ok.

Fencing or screening on three side of a lot is not to exceed 6' high, except for natural trees and shrubs.

Fencing along the front of campsites is permitted but cannot exceed 4 feet in height and must be 5' feet from the road. (Enclosed lots prior to February 2016 are grandfathered in).

Holding Tank System

Only one holding tank per campsite is allowed.

Holding tanks are purchased by the Member through an approved PFCC Commercial service provider. The tank must not exceed 350 gallons. Approval for installation is through the Compliance Committee.

Dry wells and drain fields are not allowed.

All holding tanks and lines are to be kept in a structurally and aesthetically sound condition or must be removed.

Hot Tubs

Small, portable, 110 volt electric, propane, or woodburning hot tubs are allowed. Compliance Committee approval is required for all hot tubs prior to installation.

Porches

Porches off of structures are allowed but cannot exceed the total square footage of the structure and must not be attached. Porches may be covered. A wall on one side of a porch is permitted as a wind or weather break and must be constructed using material as described in the above deck paragraph.

Structures

A structure is a walled, roofed building. Structure color tones are to blend with the environment in natural earth tone shades of browns, greens, and grays. Structures must be kept in a presentable, secure, and safe condition. You may not live in the structure, per Thurston County rules.

All plans for construction of a structure must be approved by the Compliance Committee and the Board of Directors.

Members are required to obtain any permit required by Thurston County for any allowed structure at PFCC and present a copy of a valid permit with their plan.

Structures are not to be located in an area that prevents easy removal of any RV parked at the campsite. No structure is to be connected to any other structure, RV cover, or deck in any manner.

Two solid walled structures are allowed along with one soft sided structure. OR two soft sided structures not to exceed 10X20X13 in dimension and one solid walled structure. You may only have a total of three allowable structures on your lot.

The following structures are permitted:

- Two (2) structures with a combined total not to exceed 260 square feet, measured from the inside walls (useable floor space).
- Height limited to 13' from the floor to the inside part of the peak
- Foundations are to be on concrete piers or blocks
- No plumbing inside the structure is permitted
- One structure must have windows on two sides

The maximum size of a "Costco" type soft-sided metal or plastic framed structure is 10' x 20' x 13' high or it will count as one of the allowable structures (and as such not permitted).

Trees

All trees are the property of PFCC. All tree removal is at the discretion of the Board of Directors. Requests for tree removal are made by filling out the lot improvement form in the office.

SECTION E: RECREATIONAL VEHICLES

Recreational Camping Units (RVs) per Campsite

Two (2) motorized or non-motorized RVs are permitted on a Members Campsite. One (1) RV is permitted year-round and one (1) is limited to 180 days per year on the member's campsite and must be registered with the office on arrival and departure. The second RV must leave the park for 6 months each year.

Maximum length of a trailer, fifth wheel, motor home or camper shall be no longer than 45 feet. Park Models are no longer allowed at PFCC, except for the park models already on the property as of 5-1-2021.

RV units are to be used for camping purposes and not for storage.

RVs or cargo trailers must be registered to the Member of the campsite.

Only RVIA approved camping units are permitted at PFCC. A Campsite Improvement Form must be submitted, and Board approval obtained prior to delivery of a park model. There must be coordination with the Ranger on the date it is to be delivered and the day of delivery for placement inspection by the Ranger.

All RVs (including the park models on site), with the exception of tent trailers, must have factory installed plug, grey water and black water holding tanks. Installed freshwater tanks are encouraged.

RVs or cargo trailers that have been allowed to deteriorate to an unsafe, unsanitary, or unusable condition will be required to be removed from PFCC at owner's expense. Skirting around an RV is allowed but must include an access area of 2ft by 2ft. Skirting requires approval by the Compliance Committee.

Unkempt RVs and or structures with boarded up windows, mildew, mold, or grass, growing on the top and/or litter, around or under the RV or structure, on any member(s) campsite is a violation. Members in violation will be required to clean up or (in some cases) remove the problem within thirty (30) days of being notified.

A second RV is not for guest(s) to live in full time for more than the allotted 20 days.

A cargo trailer may not be lived in, it may only be used for storage.

Mobile Ready

RVs must remain in a mobile ready status, functional and operational, licensed as applicable, and free of land-locking improvements.

RVs will be maintained in such a manner and condition that they can be moved; i.e., tongue and axle on the trailer, and serviceable tires on the vehicle.

Pads and Blocks

Pads may be used under the wheel of an RV for parking stability and security. Wheel pads shall be a maximum of 8' long, 2' wide, and 5" thick. Pads will be constructed of a material and in a manner that they may be removed without the use of heavy equipment.

SECTION F: OTHER UNITS OR VEHICLES

PFCC has no provision or areas acceptable for off road motorcycle riding. ATV's or any other form of off road vehicle, except golf-carts that were manufactured as such, modified golf carts (customized) are acceptable as long as they are used solely for the purpose of transport only (from point a to b) and abide by the speed limits.

Automobiles

Members are required to register the make, model, color, and tag number of all vehicles with the front office.

In all cases, whether it is automobiles, bicycles, scooters, ATVs, or carts it is the member's responsibility for having liability insurance. PFCC is not responsible in case of accidents. Members and guest(s) must be able to show proof of liability insurance. The driver of any street vehicle at PFCC must possess a valid driver's license or a learner's permit and have an adult with a valid license riding with him/her.

Cars, trucks, vans and motorcycles must be maintained, fully operational, licensed and registered to the Member. Inoperable vehicles of any kind are prohibited on Member's campsite and must be removed. Junk vehicles (per Thurston County definition) will not be allowed.

Speed limit on the main road is ten (10) miles per hour. The speed limit at the Clubhouse and on all side, roads is five (5) miles per hour. All vehicle traffic will be on designated roads only.

All units and vehicles are to be parked completely on the Member's campsite. Parking on Club roads is not permitted. Vehicles entering the main road from side roads must stop and yield right of way.

Bicycles

Bicycle riders must obey all the rules of motorized vehicles while on PFCC roads. Bicycle riders are required to wear a helmet.

Boats

A boat must be fully operational and registered to the Member. No more than one boat per Membership is permitted on a campsite.

Golf Carts

Golf carts must operate within posted speed limits and rules of the road. All persons must be seated when cart is in operation.

All persons driving a cart must be physically large enough to sit on the driver's seat and reach all controls without moving. Drivers under the age of 14 years must be accompanied by a driver 14 years or older, sitting in the passenger seat adjacent to the driver and capable of taking control in an emergency situation.

Golf carts must be identified on the back of the cart with the site number.

Motorcycles, Scooters and ATVS

Motorcycles, Scooters, and ATV's are permitted, and users must obey rules of automobiles while on PFCC roads. They must be fully operational and registered to the Member.

Scooter and motorcycle users are required to wear a helmet on PFCC property.

SECTION G: COMMON FACILITIES AND SERVICES

Activities

Activities of the Club are scheduled through the office, bar manager and/or kitchen manager.

Club activities are open to all Members and their guests unless participation is restricted by age. Club sponsored activities are posted along with any fees.

Private activities using the Clubhouse, Pavillion or Kitchen must be scheduled through the office.

Members and Guests are required to leave area clean upon their departure from any private or Club sponsored activity at all Common Facilities. Failure to properly clean up after an activity or event will result in a fine or cleanup charge.

Alcohol Use

No Member or guest is permitted to bring alcohol into the bar, clubhouse, or patio area when the bar is open. Private events at the Pavilion or clubhouse require a banquet permit if alcohol is to be served.

Bar and Patio Area

The bar manager, bartender on duty, Manager, or a Board member has the authority to close the bar to maintain order.

Any on-duty bartender may refuse service to anyone.

The bar schedule is subject to change. Bar operating hours and days of the week are approved by the Board of Directors.

The Bar Manager and Bartenders are required to have valid food handler's cards and class 12 liquor server cards.

No person under 21 years of age is allowed in the PFCC Bar. Minors are not allowed in the Patio Area when the Bar is open. Minors are not allowed in the Clubhouse after 10:00 p.m. on nights that the Bar is open.

Patio area music is subject to quiet hours: 10:00p.m. – 8:00a.m.

Alcoholic drinks purchased in the Bar must remain in the Clubhouse, Bar or Patio area only. Members and guests are required to carry a valid picture ID. Members must be able to show proof of Membership upon request. Guests must be registered in the registration book at the entrance to the Clubhouse. Members must be with their Guest(s) throughout the stay in the Clubhouse, Bar, or patio area.

No one is allowed behind the serving bar when the Bar is open for business, except the duty bartender(s), the Bar Manager, State inspectors, or volunteers assisting the duty Bartender for short periods in the stock room area of the Bar.

Members who become disorderly, conduct themselves in a threatening manner toward a Bartender or patron and/or threaten the standing of PFCC with the Washington State Liquor are in violation of these Rules and Regulations.

Pets are not allowed in the beer garden/patio area when the bar is open, the kitchen is serving or there are activities going on. They are allowed after hours, on a leash, under the control of their owner.

Burn Pit

Burning of natural vegetation is permitted on campsites only in a contained fire receptacle or it is to be taken to the club burn pit or the county land fill.

Clubhouse

The clubhouse is available for use by Members and their guests and must be left in the same condition they found it, or it will be cleaned and invoiced to the member.

The kitchen will be open from 7:30AM. Closed at 10:00PM and locked by volunteer or until the bar closes; this is at the discretion of bar manager/bartender.

The clubhouse will be open from 7:30am to 10pm on weekdays. On nights that the bar is open, the bar manager will lock the doors when she leaves. Other nights, a volunteer will take care of it. Maintenance will unlock the doors when he comes on duty. The hours of operation are susceptible to change by the Board of Directors or the maintenance team to maintain control of the facility. Such changes will be posted when possible.

Cost of repair for any damage to any common facilities or equipment of PFCC by a Member or guest will be invoiced to the Member for payment.

Members and their guests, 21 and over, are permitted to bring their own alcohol into the clubhouse or bar patio area only during non-operating hours of the Bar.

Children 16 years and younger will not be permitted in the clubhouse without adult supervision after 10:00pm.

Comfort Stations

Club bathrooms are for use to Members and their guests. Individuals must clean up after themselves after using the facilities.

The heat and air controls are set and controlled by the Ranger and are not to be adjusted by Comfort Station users.

No dishes, clothing or animals shall be washed in the comfort stations. No items of any type, from campsites, will be placed in the trash containers in the bathrooms.

Dump Station

There is one operational dump station located outside of the main gate. If the dump station is locked contact the Maintenance Supervisor.

Individuals using the dump station are required to wash down the area when they are finished.

Kitchen

Kitchen functions are held at the discretion of the Kitchen Manager.

The Kitchen Manager and Servers are required to have valid food handler's cards. All persons using the Kitchen are required to wear gloves when handling food.

Members are permitted to use the kitchen when it is not in use for a club function. Use of the stove, meat slicer, or other equipment requires training by the Kitchen Manager. After use of kitchen equipment or utensils all must be cleaned and put back in their original place.

The Kitchen Manager may refuse service to anyone.

Laundry Rooms

Washing machines and dryers are available for Club members and guests.

POWDERED PRODUCTS ARE NOT PERMITTED. Members using powdered soaps will be subject to fine and/or termination of membership. Liquid detergents are the only product for use in Club washing machines. NO PET BEDDING IS ALLOWED TO BE WASHED IN THE CLUB WASHING MACHINES.

Washers/Dryers are single load only. Do not overload the machines.

You are required to promptly remove your clothing from the washer/dryer. If items are left after completed cycle, removal by the waiting user is permitted.

Clean lint traps after each use. Clean up after using the facilities.

Mail Service

Members may rent mailboxes for an annual fee as they become available through the office.

Snowbird mail can be forwarded for a fee. Request forms are available in the office.

Special delivery and incoming packages for members who do not have a postal box must be prearranged with the office personnel. Mail received in the office for members who do not have a mailbox will be returned to sender.

Outgoing mail may be deposited through the postal box area as posted.

Outgoing package pickups must be arranged during office hours. Members may purchase postage when the office is open.

Office Services

The office is open to members for questions, payments and review of records during regular business hours or by appointment.

Members may send a fax, make copies and utilize the internet on the office computer (if available) when the office is open, and the personnel is present.

The office telephone may be accessed during business hours for emergency use only.

Pavilion

Members and outside organizations are permitted to reserve the Pavilion for private events by making a written request to the office 30 days in advance of the activity. Damage deposits and fees may be required.

Individuals using the pavilion are responsible for cleanup and any damage. Trash is to be taken and deposited in the Club dumpster upon departure.

Pea Patch/Garden Area

A shared use Community Garden may be offered for seasonal use to Members on a first come first served basis.

A Garden Manager may be appointed by the Board of Directors to oversee any pea patches and/or garden areas.

The Garden Manager is responsible for assigning plots, communicating with members about open plots, and ensuring plots are well-kept.

Plots that are not maintained may be assigned to another member.

Pond

Members and guests use the pond at their own risk. Swimming in the pond is prohibited. When the pond is posted as "Closed" use is prohibited.

The pond is limited to fishing. Members and their guests are required to dispose of any fish waste.

There are life rings for Members or guests in distress.

PFCC posts fishing rules at the Pond which apply to all Members and guests. Children under the age of 14 are not permitted at the pond unless supervised by an adult. An annual or day use fishing license is required for anyone 14 years or older. Fishing licenses are available for purchase during normal office hours. The fishing limit is three (3) fish per person per day.

Propane Services

Propane is available for purchase by Members, for Member use only. The member's name and site number must be on each tank. For safety reasons, each campsite is limited to ten (10) propane tanks. Any more than that will be considered excessive and we will not be able to insure the park. Members found in violation of this may be terminated immediately.

Sauna

PFCC offers the use of two saunas at the Clubhouse, one in the women's restroom and one in the men's restroom. Use is limited to adult Members and their adult guests.

Trash and Garbage Disposal

Members must bag their garbage properly and dispose in the collection bin located near the office and maintenance buildings. Only household trash is to be placed in the club collection bin. Trash is not to be taken to common facilities of the club for disposal.

Trash is not to be brought into PFCC for disposal. Littering is prohibited.

Garbage service is billed monthly to all Members.

Items other than household trash (chairs, vacuum cleaners, appliances, etc.) are to be removed from the Club grounds by the Member and disposed of properly.

Recyclable items are to be sorted and brought to the Club recycling area. Members may also dispose of recyclables at the Thurston County Recycling Center.

#	Date	Vote s For	Against	Description
1	10/25/13	59	16	Rewrite of Rules and Regulations (29 voted on individual rules)
2	3/22/14	91	20	Added Adjacent Campsites section under Section D
3	3/22/14	102	8	Added Restrictions to Marijuana Use section under Section B
4	9/15/15	7	0	Addition of Chickens to Pet section
5	3/16/16	7	0	RV definition changed (Bod meeting)
6	6/16/16	7	0	Compliance and BOD can enter campsites for verifying compliance (BOD meeting)
7	7/23/16	7	0	Board of Directors Meeting
8	8/6/16	7	0	Park Models require Improvement Form – BOD Meeting
9	8/17/18	7	0	Pg. 14 Ornamental Iron fences ok.
10	8/17/18	7	0	Pg. 14 Remove rule that Hot tub covers need to be locked
11	8/17/18	7	0	Pg. 13 Decks may be a maximum of 14 ft wide. Maximum square footage cannot exceed 450 sq. ft.
12	4/19/19	Passed		Pg. 6 Added compliance fine amount
13	4/19/19	Passed		Pg. 6 Added appeals committee
14	4/19/19	Passed		Pg. 7 Piggybacking through the gate is NOT allowed.
15	4/19/19	Passed		Pg. 7 Added verbiage on guest admittance.
16	4/19/19	Passed		Pg. 8 Removed section called Campsite.
17	4/19/19	Passed		Pg. 8 Clarified language regarding behavior worth of official penalty.
18	4/19/19	Passed		Pg. 8 Removed Communication with Membership
19	4/19/19	Passed		Pg. 8 Removed Contact Numbers
20	4/19/19	Passed		Pg. 8 Added language regarding expectations of community members.
21	4/19/19	Passed		Pg. 9 Removed Internet & Web access information
22	4/19/19	Passed		Pg. 10 Added Vaping to the Smoking Section
23	4/19/19	Passed		Pg. 10 Campsite heading – Clustered items requiring permission. Simplified language.
24	4/19/19	Passed		Pg. 13 Change to Pets – Dogs must be leashed.
25	4/19/19	Passed		Pg. 13 Change to Pets – No pets in the comfort stations.
26	4/19/19	Passed		Pg. 15 Required Improvement Form. Added carport/shelter information.
27	4/19/19	Passed		Pg. 15 Moved Natural Vegetation screens to Campsite section on page 10.
28	4/19/19	Passed		Pg. 16 Structures – Clarified the language
29	4/19/19	Passed		Pg. 17 Automobiles – Added vehicle registration requirement for PFCC members
30	5/22/19	Passed		Pg. 6 Removed Appeals Committee.
31	12/18/19	Passed		Pg. 6 Access to grounds – only 1 card per member.
32	12/18/19	Passed		Pg. 7 Certificate of Membership - Added verbiage.

33	12/18/19	Passed	Pg. 8 Illegal, Prohibited, Criminal Activity – added verbiage.
34	12/18/19	Passed	Pg. 10 Guests – added verbiage regarding extended stay guests.
35	12/18/19	Passed	Pg. 11 PFCC Campsites – added verbiage regarding compliance before sale of membership.
36	12/18/19	Passed	Pg. 13 Pets – added verbiage about dog off leash.
37	12/18/19	Passed	Pg. 14 Tarps – added verbiage regarding exceptions.
38	12/18/19	Passed	Pg. 15 Carport or Shelter – added county regulations
39	12/18/19	Passed	Pg. 15 Decks – a wall on one side is permitted.
40	12/18/19	Passed	Pg. 16 – removed enclosures.
41	12/18/19	Passed	Pg. 16 Porches – wall on one side is permitted.
42	12/18/19	Passed	Pg. 16 Structures – added verbiage about county rules.
43	12/18/19	Passed	Pg. 17 Structures – add verbiage about number of structures.
44	12/18/19	Passed	Pg. 17 Recreational Vehicles – added cargo trailers and maximum side of RV's allowed.
45	12/18/19	Passed	Pg. 18 Recreational Vehicles – added verbiage about upkeep to RV and structures.
46	12/18/19	Passed	Pg. 20 Clubhouse – added kitchen closures.
47	02/05/2020	Passed	Pg. 18 Recreational Vehicles – removed cargo trailers from 6-month rule.
48	02/19/2020	Passed	Locking of the Clubhouse
49	03/25/2020	Passed	Pg. 21 Pet Bedding is NOT ALLOWED to be washed in the Club Washing Machines.
50	03/25/2020	Passed	Pg. 13 Pets – defined “leash” per Thurston County Code.
51	03/25/2020	Passed	Pg. 13 - Electrical – Updated requirements for service by licensed and bonded Electrician.
52	03/25/2020	Passed	Pg. 23 – Propane – Number of allowed propane tanks.
53	03/25/2020	Passed	Pg. 13 Pets – no more than 3 domestic pets per household – per Thurston County
54	06/18/2020	Passed	Pg. 15 Carports must be permitted, per Thurston County.
55	05/01/2021	Passed	Beer Garden/Patio – no pets allowed.
56	05/01/2021	Passed	Added temporary occupancy under Campsites section D
57	05/01/2021	Passed	Added usage of membership information
58	05/01/2021	Passed	Adjusted wording on Identification of Campsite
59	05/01/2021	Passed	Changed Ranger to Maintenance
60	05/01/2021	Passed	Updated Carport or Shelter information.
61	05/01/2021	Passed	Pg. 18 – Park models are no longer allowed on PFCC property, with the exception of the ones that are already here as of 05-01-2021.
62	05/01/2021	Passed	Pets are not permitted in the Beer Garden
63	05/01/2021	Passed	Meeting Room Removed