

**WATSON'S HARVERENE RESORT, INC**  
**7750 S. Lakeshore Rd., #2**  
**Chelan, WA 98816 (509) 687-3720**

Amended November, 2020

The following rules and regulations are established in order to maintain a neat, clean, attractive, **relaxing, family friendly** and safe environment for which guests and tenants of Watson's Resort may enjoy. In order to avoid conflict with management and with your fellow residents, your adherence to these rules and regulations **are** expected and required. Violators of these rules and guidelines as set forth will not be tolerated. The management reserves the right to supplement and amend the following rules and regulations at any time.

**Suggestions:** Management understands the frustration that TENANTS may have while dealing with such a long and detailed set of rules and detailed leases. Unfortunately, because of the number of TENANTS and guests that we have, rules, guidelines and expectation must be clarified and printed for TENANTS review. Should a TENANT have any questions and/or suggestions concerning the rules and regulations, please contact management. We are willing to listen and go over your concerns or suggestions **but ask you in doing so, to keep in mind that Watson's is not any type of association. Watson's is a private business.**

1. **Family Environment:** Watson's Resort has always promoted a family environment. Management requests that all activities be done in keeping with the family environment that is promoted.

2. **Alcohol Use:** While alcoholic beverages are allowed at Watson's Resort, we ask that all alcohol be used in a manor as not to offend other guests and tenants. Alcohol use at a Tenants unit or on resort grounds is to be done responsibly and with respect to others. Alcohol use at special functions is to be used in the same manor. While WATSON'S allows private adult activities, WATSON'S encourages family activities that are for the young and old alike. Small private TENANT functions and gatherings are to be done with respect to all neighbors and TENANTS. Please show children responsible behavior while partaking of alcohol and be safe. Any and all use of Alcoholic beverages is to be done in accordance to the law. Drinking under the age of 21 is against the law and is a violation of Watson's Resort Rules. Private events with more than 15 invited guests are to have a Private Event Agreement form filled out and approved by WATSON'S prior to an event.

If a TENANT has an issue that needs to be addressed with Management, TENANT shall address the issue prior to the use of alcohol and not during a resort or private activity. There is a time and place to address business matters. While drinking or at a function is NOT the proper time or place.

3. **Quiet Time:** Watson's has a quiet time between 10pm and 8am. It is to be reasonably quiet between these times. Children are not to be on their own during quiet time. Children are to be in their units between the hours of 10pm and 8am **unless authorized otherwise by Management.** Docks and beaches are not to be used during quiet time unless special permission is obtained from WATSON'S.

4. **Problems or concerns:** Please address complaints with Management rather than with resort employees or other tenants and guests for addressing problems with others will only create bigger problems. Please contact Robert Watson Jr. when problems or concerns arise. It is impossible to find a solution to a problem if Management is not notified about the problem(s). We will do all we can to find a solution to the problems or concerns. Suggestions will always be considered and input is appreciated. The rules are written for the benefit of "ALL" Tenants. WATSON'S is proud of the families that make WATSON'S their summer home and we thank each of you for helping to make it a quiet, pleasant and safe atmosphere for the enjoyment of all who visit or call Watson's Resort their summer home. If a TENANT has a problem with another TENANT or guest, it is best to work things out between the two **tenants** in a respectful manor. If this is not possible, we ask that you not take matters into your own hands and make things worse. Contact Management in writing and state what the problem is and we will do our best to resolve the problem in a timely and confidential manor if at all possible.

**Please address all payment and billing issues with the Office Manager. You may contact Socco Watson Monday thru Friday for any issues concerning payments and billing.**

5. **Unit Usage:** WATSON'S will not tolerate overloading units (mobile homes or cottages). The cottages and mobile spaces are being rented to the TENANT only and are not intended to be used by all the TENANT'S family members and friends. **Tenants grown children are classified as a guest.** Immediate family members must obtain permission from Management before using TENANTS unit **and such use shall be in accordance to the lease and rules.** Problems arising with septic tanks caused by overloading the unit will be repaired at the expense of the TENANT. TENANT should not have more guests than the number of beds the unit will sleep and tenants are not allowed to overload their units with beds. Overloading the unit also causes overloading of garbage, septic tanks and drain fields, dumpsters, beaches, swimming pool, parking lots and other facilities. Overloading a unit could also take away from the atmosphere that we encourage and promote at Watson's Resort. Use of motor homes, and tents are not allowed. Sleeping outside the unit on lawns, porches, boats, tents, automobiles, RV's, etc. is not allowed. **In the event of a pandemic such as Covid 19, special use rules may apply.**

6. **Conduct:** Use reasonable quietness and respect toward your neighbors and other TENANTS of Watson's Resort so as not to disturb or offend your neighbor or

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other guests. Loud noise will not be tolerated. Quiet time must be adhered to from **10:00 PM to 8:00 AM.** Quiet time does not mean persons must be in bed. Quiet means no loud

noises inside or outside your unit.

7. **Children: Minor** Children of TENANTS, non-tenant resident, family members, guests, etc. must be supervised at all times by their parents, an adult, a guardian or a person approved by the management of WATSON'S. **Minor** children will not be allowed to become an annoyance, concern, or problem to other TENANTS and guests. Children are not to ride bikes, roller skate, roller board or participate in any other type of play on or near roads within WATSON'S. **Minor** children must be under the direct care and accompanied by adults at all times during the resorts quiet time. Children are to be in their units between the hours of 10:00PM and 8:00AM. Children must be accompanied by an adult or a person approved by the management of WATSON'S at all times while within the fenced area of the swimming pool. It is the responsibility of those in charge of children to supervise children while around the lake, in the swimming pool, on roads, and on the docks. A child (or children) is defined by Watson's Harverene Resort Inc. as anyone seventeen (17) years old and under. An adult is defined by Watson's Resort as anyone over the age of eighteen (18). Any exception to this definition in terms of rules must have the permission of Watson's Resort management. Management may make exceptions in the case of babysitters or child care persons (Nannies).

8. **Swimming Pool and Spa:** There is no lifeguards on duty at any time. Pool and spa are open from approximately May 1<sup>st</sup> to Oct. 1<sup>st</sup> yearly and from 9:00 AM to dusk daily during July and August, or as posted. Exceptions can be made at the discretion of Watson's Management. "Adults Only" swimming is daily from 2:00PM to 4:00PM. Children under 14 years of age must be accompanied by an adult at all times when within the swimming pool fenced area or accompanied by someone approved by the management of Watson's Resort. Hot Tub is for adult only. Persons 17 years of age and under are not allowed to use the hot tub. Pool and spa rules are posted within the pool and spa fence. Those persons found abusing these rules will be notified to refrain from using the pool and spa. TENANT'S are responsible for making their guests aware of all resort rules which include swimming pool and spa rules weather they are posted or not. **The pool area does not have lights for after dark. Whether the gate is locked or not, there is no swimming after dusk.**

9. **Resort Docks:** Children shall be under the direct supervision of an adult at all times while on the resort docks. There is to be no running or horse play while on the resort docks. Diving off of pilings is prohibited. Tenants and their guests are to wear protective foot ware at all times while on the resort docks. Tenants and their guests should not be on the resort docks between the hours of 10:00PM and 8:00AM unless permission is obtained from Management. During the off season or when the lake is more than three feet below the high water mark, Tenants and their guests are not to be on any resort docks unless going to and from their boat or permission is obtained from

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Management. Tenants and guests are not to store personal items such as tubes, matrices, row boats, ropes, or any other item on any of the resort docks. Personal items are to be

kept in TENANTS boat or at TENANTS unit. **Resort furniture is not to be taken out upon any of the docks.**

10. **Boating and Personal Water Crafts:** Boats and PWC are not to be used between 10:00 PM and 8:00 AM without the consent of WATSON'S. TENANT shall not use boats as sleeping facilities. TENANT agrees to leave and arrive the docking area in a quiet and orderly manner at all times. Water skiing, tubing and PWC play shall be done at least 100 yards from shore. Chelan County laws regulating the age required to operate a motored boat or PWC must be adhered to. **Boats are to not make excess noise while leaving or returning to shoreline and docks.** Boats and PWC'S are not to be used within resort swimming areas or on the resort beaches. This includes all resort beaches. TENANT is responsible for their boat and liable for any damages caused by TENANTS boat to any person or any persons personal property or to any resort property. Please review moorage agreements for all other rules pertaining to boating and PWC rules.

11. **Pets:** TENANT shall not have pets (cats, dogs or any other type pet) on the premises unless approved by Watson's. TENANT must have a signed Pet Agreement on file in the office of WATSON'S prior to bringing the pet onto the premises and all rules therein must be followed at all times. This includes pets belonging to other family members or guests. **TENANT must provide the office with an updated Pet Agreement on a yearly bases.**

12. **TENANT Parking:** TENANT may park one (1) vehicle at the unit unless special permission is given by WATSON'S. Additional vehicles must be parked in designated parking areas. Please check with Management about where to park. Parking boats or vehicles at TENANTS unit during the off season is not allowed. **If a tenant has a vehicle that is not used on a regular bases, TENANT must make arrangements with WATSON'S management to park said vehicle in one of our storage areas or take the vehicle elsewhere for storage. Such vehicles are not allowed to be parked at the tenants unit or in the overflow parking area.**

13. **Extra Vehicles:** No other vehicle (trailer, motor home, boat, camper or any other type) are allowed to remain in the resort unless authorized by WATSON'S. WATSON'S has storage area for such vehicles. Boats on trailers can only be parked at TENANTS unit if permission is obtained from WATSON'S. Boats, **PWC's or any other items** are not to remain at the TENANTS unit for more than one week and only with prior permission to do so. **Extra vehicle that are not used are not allowed at tenants location or in our overflow parking area. These must be stored elsewhere or you must make arrangements with WATSON'S to place such items in one of our storage areas.**

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14. **Sleeping locations:** "There is to be no sleeping outside any units such

as on beaches, in boats, automobiles, RV's, etc.. Tents are not allowed on resort grounds. **This includes TENANTS yards.** Sleeping is not allowed in RV's unless special permission is obtained from management and appropriate fees are paid. Tenant must have the correct number of beds in their units to cover the number of people who sleep in the unit. Overcrowding a unit with beds is not allowed.

**15. Guests:** All Guests of TENANT MUST SIGN IN AND REGISTER at the resort office upon arrival, regardless of the duration of their stay and each time they visit. In the event of an emergency, WATSON'S must know who is at the resort and who they are guests of. There is a sign up sheet on the entry of the office on the right side (bulletin board). Those not registering may be asked to leave the Premises immediately. TENANT shall be solely responsible for the conduct and actions of TENANTS guests.

TENANT shall not allow guests to use the Premises unless the TENANT is present or special arrangements have been made with WATSON'S. EXCEPTION – With prior permission from WATSON'S, TENANT may allow unaccompanied guests (must include a responsible adult), for up to four (4) visits only, and each visit is not to exceed four (4) days. **TENANT must notify WATSON'S ahead of time and must have permission to allow such use. TENANTS and guest must also fill out and provide to WATSON'S, a signed guest use agreement which can be found on the Watson's Resort web page.** Such guests must register at the office of WATSON'S immediately upon arrival. Unaccompanied guests arriving without prior notice from TENANT to WATSON'S, or who fail to register shall not be allowed to remain on the Premises and shall leave immediately upon the request of WATSON'S. Only those listed on a lease may use TENANTS unit without prior notice, but even then, the list on the lease must be limited and guest must still sign in upon arrival. **Grown adult children shall be classified as guests unless they are a partner on the lease. A TENANT may have one partner for each unit.**

**If an adult has a companion but is not classified as a spouse of the TENANT, TENANT may fill out a Non Tenant Resident form which is located on the resort web page, otherwise such person(s) shall be classified as a guest.**

TENANT shall be responsible for the actions of their family, guests and non-tenant residence by making them aware of the rules and regulations of Watson's Resort. TENANT is required to keep a copy of the resort rules and a copy of the lease in their unit if guests uses TENANTS unit while TENANT is not present. TENANT shall instruct all guests to read, understand and follow all rules and regulations of Watson's Resort. **TENANT shall notify WATSON'S of such use.**

**16. Guest Parking:** Guests of TENANT must park in designated areas or visitor parking area. Guests parked in visitors parking area longer than 3 hours must be

identified by placing a note on the dash of the vehicle identifying whom the visitor is visiting and the visitors name and contact information. Unauthorized cars may be

impounded. The TENANT will be responsible and billed for all costs for impounded vehicle. Guests pulling trailers who wish to park must contact Management as to where to park. **Guests are not allowed to store vehicles on resort property. Guests can only park vehicles at Watson's while they are here visiting.**

17. **Guest moorage:** Guest of TENANTS who arrive via boat may park outside the large floating dock for day use only. Any guest needing to moor their boat over night must check with management and if a space is available, they may moor in a resort slip and shall pay the appropriate fees for moorage. TENANT shall be billed for any Unregistered guests **along with a fee.** TENANT shall be billed for moorage and other charges created by their guests.

18. **Trailer storage:** All trailers are to be checked in at the office of WATSON 'S upon arrival **if trailer is parked short term and shall pay for short term storage. Long term storage must fill out a storage agreement.** Management asks that all TENANTS notify WATSON'S by placing a note in the drop box at the resort office whether or not they speak with management. This note should list the date, item being stored including the description, color and Lic. Number of the item being stored. All trailers needing to be parked for the summer season need to be parked in one of our designated storage areas. TENANT must fill out a storage agreement in order to park their trailers **or any other item during the summer.** Trailers are not to be parked within the resort unless TENANT has permission from WATSON'S or TENANT has marked their lease for trailer storage within the resort. Any trailer that needs to be moved will be billed a \$200 moving fee and shall be billed \$10.00 per day storage fee. TENANT may park their boats at their unit for no more than one week only if permission has been obtained from management. Any trailer parked in the storage area within the resort must be marked with the TENANTS name regardless of the amount of time it will be stored.

19. **Fireworks:** NO FIREWORKS ALLOWED ON RESORT GROUNDS AT ANY TIME

20. **Bonfires:** Bonfires are allowed in designated fire pits only if allowed by County or State laws. Outdoor fires must be of reasonably small size. When leaving fire, the fire is to be doused with water. Do not use sand to douse the fire. (Sand fills the fire pit). Fire must be extinguished by 10:00PM (or when a strong breeze or wind picks up) unless special permission is granted to the guest/Tenant by management.

**Private fire pits:** Fires at a Tenants unit are not allowed unless permission is obtained form Management. Permission must be obtained every year and fire restrictions must be followed. Such fire pits must be in compliance with State and/or county regulations and a special form from the resort may be required. If you have a fire

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pit, please check with the office. Private fire pits, smokers and BBQ's must not create a nuisance to other TENANTS and Guests.

21. **Bar-B-Q's:** Personal BBQ's and Smokers are allowed at Tenants unit so long as BBQ's and Smokers are used in a safe manor and do not create problems with your neighbors. While we do not want to ban smoker type cooking units, they may be used as long as they are used in a manor that does not create a problem with neighbors.

Any BBQ's or Smoker placed on a units deck made of wood or any other flammable or burnable material shall be required to have a non-flammable surface or pad under the BBQ's or Smoker such as metal, brick, tile or other such material as to prevent a deck fire. Care shall be taken by all tenants in the placement of their BBQ's. Things to be aware of would include but are not limited to, trees and limbs above a BBQ's or Smoker. Roofs made of wood. Never use a BBQ's or Smoker right next to a structure. BBQ's and Smokers are never to be used indoors or in an enclosed building. Tenant shall have a grease type fire extinguisher on hand while using a BBQ's or Smoker. In the event of fire restriction, the only BBQ's or Smokers allowed in most situations would be gas BBQ's or Smokers. Tenants shall be responsible and liable for the use of their BBQ's.

22. **Beach Chairs:** Please do not leave personal beach chairs stored in flower beds on the resort grounds. At the end of the Season, all personal beach chairs are to be taken back to the tenants units. If personal chairs left through the winter months, they will be removed and disposed of by WATSON'S. **If a TENANTS personal chair breaks, TENANT shall dispose of said chair.** If TENANT is going to be gone for a longer period of time during the summer, please take any personal chairs back to your unit for safe keeping. WATSON'S can not be responsible for personal property left on resort grounds. If TENANT chooses to leave their chairs on the beach, placing your name on the chair is allowed but please do not mark "private" or "do not use" on your chair. If you choose to leave your chair at the beach, **expect others to use it when you are not around.** We realize this is a problem but we can not store chairs for every tenant at our beaches. If you leave your chair on the beach, for aesthetic reasons we ask that **the color of your chair blend in with all other chairs. White is the preferred color.** If a TENANT'S personal chair breaks, the chair is to be removed from the resort by tenant, not left on the resort beaches.

**WATSON'S purchases chairs for the swimming pool and for Beach #1 as we have rental guests who come to Watson's Resort and they may not have room to bring their own chairs. We ask that Resort TENANTS not hoard resort chairs on Beach #1 for this will leave our nightly/weekly guests without the use of any chairs on the beach.**

23. **Resort waterfront:** Watercraft (boats, jet ski's, row boats, kayaks, etc.) are not allowed on any of the resort beaches. There are two beaches in which all TENANTS and guests are allowed to use. Those being the #1 beach which is located in

front of the rental cottages and what we call the main beach which is located by the main dock (gas dock). The waterfront property located down lake (East) of what is referred to as the main beach, are not for general resort use. These areas include the beach located east of the main beach fire pit (in front of Harverene Lodge), the beach East of Harverene Lodge located in the bay (Viebrock beach) and the beach on what we call "The Point". While tenants may respectfully use these areas to walk across, these are not what we call open to all tenant and guest areas. The dock located in front of Harverene Lodge is also a semi private dock, only to be used by those who have moorage on that dock. **The docks located in the bay and on the point are also considered private and to be used only by those who moor their boats or PWC's on these docks.** Guests and Tenants are allowed to use the basketball hoop in front of Harverene Lodge so long as use is done in a low keyed respectful manor and only between the hours of 8am and dusk.

**24. Golf Carts:** Tenant must fill out and return to the office (every year) a Golf Cart Use Agreement whether using ones personal golf cart or one belonging to another tenant. All rules pertaining to the use of golf carts must be followed by TENANT, guests, or anyone using a TENANTS Golf Cart. **This form includes but may not be limited to the use of golf carts, Side by Sides, three and four wheeler, etc.**

**25. Private Hot Tubs:** If a TENANT has a private Hot Tub, the Hot Tub must be equipped with a hard cover and locking device to prevent unwanted use of the Hot Tub.

**26. Private Outdoor Refrigerators:** If a TENANT has a private refrigerator or freezer that is not directly within their unit (such as on a deck), TENANT is required to keep the refrigerator and/or freezer locked at all times in order to prevent anyone from accidentally becoming entrapped inside.

**27. Private Events:** TENANT shall contact management, fill out a "Private Event Agreement Form" and receive approval from management, in order to hold a private event. A "Private Event" **in the case of these rules** is defined by WATSON'S as an event in which TENANT personally invites a limited or selected number of guests totaling 15 or more, to attend. TENANT shall obtain from the resort web page, fill out and return to the resort office, no less than **two weeks** prior to the event, a "Private Event Agreement Form". Watson's Resort shall not be responsible for liability, damage or injury at a "private resort even. TENANT shall be responsible for any WSLCB laws pertaining to a private event. Private events shall not be done in conflict with resort events.

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**28. Resort Events:** Tenant shall contact management and let management know of any open to tenant resort activities in order not to cause conflict with any other resort event.

**Private open to the public events:** Any event done by a TENANT that is not a “Private Event” or “Resort Event” but is open to all TENANTS shall be responsible for said event. TENANT shall be responsible for any WSLCB and Health laws pertaining to said event. Such events shall not be done in conflict with resort events unless permission is obtained from WATSON’S.

29. **Spring Clean Up:** All major clean up, pruning, etc. must be done prior to **Memorial Weekend** of the lease year. This includes major yard clean up, major clippings and pruning. There is not to be any major yard clean up, clipping or pruning done after these times unless TENANT obtains permission from WATSON’S to do so. If any major clean up is done after these times, all item must be disposed of by TENANT. Not placed in the resort truck. Major Fall clean up, pruning, etc. is not allowed unless Tenant disposes of the refuse themselves. The red and/or blue dump trucks in the spare parking lot are to be used for dumping lawn clippings, branches and limbs, leaves and other types of natural debris (no tar paper, plastics, carpet, tires, metal, paints, boards with nails, or other man made materials such as boxes are not allowed without the permission of Management). **Pruning of natural trees (pine and fir and other)** is only to be done with the permission of management and prior to **Memorial Weekend**. Any large amounts of debris after these dates (including the Fall of each lease year) shall be hauled away and disposed of by Tenant at Tenants expense. **As tenants you have a responsibility to clean up your yard area in the spring rather than waiting until our first large weekend.**

30. **Mobile Home and Cottage Maintenance:** All mobile homes, additions, decks and porches must be skirted within 30 days of arrival (front, back and sides) **unless otherwise authorized by WATSON’S**. This skirting must be in harmony with the color and material of the mobile home or cottage. Lumber and other items that could create a fire hazard should not be stored under the mobile, cottage or porches and decks. Roofs should be cleared of all debris (leaves, pine needles etc.) in the spring and fall in order to prevent a fire hazard or water damage. It is the responsibility of the TENANT to remove snow from their mobile home and/or outbuildings. Painting (change of color or repainting the original color) of units must be approved by WATSON’S. Yard areas must be watered and kept in a clean, **well kept** and safe appearance. If any trees or shrubs die from the lack of irrigation, and the tree has to be removed, the TENANT will be billed for such removals and cleanup. All units are to be kept painted, neat and clean looking. Beach toys, boats, towels, etc. are not be placed on or under decks as to create anything unsightly. TENANT is responsible for the care of the lawn directly surrounding their unit. **If tarps are used to cover items during the winter or materials are used to cover plants and scrubs, such items shall be removed prior to opening on April 15<sup>th</sup>.**

31. **Garbage:** Dumpsters are available for TENANTS between April 15 and Oct. 15 (mobiles) and May 1 to Oct. 1 (cottages). Any TENANT at the resort between Oct. 15 and April 15 must have turned into Watson’s, a Limited Off Season Use Agreement or an **Extended Off Season Use Agreement**. During the off season, Tenants

are asked to take all garbage home with them unless permission is given from WATSON'S to leave garbage in the resort dumpster **during the off season.** Garbage (food scraps & the containers they come in) are to be adequately wrapped and sealed in order to reduce odors. No garbage containers are to be maintained outside individual cottages or mobile home spaces. WATSON'S does not have any means of disposing throw-a way's such as furniture, large metal items, cardboard boxes, bed frames, carpet and other flooring, hot water tanks, household appliances, paint, yard chemicals or insecticides, beach items, etc.. These items are not to be placed in the resort dumpsters. TENANT must remove these types of items from the premises and disposed of them on their own at an appropriate disposal sight and/or at their own expense. Trees or other large items that take up space are to be hauled to the public refuse disposal station and TENANT is responsible for those charges unless arranged by WATSON'S. No other items are to be left adjacent to the dumpster for pickup.

If WATSON'S provide segregated identified containers, items must be segregated. Disposable diapers and pet waste must be put into airtight bags and sealed in order to prevent odor **and messes.** Only general household everyday type garbage is to be placed in the dumpsters. All Other items must be taken home with the TENANT and disposed of at their own expense. Household items that a TENANT wishes to give away are not to be placed on the highway entrance to the resort unless permission to do so is obtained by WATSON'S. Tenants found violating the garbage and refuse rules may be billed a \$200 non-compliance violation fee.

**NOTE:** When TENANTS do their Spring cleaning, we have had a problem with our dumpsters being overloaded with items that are not to be placed into dumpsters. We have also had a problem with people outside the resort dumping in resort dumpsters. If you see these types of things happening, please let Management know. We will not mention your name. Watson's has the right to add additional dumpsters should the need arise and bill each TENANT an extra fee for the additional container.

**32. RESORT REFUGE DUMP TRUCK:** The red and/or blue trucks located in the overflow parking area are to be used for dumping lawn clippings and other minor debris. Tar paper, plastics, tires, metal, paints, boards with nails or other man made, non-organic materials are not allowed in the dump truck. Only items that are legally burnable are allowed in the dump truck. Major pruning of trees and bushes are only to be done in the spring and with the permission of management and only directly around the TENANTS unit. TENANTS are not allowed to do any pruning around any other TENANTS units without the permission of the other TENANT and WATSON'S. After **Memorial Weekend** of each season, only maintenance items such as grass clippings, small amounts of leaves and pine needles; and flower cuttings are to be placed

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into the truck. If the truck is full of debris, please notify WATSON'S. If the truck is full or is not at its normal parking place, all debris is to be placed in yard bags or cardboard boxes so it can be easily loaded into the truck once it is emptied or returned. Yard debris is **never** allowed to be placed into garbage dumpsters. TENANTS are not to create a

mess along side the truck. If a mess is created, TENANT shall clean up the mess. TENANTS found violating these rules may be billed a \$200 non-compliance violation fee.

**33. Resort Equipment, supplies and Tools:** Under no circumstance is a TENANT allowed to use any resort equipment, supplies or tools without the authorization of management. This includes but is not limited to: resort vehicles, tractors, boats, lawn mowers, ladders, or any other type items including tools and supplies. This includes supplies such as lumber, pipe fittings, etc.. If resort equipment or tools are left on the premises, TENANT may notify management but shall leave the item at its location. If a TENANT is allowed to use a resort item, they still must receive permission for future use and TENANT may be liable for any damages.

**34. Water:** For those of you who have water turnoffs for your units, these are only to be used for turning off water in the Fall, turning water on in the Spring and in the event of an emergency. These are meant to be opened all the way or closed all the way. These valves are not to be used to regulate water flow or water pressure. Heat tape and insulation must be applied, by TENANT, to all water lines and faucets above ground and must be properly maintained to prevent freezing. The repair of frozen taps and waterlines above the ground is the responsibility of the TENANT. TENANT shall be liable for any damage that is caused to resort water lines due to improper use or methods of winterizing the TENANTS water system. If these items are not repaired immediately WATSON'S may have them repaired and the TENANT will be charged for the repairs along with a \$200 non-compliance fee. Damage to the main waterline by improper care of TENANT'S waterline or damage caused by TENANT or their guests will be charged to the TENANT.

**NOTE:** Most of these valves have "stops" on them. Forcing will break or bend these stops. Forcing a valve may also cause the supply line to fracture. TENANT may be responsible for the repair and/or replacement of these valves if they are not used correctly and have to be replaced.

**35. Irrigation:** Whenever possible, micro sprinklers are to be used rather than sprinklers that put out a large volume of water over a short period of time. Automatic sprinkler systems are not required but are encouraged. Automatic sprinklers are to be adjusted as weather conditions change throughout the season. Automatic sprinkler systems are to be adjusted to operate in the evening, night or early morning rather than during the day when water consumption is highly used and in demand. Draining of these systems is the responsibility of the tenant.

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**36. Sewer/septic tanks and drain fields:** TENANT is responsible for the care and maintenance of their units septic system. Watson's Resort is on septic tank systems, dry well, cesspool and/or drain fields. Usage of too much toilet

paper and/or other items that are put into the septic system will result in the TENANT having to pay for repair and/or the pumping of the septic system. WATSON'S is not responsible for damage or overuse of the septic system caused by TENANTS overuse or misuse. There will be a \$200 minimum fee for any work performed by WATSON'S if the system is found to be misused and/or overused or if a line is blocked from overuse or placing things into the septic system that are not permitted. Please read lease concerning the septic system and make sure all guests know the proper use of our septic systems. Biodegradable and proper soaps are advised . Low volume toilets may need to be flushed twice at times in order to create a flow within the sewer line. If Tenants have any questions about the septic system, please contact Resort Management.

**37. Resort Bulletin Board (signs and posters):** Items are not to be placed on the resort bulletin board without the permission of WATSON'S. The bulletin board is meant to be used by WATSON'S and by resort tenant for notices of importance such at resort gatherings and functions, small items that one may have for sale, information items such as fire bands, rules, resort notices, etc.. No posting of units for sale allowed on resort bulletin board or elsewhere within the resort unless permission is granted to TENANT by WATSON'S.

TENANT must receive permission from WATSON'S in order to place signs and posters around the resort (bulletin board, trees, fences, etc.) Such signs and posters may be limited as not to create a cluttered look.

It is the Tenants responsibility to read items posted on the bulletin board from time to time to see if there have been any rule changes in the resort, fire bands, etc. Watson's Resort also has a Facebook page online and at the resorts web page which also serves as a bulletin board. The web site address is [www.watsonsresort.com](http://www.watsonsresort.com) and Tenant shall check this forum from time to time for updates and notices.

**38. Utilities:** Electrical service is obtained by the TENANT from Chelan County PUD. Telephone service is provided by Frontier Telephone Company. Television cable service is available by contacting the local cable company (WAVE). It is the responsibility of the TENANT to contact these businesses for service and TENANT is responsible for all payment for these services. **If a TENANT has a problem or issue with any of these outside services, TENANT shall deal with these services directly. WATSON'S is not responsible for any outside service that may be offered and used by TENANT.** Water, sewage and refuse collection services are provided by WATSON'S in limited form and these charges are incorporated into the TENANT'S rent. Any Tenant found overloading or improper use of dumping in trucks or garbage containers shall be billed a \$200 non- compliance fee for not following the rules as set forth.

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**39. Sale of TENANTS unit:** WATSON'S must be notified according to the signed lease when a tenant plans to sell their unit. Any sign listing the sale of a trailer

or mobile home within Watson's Resort must be placed in an area approved by WATSON'S. Unless permission is granted by WATSON'S, signs are limited to one per unit and the sign must be placed in a window within the unit. Real-estate signs are not allowed on the units, in yards, on roadways or at the entry of Watson's unless permission to do so is granted to TENANT by WATSON'S. For Sale signs are not allowed at the entrance or driveways of Watson's Resort unless permission is granted to the TENANT by WATSON'S.

**40. Mail:** If a TENANT wishes to receive mail at the resort, please contact the office manager and reserve a mail box at the resort or you may wish to get a mail delivery box at the Chelan Post Office. We ask that packages and mail not be delivered to the resort address without first speaking to resort management. WATSON'S is not responsible for mail or packages that are delivered to the resort address and we can not allow TENANTS to have a large number of packages delivered to our address and thus have them pile up at the office.

**41. Office Hours:** While the office of Watson's Resort is located in the home of Robert and Socco Watson and while there are not any set hours at the office, we ask that you try to conduct business with the office Monday to Friday between the hours of 9:00AM and 4:00PM, except in the event of an emergency.

**42. Maintenance Hours:** Our normal maintenance hours are Monday to Friday between the hours of 8:00AM and 2:00PM.

**43. Personal Insurance:** Tenant is responsible in having their own homeowners type insurance if a TENANT so desires. This may include but is not limited to – fire, wind, liability, etc.

**44. Wind, Fire, Electrical Storm emergency plan:** Watson's Resort has listed on its web page, guidelines in the event of an emergency. Please review these plans so that you will know what to do in the event of an emergency.

### **AND A LITTLE FOOD FOR THOUGHT.**

WATSON'S realizes that from time to time, issues come up that are not addressed in the rules. If this ever happens, feel free to contact management and we will try to let you know what to do concerning the matter.

Another thing to keep in mind. Watson's has about 70 units (mobiles, trailers and cottages) and over 40 moorage slips within the resort. If you ever wonder if you should or should not do something, ask yourself this. "If every other tenant in the resort was to do what I am about to do, what would the affects be?" A tenant can apply this question to just about anything.

Please sign and return this Rules signature page “only”. The rules you may keep and place in your unit at Watson’s Resort.

By signing below, the undersigned TENANT acknowledges that they have received the Rules of Watson’s Harverene Resort Inc. and agree to abide by those rules. TENANT also agrees to keep the resort rules in their unit, be it cottage or mobile home/RV vehicle located at Watson’s and will make sure all guests and family members know the rules. By signing, TENANT agrees to be responsible for all guests and family members who may visit and/or use TENANTS unit.

Print Tenants Name \_\_\_\_\_

Tenant Signature \_\_\_\_\_

Print Spouses Name \_\_\_\_\_

Spouses Signature \_\_\_\_\_

Print Non-Tenant Residence Name \_\_\_\_\_

Non-Tenant Residence Signature \_\_\_\_\_

Tenant cottage or space number \_\_\_\_\_

Date \_\_\_\_\_

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(please sign and return page 14 of 14 **only**. You may keep the copy of the rules for your review)