

# **Cokato Lake RV Resort**

## **RULES & REGULATIONS SUMMARY**

**Revised 4/24/23**

The following summary of the Rules & Regulations has been prepared to provide you with a pleasant and comfortable recreational experience during your stay at Cokato Lake RV Resort. It is a member's responsibility to provide the Rules & Regulations to their guests and tenants. Failure to comply with these Rules & Regulations, including keeping Units in good, clean, attractive, and sanitary condition, order and repair, will be a breach under the Proprietary Lease.

### **EVERY PERSON ON RESORT PROPERTY IS EXPECTED TO ACT WITH RESPECT TOWARD OTHERS.**

Guests are to register at the Lodge upon arrival. Guests staying more than 7 days are required to provide additional information. Members are responsible for the actions of their guests or renter. Use of the property is at your own risk. You or your property may be photographed while at the resort for marketing or other reasons.

#### Rules of the Road:

- All modes of transportation must maintain a strict 10 mph max speed and abide by all posted signs.
- Headlights must be used after dusk for all transportation, taillights recommended.
- Pedestrians always have the right-of-way. Cars and golf carts yield to pedestrians; golf carts yield to cars.
- No minibikes or ATVs allowed anywhere on the property.

#### Golf Carts:

- Only drivers legally permitted to operate vehicles on Minnesota roads are allowed to operate golf carts on our property. No standing in golf carts or pulling people in wagons.
- All golf carts must be electric (gas golf carts not allowed). Member's Unit Number must be visible on both sides of cart.
- All golf carts and licensed drivers of carts must be registered in the Lodge and abide by all golf cart policies outlined on the golf cart registration form.
- Golf carts may CROSS County Road 4 SW between East & West sides of property.  
NO CARTS ARE ALLOWED TO BE DRIVEN DOWN THE ROAD OR TO THE PUBLIC BOAT LANDING.

Licenses, Insurance & Registration - Recreational dwellings, watercraft, trailers, passenger vehicles, golf carts, etc. must all have current applicable license and insurance while on our property, including Unit Number as required.

#### Parking/Storage:

- All passenger vehicles must be parked in designated parking areas and shall be parked as to not obstruct roadways or access to any Units. You must maintain a 3-foot distance from the road. Additional parking may be found in designated overflow parking areas.
- Seasonal/"Water On" Parking (mid-April through mid-October): A 2<sup>nd</sup> RV is permitted for up to 2 days per 7-day period (or 3 days for holiday weeks). ACC Permit is required and is valid for the 2023 season. The permit must be posted in a window and visible. Watercraft trailers holding a boat or up to 2 jet skis may be stored on member's Unit (mowing/trimming to maintain good appearance is required). If the Unit cannot accommodate such parking, additional space may be available in designated overflow parking areas, contact staff for assistance.

- Off-Season/"Water Off" Parking (mid-October through mid-April): Storage for the months of October until "Water On" is allowed for watercraft.
- Parking Areas throughout property are available on first-come basis.

Noise Disturbances - Noise should not create a nuisance or disturb neighbors. Please remember your music choice may not be that of others, be respectful. Quiet hours are 11 pm to 8 am.

Unlawful Behavior:

- Illegal activity or behavior is not permitted on our property.
- Fireworks are strictly prohibited at all times on our property.
- Guns are not permitted on any common elements of the property.

Pets:

- Members/guests are responsible to care for their pets in such ways as to keep them from becoming a nuisance to other members/guests.
- Pets must be maintained under your control on your own Unit and not be left unattended outside. Extensive barking may be considered a noise disturbance, please be respectful of other members. On common grounds, pets must be kept on a leash, other members should not feel threatened by the actions of your pet.
- Pets are NOT allowed in the Lodge, Cub Den, Big Red Barn, Beach, Swimming Pool, etc.
- You are responsible to clean up after your pets, whether on your Unit or elsewhere.

Swimming - Obey signs posted at the pool and lake. Children must not use the pool without an adult in attendance. There is NO LIFEGUARD and swimming is at your own risk. Drinks in non-glass containers are allowed in pool enclosure; however, NO FOOD is allowed in pool enclosure. Please pick up after yourself at the beach. Place all trash in the appropriate receptacles. Remove all toys and chairs from the water. Place toys back into the toy box.

Resort Sponsored Activities - Events and activities are offered throughout the camping season. Events are open to all members, guests, renters, etc. at your own risk.

Waste Disposal - Dumpsters are located in the overflow parking area on the East side, and by the Lodge on the West side. They are for refuse generated while here at the resort. No construction materials, furniture, TVs, mattresses, etc. allowed as this will incur additional charges. Please notify staff if you need to discard these items as you will be charged additional fees for disposal.

Architectural Control Committee ("ACC") – All changes to your site are subject to prior approval by the ACC. This includes the addition of, or changes to structures, the placement of structures or RVs, relocation of utilities, tree removal, and more. Permits must be exhibited during entire construction process and must be signed off when done, to close permit. Forms available on website and in the Lodge.

Questions may be directed to [Board@Cokatolake.com](mailto:Board@Cokatolake.com).