

RCC CAMPGROUND POLICY

Policy #: RCC-05-04 Date Approved: 05/21/22 BOT Motion: 2022-05-04

Review Date: One year from approval date unless otherwise specified.



General

The Riviera Community Club (RCC) Campground is a private campground for Members and their invited guests. Current proof of vehicle registration is required for all Members and their guests. Members and guests must sign a Campground Use Form available from either the Campground Host (seasonal) or the RCC Business Office (year-round).

Seasons

The Campground seasons are as follows*:
Tents – May 1 to September 30th
RV/Trailer – Year Round
Park Models – Year Round

**Timeframes subject to extension by General Manager with Board of Trustee approval.*

Campground Use by Member and their Guests

Members in good standing shall receive 14 free days per lot owned per fiscal year (October 1-September 30) for RV/trailer/tent camping spaces for themselves and/or their invited guests. Reservations are available on a space-available basis. Park Models are excluded from Member free days.

Members and/or guests may be gifted and assigned a maximum of 14 free days per fiscal year from another Member in good standing who chooses to forego their rightful use of allocated days. A Campground Use Assignment Form, available through the Campground Host or RCC Business Office, must be completed and signed by the Member and presented at check-in to secure transfer of the free days.

Once the total free days per lot and gifted days, if applicable, have been exhausted, the member or guest will be charged per the Current Fee Schedule on a space available basis.

Free days are tracked in the campground reservation system.

The Member must have their Riviera Member Card and guests must have their guest pass with them at the campground.

Reservations & Lengths of Stay

Only Members may make reservations for themselves and/or their guests and may do so via the online reservation system or by calling the RCC Business Office or Campground Host. Reservations may be made starting the first day of the fiscal year. Reservations are held until 6:00 PM on the arrival date. Unreserved spaces are available to Members and their invited guests on a first-come first-served basis.

Length of stay is capped at 28-day blocks per reservation. Stays beyond 28 days must be applied for and pre-approved by RCC Management or the Board of Trustees and can only be made through the RCC Business Office. Granting of extension requests is not guaranteed.

The maximum number of camping days is 120 in any 12-month period in accordance with RCC Policy and Pierce County Code. This amenity serves as a campground versus a long-term residential RV park and therefore the 120-day maximum will be enforced.

Home Builder Exception: Upon approval of a New Site Development Plan by the Architectural Control Committee, Members building their personal residence on the island may request an extended stay of up to 120 days, not to exceed 120 days in any 12-month period.

THE RCC RESERVES THE RIGHT TO IMPLEMENT AND ENFORCE A SHORTER MAXIMUM STAY.

Registration & Cancellations

All members and invited guests must be checked-in with the Campground Host or the RCC Business Office. Members and guests must have appropriate member ID card or guest pass on-person for presentation upon request from an RCC

RCC CAMPGROUND POLICY

Policy #: RCC-05-04 Date Approved: 05/21/22 BOT Motion: 2022-05-04

Review Date: One year from approval date unless otherwise specified.



representative. A photo ID must also be presented at time of check-in without exception. Vehicles must be registered at the time of check-in and have current registration tags.

Cancellations for RV/trailer/tent sites must be made a minimum of 72-hours in advance to avoid the reservation being charged against the Member's free days or the daily rate being charged for all days cancelled. Park Model cancellations must be made a minimum of 14 days in advance for a full refund.

Responsibilities

Use of the Campground facility is at the Member's and/or guests' own risk. It is the responsibility of Members and guests to properly secure their vehicles and belongings to discourage theft and wildlife incursions. Members are responsible for their guests and will be held liable for any damages, unpaid fees and/or fines incurred by guests.

The Campground Host or RCC Office must be notified before leaving a campsite unattended overnight. No campsite may be left unattended overnight for longer than three consecutive days.

No RV/Trailer, tent, boat, etc. can be left for storage at the Campground. RVs and other vehicles left in hookup areas will be charged a daily rate, whether occupied or not.

There is a maximum of 3 tents per tent site, and no more than one tent allowed on any RV/trailer site.

Pets

Pets must be leashed and picked up after. Pierce County leash laws apply.

Campfires

Campfires are permitted in designated areas only. Firewood is available for purchase from the Camp Host. Campers may provide their own firewood. Please obey fire restrictions and use caution. The Anderson Island Fire Department may ban campfires based on seasonal weather and/or other restrictions.

Park Models

Park models are available for rent to Members and guests and are excluded from the "14 free day per lot" benefit. The nightly rate is per the Current Fee Schedule. Additional cleaning fees may be applied if the unit is left contrary to Park Model Use Rules. See separate policy.

Additional Information

- There is no camping under the covered area (cabana). This is a common area for the use of all campers.
- Disposing of Waste:
 - A dump station is provided free to members.
 - For others, dumping will be charged in accordance with the Current Fee Schedule.
 - There are fines and penalties for illegal dumping.
- Property beyond the Campground is private property.
- Be respectful to others and do not trespass on private property at any time.
- All persons consuming alcohol must be at least twenty-one (21) years of age.
- Please keep the campsite clean.
- Do not feed the wildlife.
- The restrooms are provided for Members and invited guests while staying in the Campground. Please help us by cleaning up after yourself.
- Members shall be held financially responsible for damage and/or unauthorized removal of RCC property.
- Members that transfer their use to a family member or invited guest will be held responsible for the actions of those individuals.
- The Campground Host is the Manager of the facility whose authority shall be always respected.
- In case of medical or police emergency, dial 911.