

# Riviera Community Club

## Policy and Procedure

Adm	2-07	Campground Policy -- Use of Amenity				
Department	Number	Motion: 2024-03-03				
Philip L. Ronning			7/01/2024			
Approved by	Signature	Board approval or N/A	Reviewed initial and date			

### Policy

1. The Riviera Community Club (RCC) Campground is a private campground for the enjoyment of Members in *good standing* and their invited guests.
2. Members and their guests must sign a Campground Use form available from the Camp Host and RCC Business Office.

### Procedure

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

#### Campground Use by Members and their Guests

1. 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 on a space-available basis. Park Models are excluded from the use of Member Free Days.
2. 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 Free Day Assignment Form, available through the Campground Host or RCC Business Office, must be completed and signed by the Member and returned to the Business Office before the date of arrival.
3. Once the total Member 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.

#### Reservations & Lengths of Stay

1. 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 working day in January. Reservations are held until 6:00 PM on the arrival date unless arranged with the Camp Host. Unreserved spaces are available to Members and their invited guests on a first-come first-served basis.
2. Length of stay is capped at 14-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. The 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. This amenity serves as a campground versus a long-term residential RV park and therefore the 120-day maximum will be enforced.
3. THE RCC RESERVES THE RIGHT TO IMPLEMENT AND ENFORCE A SHORTER MAXIMUM STAY.
4. Changes and/or 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 14days in advance through the business office for a full refund.

## Responsibilities

1. 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.
2. 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.
3. 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. Members and/or guests must have the capability to move their RV at any point during their reservation and after the reservation end date.
4. There is a maximum of 3 tents per tent site, and no more than one tent allowed on any RV/trailer site.

## Pets

1. No pets are allowed in the Park Models. Evidence of pets will result in a minimum \$200 cleaning fee.
2. Pets must be leashed and picked up after. Pierce County leash laws apply. Pets are not allowed in the Park Model/Cabins.

## Campfires

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

## Park Models \*see separate RCC Park Model/Cabin full policy

1. Park models are available for rent to Members in *good standing* and guests and are excluded from the "14-free day per lot" benefit.
2. The nightly rate is per the Current Fee Schedule.
3. Additional cleaning or damage fees may be applied if the unit is left contrary to Park Model Use Rules.

## 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 other members and/or guests staying in the campground and do not trespass on private property outside the campground at any time.
- All persons consuming alcohol must be at least twenty-one (21) years of age.
- Please keep the campsite clean.
- 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.
- Do not feed the wildlife.
- The Campground Host is the Manager of the facility whose authority shall be always respected.

**FOR ALL EMERGENCIES, PLEASE DIAL 911.**

