**Rules and Regulations for**

**Red Rock Resort**

 Red Rock Resort is a seasonal lake resort owned by Kingdom Investors, LLC (“Kingdom” or “we”) and situated on the beautiful Lake Tschida. Kingdom desires to maintain a family-based atmosphere at the Red Rock Resort which provides a safe, quiet and comfortable place for all of the tenants and lot owners (each of whom is referred to as “you”). Accordingly, Kingdom has adopted the following rules and regulations, each of which is intended to make Red Rock Resort a place for adults and kids of all ages to enjoy.

Kingdom takes these rules and regulations very seriously. Please make sure you and your guests are familiar with them.

**General Rules**

1. The speed limit on all roads within the Red Rock Resort is 10 miles per hour. We are very strict with this rule. To avoid confrontation, make sure all of your guests are notified of this speed limit. Rule of thumb: If you are making dust, you are driving too fast!
2. Only one occupancy (house or camper) is permitted per lot. You may have one garage, one storage shed and one living quarters. Your guests are not allowed to have campers on a lot. Only your property can be stored on your lot.
3. Rent or deposits are not refundable, except as otherwise provided in your Lease Agreement.
4. Quiet time at the Red Rock Resort is 11:00 p.m. to 7:00 a.m., Mountain Standard Time; however, please keep music volume to a minimum at all times.
5. Pets must be kept on leashes unless supervised. Please pick up after your pets and never leave them outside unattended.
6. Wells, septic tanks, underground wiring, and electrical boxes must remain in operable use if you vacate your lot. We will not reimburse you for improvements you may have made to your lot. If you plan to install electricity on your lot you must use a 200 amp service and 4 aut wire. Only portable structures can be removed. Anything that is put in the ground must stay in the ground unless authorized by Kingdom in writing.
7. Kingdom will be responsible for any property taxes associated with any leased lot. You will be responsible for any property taxes associated with any purchased lot, and for any building taxes. If Kingdom has approved a building project, you must apply for a building permit with the Grant County tax director. You must also notify the Grant County auditor within ten (10) days of moving a structure, including a mobile home, on your lot. You must notify One Call and Kingdom before any digging. You will be responsible for any damages to underground lines.
8. Lots and structures cannot be rented out or subleased.
9. Lawns must be mowed. If you cannot keep up with mowing, please make arrangements with a neighbor. Charges will be applied if your yard is neglected. You may utilize the space under your campers and decks as long as it is organized and kept free of grass and weed growth. Using a tarp under the camper helps keep it clean and growth free.
10. Fire pits are required. No burning is permitted on open prairie. Be aware of all burn bans. There is a sign on BOR property notifying people if a burn ban has been issued. Make sure campfires are distinguished before leaving your lot. No glass or cans are permitted in the fire pits.
11. Please stay on the scoria roads provided for you. Do not cross other lots with any vehicle, including ATVs.
12. All structures on your lot must be matching in color and be approved by Kingdom including the location on the lot. Structures are not allowed on the camper temporary spaces. Structures must be skirted immediately, and be structurally sound. Material sheds are not allowed.
13. Any acts of violence or disorderly conduct will be grounds for lease termination. Profanity or obnoxious intoxication will not be tolerated. No underage drinking or use of any unlawful drugs is permitted on your lot or anywhere else in the Red Rock Resort. These are grounds for lease termination. Have respect for those around you.
14. Weapons are not allowed anywhere in the Red Rock Resort.
15. ATV use: Helmets are required. Drive with care. The use of ATVs is a privilege and can be taken away. Speed limit is 10 miles per hour.
16. You must notify Kingdom before any termination of your lease or sale of cabin. Kingdom must meet prospective buyers before any sale to interview and discuss the lease. If the lease is not going to be renewed, you must clean up and remove all personal property before the lease termination date. If you decide to sell any structures, you must be available to show the structure. Do not advertise where the structure is located. We do not want random people driving through the Red Rock Resort without our permission.
17. Garbage service can be contracted with Lince Sanitation. Shawn can be reached at 701-220-3028.
18. Generators are not allowed on any lot.

 19. The planting of trees is encouraged but before planting please get Corey or Jenny’s approval of the planting location so the trees will not block your neighbors’ view.

20. Kingdom is not responsible for any accidents that may occur on Red Rock Resort property.

21. Non-potable water is supplied by Kingdom and is to be used only for camper hookup and emergency use. This is well water and has a brown tint in color. No personal vehicle washing is allowed. You are not to water your lawn unless it approved in advance by Kingdom. We will supply only one (1) splitter. If the splitter breaks, it is your responsibility to replace it. If you install underground water lines, you must winterize the water lines so the lines do not crack or break. The water will be shut off on October 1 each year or earlier if a frost advisory is announced. This is non-potable water.

22. Fireworks on Red Rock Resort property: Red Rock Resort is not responsible for any damages that may occur as a result of fireworks. All children lighting off fireworks must be supervised by an adult. Fireworks will be allowed one (1) week before and one (1) week after July 4 each year. No fireworks will be allowed between 12:00 a.m. and 9:00 a.m., Mountain Standard Time. Make sure there is not a burn ban in effect. Fireworks are not to be pointed at any other person’s personal property. No fireworks are allowed in the kid’s park area or camper spaces. You are to discharge fireworks on your lot unless a different place is designated by Kingdom. Please notify Kingdom if you have a large display and a spot will be designated for you.

23. Notify Kingdom of any address changes. Please list all contact numbers on the signature page.

24. Make sure everything on your lot is tied down or put away before leaving the Red Rock Resort. Kingdom is not responsible for lost or damaged items.

25. We will notify anyone if there are damages done by weather. Please do not call or text. Check our Facebook page for weather updates.

26. All structures must be a minimum of 10 feet away from the lot lines. No structures are allowed on camper spaces.

27. Please remember that you are responsible for your guests.

**Mobile Home Rules**

1. Mobile homes must be approved by Kingdom and have a 2010 manufacture date or newer.
2. Mobile homes must have a shingled roof and be sided with steel or vinyl. Aluminum and tin siding is not permitted.
3. All mobiles homes must be skirted immediately.
4. If you are planning to add a structure to your lot, you must obtain a permit from Grant County before you build. Email the County Auditor Lynn Mutschelknaus at lmutschelknaus@nd.gov. or call 701-622-3275.

 **Camper Spaces**

1. All campers will be required to put a tarp under unit. Red Rock will mow large area around campers, tenants will be responsible to mow and weed around camper and other obstacles (sewer and water hoses, electrical cords, etc.). Weed/grass chemical is not allowed under any circumstance. If failure to keep up with mowing, lease may be at risk. A damage waiver is included with lease, this must be signed before lease is renewed.

 2. Make sure everything is tied down and put away before leaving. Red Rock Resort, LLC is not responsible for lost items.

 3. We will notify anyone of any damage due to weather, if we don’t call all is good! Check the Facebook page for updates.

 4. There are no large fireworks allowed in camper spaces.

 5. Don’t hook up water filters to water faucet, if you have them hook them up to camper.

 6. Water will be turned on around May 1 or as soon as there have been several nights where the temperature has stayed above freezing. Electricity will be turned on April 1. Water and electricity will be shut off Oct. 1st or earlier if there is a freeze advisory.

 7. Stay at least 5 ft. away from green post and 10 ft. (will be marked) away from back of lot. Do not remove green post as they are there to protect the sewer lines.

 8. Camper spaces are for recreational use only. NO FULL TIME USE. If sus- pected of full time use, charges/fines will be made accordingly.

 9. Send proof of insurance on camper with lease and lease payment.

**Park Rules**

1. Respect park equipment. Please pick up all garbage.
2. Make sure all equipment is put in a storage unit. If broke, lost or stolen, it may not be replaced.
3. Keep storage unit doors closed.
4. Do not hang on volleyball net.
5. Please notify all children and guests using park of these rules.
6. Kingdom is not responsible for accidents, injuries or property damage.
7. Adult supervision of children is required.

**Water and Holding Tank Rules**

1. Water fill and dump days are Wednesday and Thursday. Text or call Corey or Jenny for these services.
2. Appropriate chemicals are a must in camper and holding tanks. The chemical helps break down the sewage.
3. Do not put feminine products in tanks.
4. It is your responsibility to notify Corey or Jenny when your tank is full.
5. Keep access to holding tank outlets clear of objects.
6. Holding tanks must be a minimum of one thousand (1,000) gallons and be made of concrete.
7. The rate for pumping the trailer lot holding tanks is $150 per dump.

**Red Rock Resort Awards**

We are still offering Red Rock Resort rewards. If you refer someone who leases a lot or space, you will receive One Hundred Dollars ($100.00) off next year’s rent. If you refer someone who purchases a lot, you will receive Five Hundred Dollars ($500.00) off next year’s rent. If you have referred someone and we missed it, please contact Karrie.

**Contact Information**

If you haven’t had your tank installed yet, below are numbers that may be helpful:

 Chad Stern at Hard Rock Excavation (tank installation) 701-870-4005

 Doug at Dickinson Ready Mix 701-290-1860 for tank purchases.

For electrical hookups, contact Mor-Gran-Sou at 701-597-3301 to establish your account and then Wutzke Electric at 701-400-9076 for all your personal electrical needs.

If you have any question about any of our rules and regulations, please feel free to call or text Karrie Bauman at 701-202-2552. For property questions please call Corey at 701-220-7169 or Jenny at 701-220-6160.

Send proof of insurance on your structure and camper along with the lease and rent check to the following address: Red Rock Resort, Box 2222, Bismarck, ND 58502.

Please keep your speed limit down by the ranch. The speed limit is twenty-five (25) miles per hour.

For any updates, follow us on Facebook.

\*Red Rock Resort’s Rules and Regulations can be updated or changed anytime at the owner’s discretion.

\*\*Last updated 5-25-17