



# New Leaseholder Guide

## to the Standing Rules

2019/2020

**Address:** 2481 Anderson Lake Road (Your Lot #), Chimacum WA 98325

**Office Phone:** 360-385-6538      **Web Site:** [www.cohoskp.com](http://www.cohoskp.com)

**Office Hours: (seasonal)**      **FAX:** 360-379-5669

May – September      Mon-Fri: 8:00 a.m. to Noon, 1:00 to 5:00 p.m. (4:00 on Thursday)

October – April      Mon-Fri: 9:00 a.m. to Noon, 1:00 to 4:00 p.m. (3:00 on Thursday)

**Visit us on Facebook – Evergreen Coho SKP RV Park (public)**

**JOIN us on Facebook – Evergreen Coho SKP [Co-op] Park (members only)**

**No. of Leaseholder Sites:** 175      **Size of Park:** 43 acres

**Size of Leaseholder Site:** 40 ft. X 70 ft. (lots have a 15-degree offset)

**Quiet Hours:** 10:00 p.m. to 8:00 a.m.



**Roads & Walkways:** The speed limit is **10 mph**

- ❖ Walkways are for foot traffic, wheelchairs and handicapped access only.
- ❖ Don't cross other lots (even if they aren't currently occupied).
- ❖ Street parking is for emergencies only.
- ❖ Bicycles, scooters, golf carts, or similar vehicles must have lights for travel after dusk.



**Arrivals & Departures:**

- ❖ Leaseholders must check in and out with the office for absences of more than 30 days. *Note: checking in and out is also recommended for absences over two days.*
- ❖ This allows the Park to hold your mail, turn off your water, etc.



**Pets:**

- ❖ Limit is two per leasehold: Pets must not be left unattended for extended periods of time.
- ❖ Pets must always be leashed & accompanied except on leaseholder's lot.
- ❖ Droppings should be picked up promptly, even on leaseholder's lot.
- ❖ Pets may be walked in the storage area, gravel pit, trails & pet park.
- ❖ Pets are not allowed in common areas or Park buildings or at people gatherings.

**Smoking** is not allowed in any common buildings – clubhouse, patio, and pavilion areas. No smoking within 20 feet of building entrances. Also, no smoking debris should be left on the ground.

**Recreational Vehicle (aka "Rig") Placement:**

- ❖ RVs must be placed on the power pedestal side of the lot.
- ❖ RV must be 5 ft. from the front property line (street).
- ❖ RV must also be 7-1/2 ft. from the rear property line (septic section).
- ❖ Required power pedestal working space: 42 in. on the front x 30 in. wide.
- ❖ Rig location must allow for full opening of the power pedestal lid.
- ❖ If the rig has slide-outs, then the extended wall shall be no closer than 30 in. from the lot line; if no slide-outs, then the rig must be at least 30 in. from the lot line.

### Vehicle Parking:

**// Please note – No Carports //**

- ❖ Only one (1) RV per Lot is allowed.
- ❖ Two motorized transportation vehicles are permitted (*not including golf carts, motorbikes, scooters*).
- ❖ No other RVs, vehicles, boats can be stored on a lot (see Storage).
- ❖ Temporary parking for 24 hrs. without a permit is allowed.
- ❖ Parking for up to 5 days is allowed with a permit from the business manager.



### Laundry (in the Clubhouse):

- ❖ You must sign up to reserve a time before doing laundry. The signup sheet is located on the table next to the door.
- ❖ There are (8) washers/dryers; sign up only for the number you need.
- ❖ Please arrive promptly & process your clothes when they are ready.
- ❖ **NO POWDER PRODUCTS** – only liquid products can be used.
- ❖ An outdoor clothesline drying area is just outside the back door.



### Lot Usage:

- ❖ No wood fires are allowed. Only small portable propane fire pits are permitted.
- ❖ A 50 ft. water hose with nozzle attached is to be connected on each lot.
- ❖ Exterior lights may not be allowed to disturb others.
- ❖ Sewer: a threaded connection is required for the hose-to-sewer inlet.
- ❖ Portable toilets should be emptied at the dump station, never in a restroom.
- ❖ No chemicals (*formaldehyde/phosphorus/disinfectant*) in septic system.
- ❖ Garbage must be secured in plastic bags and placed in the dumpster.



### Lot Appearance:

- ❖ The leaseholder is responsible for the lot's good appearance at all times.
- ❖ Clear ground shall be bare, covered with gravel or well-kept grass lawn.
- ❖ No appliances are allowed outside the RV, such as refrigerators, freezers, washers, dryers, trash compactors, or machine tools.
- ❖ Allowed are ice chests, outdoor propane heaters, small propane fire pits & barbecues.
- ❖ One commercially available clothesline supported solely by the RV is permitted.
- ❖ Items stored beneath the RV shall not be readily visible from the street.

### Sheds:

- ❖ Only one shed is allowed per lot and must be painted in the approved colors.
- ❖ The shed door color does not have to match the shed or shed trim colors.
- ❖ No water outlet inside & is not to be inhabited by people or pets.

**Steps:**

- ❖ A top step or landing up to 20 sq. ft. will not be considered a deck.
- ❖ Stairs or ramps should have at least one handrail.
- ❖ If the top step/landing is higher than 30 in., full railings are required.

**Patios & Ground Cover:**

- ❖ Lot may have a total of 360 sq. ft. of ground covering (concrete, wood, etc.).
- ❖ Patios, wheel slabs, walkways & shed entry slabs are part of the total square footage.
- ❖ There should be at least 13 ft. between power pedestal and any patio.

**Landscaping:**

- ❖ All in-ground plantings must be approved by the Landscape Committee (native species preferred).
- ❖ A leaseholder may plant native or ornamental trees 10 ft. from front, 7 ft. from side, 20 ft. from back.
- ❖ It is recommended that ALL plants be placed in containers.
- ❖ NO PLANTS are allowed on the rear 7-1/2 ft. of lot.
- ❖ Shrubs should be placed inside lot lines and not encroach on your neighbor's property.
- ❖ Trees will not exceed 20 ft. in height.
- ❖ Decorative rock and/or gravel is allowed as a lot covering.
- ❖ Permits for variances are submitted to the Landscape & Lot Management Committees.

