

# **Rules and Regulations for** **Red Rock Resort**

Red Rock Resort is a 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 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**. Please make sure all your guests are notified of this speed limit.
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 unless they have paid the nightly fee and notified Katherine or the Resort Hosts. Ice houses, tents, popups or castles are not allowed on lots or camper spots. Starting in June 1, 2023, we will provide a storage area available for those who want to store their ice house/castle at the Resort. The cost will be \$100/year. Please contact Bob or Kaloa, the Resort Hosts, if interested.
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 always keep music volume to a minimum.
5. Pets must be kept on leashes unless supervised. Supervised means that the pets stay on their owner’s property and don’t bother anyone else. Please pick up after your pets and never leave them outside unattended. (If your dog is on another tenant’s lot, the 1<sup>st</sup> time you will be given a warning, the 2<sup>nd</sup> time you will receive a \$50 fine and the 3<sup>rd</sup> time you may be asked to leave the Resort.)
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 contact Kingdom and have them sign off on the location of utilities or Wi-Fi hook ups. Also, please 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. All contractors must be approved by Kingdom or Kingdom’s representatives.

8. Kingdom will be responsible for any property taxes associated with any leased lot. Lot Owner's 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 or off of your lot. You must notify One Call and Kingdom before any digging. You will be responsible for any damages to underground lines.
9. Lots and structures cannot be rented out or subleased.
10. Lawns must be mowed. If you cannot keep up with the mowing, please make arrangements with a neighbor or the Resort Hosts. We will notify you if your lawn needs to be mowed. If it hasn't been taken care of in 5 days, we will have someone mow it and bill you \$50 for a camper spot and \$100 for a lot. 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.
11. Fire pits are required. No burning is permitted on the open prairie. Be aware of all burn bans. To check if a burn ban is in effect, go to Grant County's website [www.grantcountynd.com](http://www.grantcountynd.com) or check the Daily Fire Danger Rating at <https://ndresponse.gov>. There is also 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.
12. Please stay on the scoria roads provided for you. Do not cross other lots with any vehicle, including ATVs and golf carts. Please remember the Bureau does not allow ATV's or golf carts on their land.
13. All structures on your lot must be similar in color and be approved by Kingdom including the location on the lot. Please submit a drawing to the Resort Hosts showing the location and size of the structure you are planning to build. Kingdom will review the drawing and if approved, they will give you a formal approval so you can proceed with your building plans. Structures are not allowed on the camper spaces except for sheds. Structures must be skirted immediately and be structurally sound. Material sheds are not allowed.
14. 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.
15. Weapons are not allowed anywhere in the Red Rock Resort unless previously approved by Red Rock Management.
16. 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.**

17. 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. For sale signs can be put up within 10 feet of your home/trailer and the location of your home/trailer can be advertised.

18. Garbage service can be contracted with Lince Sanitation. Shawn can be reached at 701.220.3028.

19. Generators are not allowed on any lot with the exception of using one for a weekend during the winter (ice fishing and etc.).

20. The planting of trees is encouraged but before planting please get Kingdom's approval of the planting location so the trees will not block your neighbor's view.

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

22. 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 is 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 potable water that is tested monthly.

23. 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 July 4<sup>th</sup> and on July 4<sup>th</sup> of 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. (If fireworks are shot off at non-designated times, the 1<sup>st</sup> offense will result in a warning and 2<sup>nd</sup> in a \$100 fine and tenant may be asked to leave the Resort).

24. Notify Kingdom of any changes in address, contact numbers or email addresses.

25. 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.

26. We will notify anyone if there are damages done by weather.

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

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

29. Anyone who wants to drill a water well themselves must comply with the DEQ regulations.

### **Mobile Home Rules**

1. Mobile homes must be approved by Kingdom and have a 2010 manufacture date or newer or be approved by Kingdom.

2. All mobile homes must be skirted immediately.

3. If you are planning to add a structure to your lot, you must obtain a building permit from Grant County before you build. You will also need a permit if the size is larger, the location has changed, or the materials are considerably more expensive than the original. Contact the County Tax Director at 701.622.3311.

5. Sale signs can be within 10 feet of a home and the location can be advertised.

6. Mobile homes can put up a fence on their lot (4 feet or under). You must notify One Call and Kingdom before any digging. You will be responsible for any damages to underground lines.

### **Camper Spaces**

1. All campers will be required to put a tarp under unit. Red Rock will mow the playground area, tenants will be responsible to mow their camper spaces. If failure to keep up with mowing, lease may be at risk.

2. Sheds are allowed on camper spaces. The sheds need to be anchored down to prevent them from moving. If installing a shed, you will need to provide us with a tie down/anchor drawing, and we will need you to sign an agreement stating that you will be liable for any damages that may occur if the shed comes off its base. Some options for anchors are Ashman Premium Spiral Ground Anchors or Amazon's Minuteman Anchor Kit for Storage Sheds. The maximum shed size for camper spaces is 8' x 12'. Please make sure that everything on your camper space is tied down and put away before leaving the Resort. Red Rock Resort, LLC is not responsible for lost items. **Only one storage unit is allowed per camper space.**

3. We will notify anyone of any damage due to weather.

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 the 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 orange posts and 10 ft. (will be marked) away from back of lot. Do not remove orange posts as they are there to protect the sewer lines.
8. Camper spaces can put up a fence on their space (4 feet or under). You must notify One Call and Kingdom before any digging. You will be responsible for any damages to underground lines.
9. Camper spaces are not allowed to run their AC when they are not at the Resort **unless you own your space.** If AC is left on when guests are not at the Resort, there will be a \$5/day fee.
10. Send proof of insurance on camper with lease and lease payment.
11. All camper spots are responsible for watering the trees on their spot.
12. Fires must be in portable fire pits on the camper spots unless authorized by Kingdom. No scoria or brick fire pits that scar the ground are allowed.
13. All Camper spaces should use 220 cord instead of 110 due to amount of power being used in the camper.

### **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. To have your septic tank pumped, you can contact a septic pumper of your choice, or you can call the Resort's septic pumper, Jesse Kitzen with Kitzen Septic Service LLC at 701.319.0591.

2. Appropriate chemicals are a must in camper and holding tanks. The chemical helps break down the sewage. Do not put feminine products in tanks.
3. It is your responsibility to contact a septic pumper to pump your tank.
4. Keep access to holding tank outlets clear of objects.
5. New holding tanks must be approved by the state prior to submitting it to the resort for approval. The tank must a minimum of one thousand (1,000) gallons.

### **Red Rock Resort Awards**

We are offering Red Rock Resort referral rewards. If you refer someone who leases a lot or space for one year, you will receive One Hundred Fifty Dollars (\$150.00) off next year's rent. If you refer someone who leases a lot or space for 5 years, you will receive Three Hundred Dollars (\$300) off next year's rent. If you refer someone who purchases a lot, you will receive Seven Hundred Fifty Dollars (\$750.00) off next year's rent. You can also use your credit towards purchasing your camper spot or lot.

### **Lease Transfer Fees**

If a tenant wants to transfer their current lease to another person, there will be a \$250 lease transfer fee. If a current tenant wants to change lots/camper spots with the intent to lease, there will be a \$250 lease transfer fee. If a current tenant wants to change lots/camper spots with the intent to purchase, there will be no lease transfer fee.

### **Contact Information**

#### **SEPTIC TANK INSTALLATION AND TANK PURCHASES**

- Contact Chad Stern at Hard Rock Excavation 701.870.4005 (tank installation)
- Contact Doug at Dickinson Ready Mix 701.290.1860 (tank purchases)

#### **ELECTRICAL HOOKUPS**

- Contact Mor-Gran-Sou at 701.597.3301 (to establish your account)
- Contact Wutzke Electric at 701.400.9076 (for all your personal electrical needs)

#### **WIFI**

- Contact WRT at 701.460.9124

#### **RESORT HOSTS:**

- Contact Bob at 701.290.5774 or Kaloa at 701.290.8156 or email at redrockresorthost@gmail.com

#### **GARBAGE PICK UP**

- Contact Lince Sanitation at 701.220.3028

#### **BUILDING PERMITS**

- Contact Grant County Tax Director at 701.622.3311

## **SEPTIC PUMPING**

- Contact the Resort's septic pumper, Jesse Kitzan with Kitzan Septic Service LLC at 701.319.0591 or a septic pumper of your choice

## **OFFICE MANAGER**

- Contact Karrie at 701.220.0940 or email [tschidaredrockresort@gmail.com](mailto:tschidaredrockresort@gmail.com)
- Send proof of insurance on your structure and/or camper along with the lease and rent check to the following address: Red Rock Resort, 613 N 25<sup>th</sup> St, Bismarck, ND 58501.

## **UPDATES ON FACEBOOK**

- Facebook: Red Rock Resort – Lake Tschida – A Family Resort

## **WEBSITE**

- [www.Redrockresortnd.com](http://www.Redrockresortnd.com)

\*Red Rock Resort's Rules and Regulations can be updated or changed anytime at Kingdom's discretion.

\*\*Last updated 5.16.23