



MEMBER HANDBOOK

RULES & REGULATIONS

2022 REVISED EDITION

Applies to all members

Supersedes all previous editions

The primary consideration of these rules and regulations is to allow members and their guest's maximum enjoyment from the use of the O'Sullivan Sportsman Resort and the facilities thereon, while at the same time considering the health, safety, and general welfare of other members and guests. Some of these rules and regulations are specified and monitored by county and state governments and are conditions necessary to the operation of the resort. The staff at O'Sullivan Sportsman Resort and any of its affiliates is charged with the responsibility and has the authority to enforce these rules. Any rule or regulation is subject to change by O'Sullivan Sportsman Resort if the need for change has been determined.

As you read through these rules you will find that most are based on the "Golden Rule". We thank you in advance for your cooperation in making O'Sullivan Sportsman Resort a special and friendly place for vacationers like yourselves.

GENERAL

1. One membership card will be issued and must be presented for identification upon entering O'Sullivan Sportsman Resort. Membership cards may not be used by anyone other than members and their immediate family included in the membership contract. Temporary membership cards issued at the time of joining are valid for 90 days only, and will not be honored after that time. Only members in good standing, as defined under the membership contract and related documents, have the right to enter upon and use O'Sullivan Sportsman Resort facilities. We reserve the right to refuse service to anyone.
2. O'Sullivan Sportsman Resort will determine schedules for the use of all recreational facilities (pool, sauna, clubhouse, etc.). The recreational facilities are for the use of the members, guests, and resort staff only. Rules for the use of the facilities are posted at each facility and must be observed.
3. All facilities are to be used by the members and their guests at their own risk. O'Sullivan Sportsman Resort is not responsible for the loss of damage of any property of members or guests.
4. Under no circumstances shall minors be allowed to consume alcoholic beverages within any O'Sullivan Sportsman Resort facility, nor will illegal drug use by any person be tolerated.
5. Any person who defaces, damages, or destroys property or equipment of any O'Sullivan Sportsman Resort facility or property of a member or guest of an O'Sullivan Sportsman Resort facility shall be held liable for its full value. Members will at all times be responsible for their children, guests, and pets at O'Sullivan Sportsman Resort.
6. Receptacles are provided in convenient locations for all trash at O'Sullivan Sportsman Resort.

All trash, garbage and rubbish shall be deposited in the appropriate recycle and garbage bins. No member or guest will be allowed to accumulate trash, garbage, rubbish, or personal belongings on a campsite. Upon departure from a campsite, a member or guest shall leave the site clean and in good condition for the next member's arrival.

7. Laundry facilities are provided in back of the gas station. No O'Sullivan Sportsman Resort member or guest shall hang clothes or laundry outside to dry within a campsite (no clotheslines).

8. There will be no digging, excavation, or alteration of the terrain or other activity that will alter the natural conditions of the campsite. Fires are allowed in designated places only. There will be **no moving of fire pits and/or burning of trash or plastics!** During periods of extreme fire hazards or air quality periods, members and guests will abide by the decision of the park manager regarding the use of fires.

9. All Vehicles -All posted signs shall be observed. The speed limit on all roads within the resorts shall not exceed 5 miles per hour! Vehicles must be driven on the roads, please do not drive around speed bumps, follow the one-way arrows and the pedestrians walking always have the right away. Golf Carts/ATV's - must be legal and properly muffled. An adult shall accompany kids under the age of 14yrs. Golf carts and ATVs must stay off grass.

10. Overnight sleeping is not allowed in any facility other than a designated campsite.

11. The member or guest is provided water at each serviced campsite and is responsible for shutting off the water upon vacating a campsite.

12. No member or guest of O'Sullivan Sportsman Resort shall use a portable latrine or other system for the deposit of defecation material on any campsite, other than one presently attached and enclosed within a recreational vehicle. This latrine must be attachable to a campsite sewage system receptacle or dump site with a positive sewage connection. (No reverse osmosis) All self-contained waste storage tanks must have the outlet plugged except when connected to the campsite sewage system. If Tents are used, please move every 3 days to prevent the grass from dying.

13. O'Sullivan Sportsman Resort members, their families, visitors, and guests shall conduct themselves with decorum while on the premises and shall not engage in loud or boisterous conduct. Loud talking, singing, playing of musical instruments, etc., after 11:00 pm or before 8:00 am is not permitted in the resort. Any noisy equipment such as auxiliary generator may not be operated during this time. Radios, televisions, tape and CD players are to be kept at a volume that will not disturb others.

LIMITATION OF USE

1. Length of Stay: The length of stay at O'Sullivan Sportsman Resort is determined by the type of membership you own. It is the intention of O'Sullivan Sportsman Resort to honor the member's rights established in their original contracts. The following limitations of use will apply.

2. No member shall possess, hold, borrow, or own more than one O'Sullivan Sportsman Resort

campground membership. In the event any member acquires more than one membership, under any circumstance, such ownership will be grounds for the termination of all memberships in excess of one. Membership(s) terminated will be at the discretion of O'Sullivan Sportsman Resort.

3. No member may affiliate himself/herself with any other member for the purpose of continuous stay at O'Sullivan Sportsman Resort. No member may loan, rent, or otherwise allow usage of his/her membership other than immediate family as identified in his/her membership agreement.

4. Under no circumstances may an O'Sullivan Sportsman Resort member use any resort or combination of resorts for business or a permanent residence.

RESERVATION POLICY & PROCEDURE

1. Reservations are required for all stays. All members and guests will be charged.

2. Reservations may be booked up to one year in advance and in the case of legal holidays, must be booked 48 hours in advance.

3. To make reservations go to: <https://www.osullivansportsmanresort.com/>

4. For questions, please call the resort at:

1.509.346.2447 or email at: osullivan@sosmail.us

5. Members with reservations will be placed into an available site upon arrival. Members without reservations will be served on a first-come, first-serve basis after the allowance for reservations has been made.

6. Reservations will be honored until 5:00 pm on the arrival date unless a later time is confirmed by telephone on the arrival day.

7. Reservations for a specific campsite will not be accepted, however, park management will attempt to put a member in the space of his/her choice.

8. Members bringing guests into the resort are required to have a reservation. Guest usage is limited to two visits per year, per guest, and up to a maximum of three days per visit, unless space is available.

9. Cancellations for rental units must be received by O'Sullivan Sportsman Resort at least 48hrs days prior to check in date. If cancellation is not received 48hrs prior, a one-night rental fee will be charged to member.

CHECKING IN AND CHECKING OUT

1. Check in time is 12:00 noon, or later, on your arrival day. Check out time is 11:00 am on the day of your departure. Check in time may be earlier only if space is available.
2. All members and guests are required to register at the check-in office upon arrival, and have RV present at time of registration. Members may not proceed to any site prior to registration (must pick up and display vehicle passes). Members may not change sites without prior management approval. The member must provide the following:
 - a) A membership card and driver's license
 - b) Provide departure date

RULES CONCERNING FAMILY MEMBERS AND GUESTS

The following rules apply to members who wish to bring family members/guests not listed on their membership or in their contract.

1. These family members and guests are subject to the same rules and regulations as members and the member assumes all responsibility for any violations.
2. Members must make a reservation for family members or guests arriving or staying in a separate RV, tent or vehicle.
3. Family members and guests may visit two times per year. If the guest is occupying an additional site, there will be a going rate. If space is available, the guest may stay up to a maximum of 14 days, as long as the member is present.
4. On holidays or 3 or 4 day weekends, family members or guest must use the same site as the member.
5. O'Sullivan Sportsman Resort reserves the right to deny access to any guest or family member.
6. There will be no charge for family members or guests staying in the member's RV. There will be a charge for these family members and guests occupying another rental unit or camping space. There will be a charge for extra vehicles and Tents.
7. Family members and/or guests may not stay overnight without the member present.
8. All family members and/or guests must be registered upon entering the resort.

PET POLICY

1. Members may bring the usual household pets such as dogs, cats, or birds up to the maximum allowed by law.
Pure Breed Pitbulls and Pure Bred Rottweiler's are not allowed within the resort.
2. Pets shall not be left unattended, must be on a leash at all times and are to be well mannered

when outside the recreational vehicle.

3. The resort manager may request members to remove unruly, loud or misbehaving animals.
4. Pets are not permitted in any resort buildings, including, but not limited to the clubhouse, laundry facilities, restrooms, offices, swimming pool areas and rental units.
5. Members are responsible for the sanitary removal of pet waste and must observe all ordinances and regulations of the resort.
6. The resort manager has the authority to impound unleashed animals and/or call animal control. A fee will be charged for return of the animal.
7. Pets are allowed in Rental Units, the Member/Guest will be charged a one-time pet fee of \$50 per visit, per pet payable at the time of checkin. If pets are not registered, the Member/Guest will be asked to leave.

RECREATIONAL

1. Swimming pool/Clubhouse/Hot Tub/Sauna/Gym/Kitchen are for use by members and their guests only.
2. The resident manger has the authority to, without notice to the members, temporarily close pools and other facilities for maintenance or for inclement weather.
3. Children 12 and under must be accompanied by a parent or adult (over 18) when using the pool.
Gym - must be 18yrs +of age or accompanied by a parent for the ages 15yrs -17yrs.
Hot Tub/Sauna - 21yrs of age or at the discretion of management.
4. All members and guests are expected to observe and obey all posted pool and sauna rules, as well as those posted at the playground, basketball court, clubhouse, or any other recreational facilities.
5. Swimmers must wear swimsuits and refrain from entering the pool or Jacuzzi with suntan oil or lotion.
6. No lifeguards are provided by O'Sullivan Sportsman Resort -swimmers swim at their own risk.
7. Glass containers are prohibited in or near any pool areas.
8. No household garbage or animal waste to be deposited in restrooms.
9. Vandalism will not be tolerated, membership termination.
10. Kids will be at campsites and/or clubhouse at dusk. (no riding bikes after dark). Parents are responsible for their children.

SELLING OR TRANSFERING YOUR MEMBERSHIP

O'Sullivan Sportsman Resort is not responsible for assistance to any member wishing to sell his/her membership.

1. In the event a member sells his/her membership, the transfer to another party may only be affected upon forms provided by O'Sullivan Sportsman Resort. Unless specifically approved by O'Sullivan Sportsman Resort, only a membership that has been paid in full or owned more than 36 months is transferable. All transfers require a "transfer fee".
2. Until such time as O'Sullivan Sportsman Resort ceases to conduct sales presentations to the general public for membership in the O'Sullivan Sportsman Resort system, members are prohibited from soliciting anyone within the physical boundaries or adjacent to the boundaries of any O'Sullivan Sportsman Resort for the purpose of selling their membership in the O'Sullivan Sportsman Resort system. A violation of this rule will subject the member to a termination of his/her membership.
3. Please visit with the O'Sullivan Sportsman management with any questions with Selling or Transferring memberships.

STORAGE OF RV'S ON THE RESORT

Storage is available at the resort in designated areas; please contact each resort for additional rules and availability.

Members using a storage area shall agree to and abide by the following:

1. Storage is not intended to be permanent and may not exceed 6 months. The storage policy entitles a member to store their recreational vehicle.
2. Storage is on a space available basis and cannot be guaranteed. Check with the resort for the current storage fees and availability.
3. Use of any designated storage area will be at the sole risk of the member, and the member shall agree to hold O'Sullivan Sportsman Resort and any of its affiliates harmless from any liability or damage to member's property while in storage.
4. Members are responsible for moving his/her RV to and from the storage area. The resort may be able to move items in and out of storage for a fee.
5. Occupancy of vehicles while in storage is strictly prohibited.
6. Vehicles, recreational vehicles, boats, and other personal property may not be left on a site, unattended or unoccupied for a period exceeding 24 hours without management approval. Arrangements must be made for storage if time exceeds 24 hours and management approval is not available.

MISCELLANEOUS RULES & GUIDELINES

Hunting and Firearms: No hunting, wearing of, or discharge of firearms is permitted on resort property. Fireworks are strictly prohibited.

Group Gathering: Members may use the recreational facilities for group gatherings by receiving permission, however, no member shall be excluded from the facility while the gathering is taking place. Charges may apply to group gatherings depending on the occupancy.

All Visitors: Visitors will be allowed to visit registered members who are staying at the resort. Maximum number of people at anyone campsite, including the member and the member's family, shall not exceed 6 without prior approval from management. All Visitors must stop at the office and pick up the visitor. The registered member is responsible for the conduct of the visitors at all times.

Questions About My Membership: Questions may be answered by calling the office at: 1-509-346-2447.

O'Sullivan Sportsman Resort is committed to providing each member with a complete recreational system for each member to enjoy to the fullest extent possible. Because our membership family is so important to us, we actively solicit your help in keeping our properties clean and neat. We encourage you to be friendly, helpful, and respectful to your fellow members and please pass on your suggestions for improvement to either the resident park manager or to the office.

POLICY & REGULATION CONFIRMATION

RECEIPT OF O'SULLIVAN SPORTSMAN RESORT MEMBERSHIP HANDBOOK AND RULES & REGULATIONS

I/We the undersigned, hereby acknowledge that I/We have read, understand and agree to abide by the Membership Handbook and Rules and Regulations of O'Sullivan Sportsman Resort.

Member _____ Date _____

Member _____ Date _____



O'Sullivan Sportsman Resort
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