



P.O. Box 367 Cle Elum, WA 98922 (509) 674-4383

MOUNTAIN RIVER TRAILS CAMPING ASSOCIATION

RESTRICTIONS OF FACILITIES

(Updated July 25, 2026)

All disputes, should appeal be taken from the Board's decision, shall be submitted to Judicial Dispute Resolution, LLC, whose decision shall be final and binding. The prevailing party shall be entitled shall be to its costs and attorney fees and the decision may be registered as a judgment in a court of law.

Section 1: These restrictions may be amended within the bounds of the Kittitas County Code by qualified members of the Association present at a Semi-Annual, Annual meeting, or a special meeting called by the Board of Directors for such purpose. Each member will cast one (1) vote per membership regardless of the number of owners thereof. To amend these restrictions requires a majority affirmative vote of the qualified members present or by absentee ballot. Voting on any Restriction of Facilities issue will follow the same voting procedures as outlined for by-laws, as described in By-Laws Amendments and Additions, Sections 1, 2, 3, 4, and 5, of the Mountain River Trails Camping Association By-Laws. (revised 04/26/2025)

Section 2: Each member is responsible for maintaining their site and clearly marking the site with a small sign with its designated number, to be clearly visible from the road. Memberships must be free of fire and safety hazards or unsightly debris (Examples include: storage of flammable materials under a trailer or deck or near a fireplace, wood stacked against a fireplace, heavy growth of brush on the membership). Members will be given thirty (30) days' notice to correct any problem. If after thirty (30) days' notice the problem remains, the Board of Directors may enter the site and make the correction or designate an agent to do so. Costs incurred will be charged to the member.

Section 3: Survey stakes shall not be removed or otherwise tampered with. Survey stakes should be kept accessible (brush trimmed around, etc.) by the member. In any dispute over site boundary, the Board of Directors will measure the site and drive in survey stakes. The decision of the Board of Directors in all boundary disputes will be final. If the approximate location of a site boundary is overgrown with brush or in any other way inaccessible, it is the member's responsibility to clear such area in a way that allows the Board of Directors access.

Section 4: Any member of the Board of Directors or their designated agent (such as Territory Representative or Alternate, Caretaker, Fire & Safety committee member) may enter upon any campsite for any proper purpose. Territorial Representatives and Alternates may enter upon a campsite, but only in the territory they represent and only for the purpose of inspection for infractions of By Laws or site restrictions. No members other than those stated herein may trespass on another member's site.

Section 5: No member shall carry on loud or obnoxious activities on their site or such activity as would constitute a public nuisance. Amplified music that is objectionable to surrounding memberships is not allowed. Loud equipment such as generators, chain saws, weed whackers, log splitters, and similar machines shall not be in operation earlier than 8:00 A.M., nor later than 11:00 P.M. Generators may be operated without time restrictions September 15 through April 30. Heavy work requiring machinery, such as tree removal or topping, bulldozing, backhoe work, dumping of gravel, etc., unless in an emergency situation, may not be performed on holiday weekends (Memorial Day, Fourth of July, and Labor Day) when our campground is busier than normal.

Section 6: Livestock or dangerous animals are prohibited. Members may bring pets into the campground but shall maintain full and complete control of them. Members are limited to no more than two dogs per Membership. All animals away from the member's site must be tethered at all times. Members are liable for all actions of their pets and pets of their guests. No pets are allowed in the restrooms, clubhouse, or in the laundry room. Pet noises (whining, barking, etc.) will be controlled at all times. Owners are responsible for the immediate removal of the pet's litter within the campground. (revised July 26,2025)

Section 7: The use of tarps and RV winter covers is permitted on the Property, provided they are maintained in good condition and are limited to the following colors: white, gray, brown, green, camouflage, or black. Blue tarps are prohibited. Any tarp or cover that is excessively damaged, torn, deteriorated, or otherwise creates an unsightly appearance may be deemed noncompliant and subject to removal or replacement upon notice from the Board of Directors. This restriction applies to all tarps, and RV covers visible from roads, common areas, or neighboring memberships within Mountain River Trails Camping Association. (revised July 25, 2026)

Section 8: This section is no longer valid and has been removed by the membership. (Removed July 26, 2025)

Section 9: Construction, reconstruction, or remodel of any structure and/or waterline must be approved by the Board of Directors. Plans need to be submitted and approved prior to the start of work. Any revisions to approved plans must be submitted to the Board of Directors.

Section 10: Any recreational vehicle or travel trailer on campsites may not exceed the length as licensed by the State of Washington to operate on public highways. Any vehicle not classified as a travel trailer or recreational vehicle will not be allowed. The Board may ask any member to produce a registration proving the classification. If said vehicle does not meet the qualifications stated herein, members will be asked to remove the said vehicle from Mountain River Trails' property.

Section 11: Any recreational vehicle placed on a campsite for extended periods of time must have axles and tires intact, and all tires must be in contact with the ground or leveling pads at all times. No type of foundation will be allowed to lift any vehicle off the ground, which would classify a vehicle as a permanent home in accordance with state and county codes. All RV's must be currently licensed with the valid plate clearly visible and readable. All RV's must be roadworthy meaning tires inflated and readily drivable or towable. Any storage under or alongside of the RV that could inhibit prompt removal of the RV is prohibited. Towables must be facing the correct way with hitches facing the street to allow removal within 15 minutes in case of fire or other necessity. Exceptions to this hitch facing the street requirement, where lot size or configuration, or other circumstances, would permit similar access for prompt removal, may be permitted with written approval by the Board of Directors. Any inoperable motorized vehicle is prohibited on any campsite. (revised July 25,2026)

Section 12: Members may entertain guest camping units on their site provided there is room. Guests are welcome to use a courtesy site for a maximum of ten (10) continuous days. Checkout of courtesy sites must be made through the Caretakers. Guests must be accompanied by a member. All guests must register with

the Caretaker upon entering the campground. Guests are limited to a maximum of 30 days per year at MRT. Guests may not sponsor another party to enter the campground. (July 27, 2024)

- Only family members recorded with the Caretakers will be considered immediate family. The said immediate family members may use the membership in the absence of the member provided that they register with the Caretaker.
- Members are held responsible for the actions of their guests and immediate family members. Members are also responsible to see that their guests are registered.
- Only members whose names are on the certificate may buy and use gate cards.

Section 13: All children of guests or members under the age of eighteen (18) years of age will be requested to be on their respective campsites by 11:00 P.M. unless accompanied by an adult.

Section 14: Purchasers of multiple sites may place units on them for use of family and friends, but members may not rent or otherwise commercialize their campsites.

Section 15: Members holding multiple sites may not merge them into one site for the purpose of paying only one dues, as of the date of these revisions. Those sites, which are presently merged, may be subdivided and sold separately, but said subdividing must be approved by the Board of Directors and survey stakes will be placed by the Board of Directors.

Section 16: All vehicles shall be parked on the member's site. Courtesy sites may be used for parking if checkout is made through the Caretakers. Parking on Community sites is limited to the period of time the member or guest is using the site, or if checkout is made through the Caretakers.

Section 17: Members are responsible for knowing current procedures for using the security gate. Only one vehicle at a time is permitted per card entry. Any damage to the gate will be charged to the member for repair. No motorized vehicles may enter or exit the campground except through the main gate. Violations of the gate policy will result in the member being required to attend a Review Board Hearing. (revised July 26, 2025)

Section 18: Speed limit within the campground shall be five (5) miles per hour, and ten (10) miles per hour for the entry road, for all vehicles including mopeds, motor scooters, bicycles, automobiles, snowmobiles, golf carts, etc. Vehicles may be driven on the roads only, with the exception of bicycles, which may be ridden on the trails, if done so in a safe manner.

Section 19: Motorized vehicles, except snowmobiles, golf carts, and vehicles for the disabled, used by members and guests must be licensed for road use in order to operate within the campground. Operators must conform to all of the traffic codes for the State of Washington. Operators of all motorized and electric vehicles must be licensed drivers. (Revised May 16, 2026)

Section 20: Discharge of firearms, fireworks, and other weapons is prohibited on the campgrounds.

Section 21: Permanent water hook-ups or sewer hook-ups to established pipes are prohibited. Buried containers for the purpose of use as septic tanks or for gray water disposal are prohibited. All sewage and gray water may be disposed of at the dump stations located at restrooms #3, 4, and 7. Portable toilets may be dumped at these locations. No watering, including automatic sprinkler systems, is allowed when the member is not physically in camp. No gray water shall at any time be drained elsewhere in the camp. All fines levied by Kittitas County to MRTCA for violation of the above section will be added to the offending member's account as an "other financial Obligations" under By-Laws, General Membership Provisions, Section 2, annual dues, which states "All other financial obligations to MRTCA are due within one month or the member will be denied use of the campground."

Section 22: No watering, including automatic sprinkler systems, is allowed when the member is not physically in camp. All water hook-ups must be disconnected and winterized no later than November 15. They may be reconnected for use after March 15.

Section 23: As of the date of these revisions, concrete drive pads will be only allowed for the purpose of leveling a recreational vehicle but said pads will not exceed one (1) foot beyond the width and length of any axle group.

Section 24: No live evergreen tree in excess of four (4) inches in diameter may be removed without first obtaining written permission from the Board of Directors. When an evergreen tree is removed, the member will replace the removed tree with another evergreen tree. Cottonwood trees, snags, windfalls, or other dangerous trees, on your membership, may be removed without permission from the Board of Directors.

Section 25: Members shall not post "For Sale" signs for any purpose on their campsites. Any sites that are put up for sale by the member shall be posted as directed by the Board of Directors. Any unauthorized signs will be removed.

Section 26: All fireplaces must be constructed of mortared masonry, block, or brick. A stone fireplace is acceptable as long as it is lined with two (2) inch concrete or firebrick. Stone may not be taken from the river or its banks. Metal stoves are acceptable. Fireplaces and stoves must be set on a four (4) inch thick, poured concrete slab foundation, not to exceed three (3) feet beyond the base of the structure. All fireplaces must have a fourth-inch (1 /4) heavy gauge wire mesh screen, or plate, no higher than the point of the last mortared layer of masonry, block, or brick, over the top of the stack, and on any open areas. Stoves must also have the same heavy gauge mesh screen, or plate, over the top of the stack, and on any open area.

- Propane fireplaces are permitted, as long as they follow the same rule for the foundation.
- Portable fireplaces are permitted, as long as they follow the same rule for the foundation. Portable propane fireplaces under 1 and 1/2 feet in diameter, or 2 foot square, require only pavers underneath.
- Fire pits are permitted, as long as they follow the same rules for their lining and mesh screens. Fire pits should not exceed a three (3) foot diameter and two (2) foot high limit. Foundations should extend two (2) feet beyond each edge of the fire pit.
- A six (6) foot distance must be maintained from any tree, woodpile, structure, or vehicle. The person attending the fire must have a charged water hose immediately accessible at all times. A fire extinguisher must be available and easily accessible on the membership. The fire must be completely extinguished when unattended. The fireplace must be maintained in good repair.
- Any fire/fireplace, fire pit, or stove deemed dangerous, damaging, or detrimental to the campground or its members will not be permitted.

Section 27: Violations of these restrictions, rules, and regulations, or any activity deemed to be dangerous, damaging, or detrimental to the Association shall be reported to the Board of Directors for review. Upon receipt of said complaint, the Board of Directors can either issue due notice to correct a problem, or they have the option of requiring the member to appear before a review board hearing for disciplinary action. Any notice to appear at a review board hearing shall be by certified mail to the members last known address in the MRT files, or by Service by personal delivery (no e-mails or telephone calls are acceptable as official notice to appear). The member and the review board shall be allowed to present witnesses to the incident at the review board hearing. The member shall have the right to appear and/or submit their appearance (along with signed witness statements) in written form by certified mail prior to the review board hearing. The review board shall consist of five (5) or three (3) members (depending on member participation) in good standing with the Association. Members of the review board shall be selected through

a neutral process established by policy. No person with a conflict of interest may serve. If there is not enough membership participation, a Board Member will fill the vacant spot on the review board. Under no circumstances shall Board Members constitute a majority of the Review Board. Should such an event occur, The Review Board File shall contain a delineation of the efforts made to secure non-Board member participants. A Board Member shall oversee the proceedings solely to ensure the hearing is conducted fairly, orderly, and respectfully. The overseeing Board Member shall not participate in deliberations or decision-making unless they are serving as an appointed member of the Review Board. *No more than one individual from the same family (including, but not limited to, a spouse, son, daughter, sibling, and/or in-law) or from the same membership or joint membership may serve on the same Review Board.* Disciplinary action can be taken in the following forms:

1. Verbal reprimand – informal warning
 2. Written letter of reprimand to be maintained on file – documented warning
 3. Probationary membership status for a defined period, subject to conditions set by the board
 4. Temporary suspension (up to one year) – loss of access to the association, or
 5. Permanent revocation of members(s) involved, and forfeiture of all funds paid in conjunction with membership.
- Temporary suspension is to mean no usage of the member's site by the member(s) involved for the period of suspension. The member and immediate family shall be restricted from the campground as guests also. Threats directed toward Board members or reporting parties or harassment of the same will be grounds for full suspension of violator for up to one (1) year per incident. Threats directed towards members or harassment of the same by any Board member will be grounds for removal from the Board and full suspension of violator up to one (1) full year per incident. Vandalization or destruction of any member's property, or any MRTCA property, by a member, immediate family member, or guest, will be grounds for an automatic forfeiture of the offending member's membership. (July 25, 2026)

Section 28: Camping shall be limited to no more than one hundred eighty (180) days per calendar year per membership, regardless of the number of campsites owned, controlled, or used by that membership. For purposes of this section, a "day" is defined as any calendar day during which a member or any associated occupant is present at Mountain River Trails, including arrival or departure days. Any portion of a day, including overnight occupancy or presence past 12:00 a.m., shall constitute one (1) full day toward the annual camping limit. Camping duration limits apply collectively to the member, household members, immediate family, guests, and any other persons occupying campsites under the same membership. Occupancy of multiple campsites, rotation between sites, alternating campsites, or temporary relocation within Mountain River Trails shall not extend, reset, or increase the allowable camping time. Permanent residence at Mountain River Trails is strictly prohibited, except for authorized caretaker positions approved by the Association. (Revised May 16, 2026)

Section 29: Waterways (the water flow, banks, and beds of: river, lake, creeks, etc.) must remain in original state. If any improvement or change is desired, the member must contact the Board of Directors to receive the proper information and State application forms. Upon State acceptance, the Board of Directors' approval is required. There is no rock throwing allowed in camp.

Section 30: Smoking is prohibited in any Mountain River Trails buildings (including the restrooms), except the Caretakers' private quarters. A twenty-five-foot distance must be maintained between the building and a smoking area.

Section 31: No more than two (2) recreational vehicles may be located on a membership for more than 270 days per year.

Section 32: It is unlawful to operate any motors on Lake Morel unless authorized by the Board of Directors for lake maintenance.

- An adult must accompany children using the lake.
- Recreational lake users must follow posted regulations.

Section 33: Growing, producing, or selling of drugs is not allowed in the campground.

Section 34: A member shall not use the MRTCA address as their mailing address. This is to avoid the appearance of permanent residency at Mountain River Trails, which is prohibited by law except for caretaker positions.

Section 35: MRT management will plow, or have plowed, the access road and all clubhouse area parking lots, and road from shop to playground anytime there is 8" or more of snow accumulation on those surfaces.

- MRT will not normally plow other internal camp roads. Members going beyond the plowed points will do so at their own risk and their own expense of getting in or out.
- If for some reason MRT plows any portion of said other internal roads, any member use of these roads will still be at members own risk and expense. Members will be billed replacement value and/or labor costs for any damage created by them entering, exiting, or driving unplowed areas. They will be given 30 days to satisfy that debt from the date of billing statement or will be locked out and considered a member in bad standing until debt is satisfied. After 30 days you will be charged a \$5 a day late fee on top of the original debt. If at any point the total debt reaches \$1000 your membership may be permanently revoked and collection procedures initiated.

Section 36: Members may park their vehicles for no more than 48 hours in the MRT parking lots, unless more time is pre-authorized by the board of directors.

- Any member violating this rule may be towed at members' expense. Member may also be fined \$50 for violating these guidelines. Member will be given 30 days to satisfy that debt from the date of billing statement, or will be locked out and considered a member in bad standing until debt is satisfied. After 30 days, you will be charged a \$5 a day late fee on top of the original debt. If at any point the total debt reaches \$1000, your membership may be permanently revoked and collection procedures initiated.

Section 37: Only people authorized by the board of directors may operate the MRT managed backhoe or any other MRT managed equipment or vehicles.

- Anyone operating the MRT managed backhoe or MRT managed vehicles or equipment must first be added to the insurance policy for the entire duration of that use, unless in an emergency and pre-authorized by the board of directors.
- No member may plow internal roads with personal or hired equipment, unless prior authorization is first obtained from a majority vote of the board of directors and only for emergency situations.
- Even with authorization, any damage will still be billed to the member plowing or having plowed, any internal road.
- Anyone caught violating these rules will be fined \$500, and will be responsible for any damage to said equipment, and for any damage caused by the use of said equipment. They will be given 30 days to satisfy that debt from the date of billing statement or will be locked out and considered a member in bad standing until debt is satisfied. After 30 days you will be charged a \$5 a day late fee on top of the original debt. If at any point the total debt reaches \$1000 your membership may be permanently revoked, and collection procedures initiated.

Section 38: No access to MRTCA campground for camping or any other activities will be allowed in MRTCA from December 15, 2025, through March 1st, 2026, to allow the caretakers and/or possible contractors unrestricted access to do work throughout MRTCA property. Any unauthorized access will be subject to criminal trespass. (revised July 26,2025)

Section 39: MRTCA memberships are intended for recreational camping using RVs, tents, and similar setups. They are not to be used for the storage of non-camping items, including but not limited to boats, boat trailers, utility trailers, snowmobiles, or any other equipment not directly related to camping. The final determination of what constitutes non-camping items rests with the Territory Representatives, Board of Directors, or caretakers. (created July 26, 2025)

Section 40: All RVs remaining on MRTCA property between November 15th and March 15th must be registered with the office and approved by the MRTCA Board of Directors. Any RVs not complying with this policy may be subject to impoundment. (created July 26, 2025)

Section 41: Snowmobiles must be registered with the office if left unattended on MRTCA property. They are only permitted in the camp during winter months, defined as the period November 15th to March 15th, or as extended for a specific year by the Board of Directors if warranted by snow conditions. They may not remain at the camp during the off season. Any snowmobile left unattended for more than 72 hours during the winter period must be placed on a transport vehicle, such as a truck or haul trailer, in compliance with the Washington State Department of Transportation regulations. Operators must be of age and licensed to drive a vehicle. No person under age 12 shall operate a snowmobile in MRT. Persons between 12-16 must have passed a Snowmobile Safety Course to operate in MRT. (created May 16, 2026)