

HILAH AYERS



With the September long weekend upon us and off-season preparations beginning, we would like to take this opportunity to thank everyone for making the 30th anniversary season of Hilah Ayers Wilderness RV Park so special and to remind tenants of all year-end expectations. Although this bulletin contains information that is repeated and reiterated on an annual basis, it is important to review and understand it.

Written permission is required in order to store additional trailers, vehicles,

watercraft and associated equipment including boat racks, hoists, and pier sections on site as per the lease agreement and so long as paraphernalia fits appropriately on the premises and proper site maintenance is upheld, approval will undoubtedly be granted. Conversely, personal property that protrudes from individual lots and hinders ground keeping crews from effectively caring for the RV resort will need to be moved offsite; failing to comply will result in a \$35 per week penalty.

The storage enclosure on the north end of the campground remains available for tenant and patron use. Modest monthly storage fees (\$20 for members, \$25 for nonmembers, plus GST) will be implemented this offseason and it is absolutely imperative that occupants obtain a tag in the office prior to using the storage area so that permissions can be confirmed and communication with owners can be established if need be. The storage compound will be locked upon season end, but we strongly recommend the use of locks and safeguards for additional security. Retrieval of items in the offseason will be accessible by appointment; weather and condition permitting.

In regards to the highly anticipated lot overages assessment relating to structures identified by the county as exceeding allowable building regulations for campgrounds and RV resorts, we feel that tenants should already know what to expect in terms of remittance requirements due to the fact that corresponding leasehold improvement fees have been disclosed for quite some time now. With that being said, we have concluded our own internal audit, but felt it was unfair to assess these upgrades midseason; therefore, we ask that tenants submit payments based on the state of their site at the start of the camping season (May 1st). Any requests and subsequent undertakings completed since should be excluded from fee calculations. Inaccurate reporting will be addressed on a case by case basis, but we adamantly encourage all members to be as forthright as possible and to ask as many questions as necessary if any uncertainty exists. A breakdown of the charges are outlined in the following illustration, but please keep

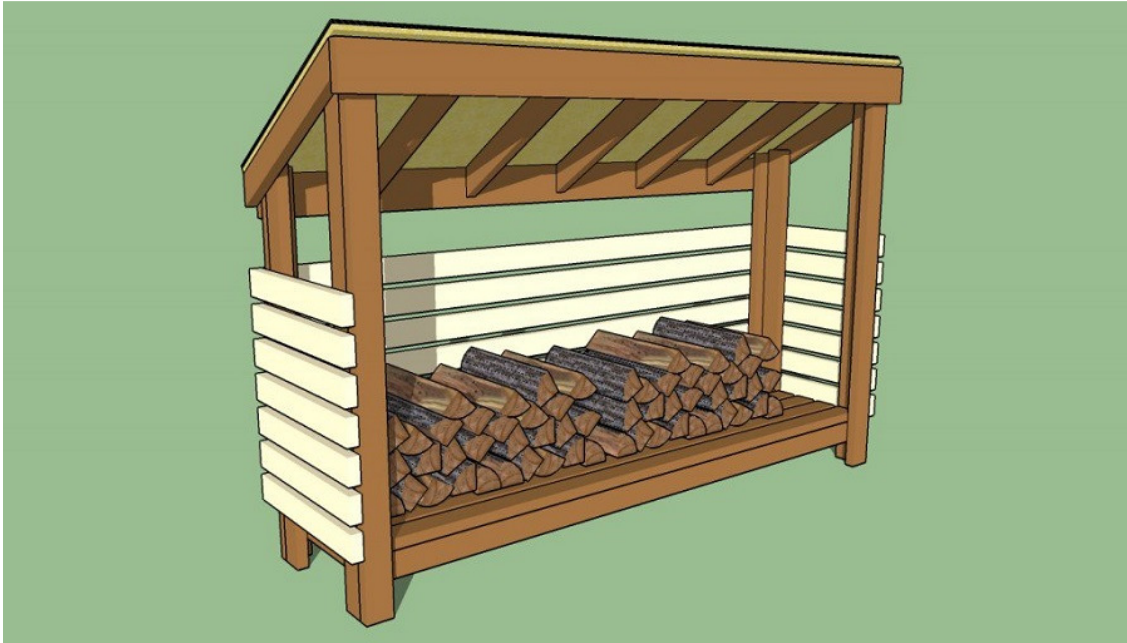
in mind that these fees are subject to GST and pertain to **each** improvement observed.



	LOT IMPROVEMENT	RATE PER YEAR
1.	Additional Shed <small>(per shed; first shed & unenclosed woodsheds exempt)</small>	\$50
2.	Permanent Gazebo <small>(portable/temporary gazebos exempt)</small>	\$50
3.	Covered Deck	\$100
4.	Carport	\$100
5.	Arizona Room	\$200
6.	Bunk House	\$250
7.	Cabin/Cottage Style Dwelling	\$350
8.	Park Model Trailer	\$500

For further clarification on overages, the following explanations are provided. Sheds are to be no bigger than 10' X 10' or equivalent in square footage and deck boxes are in no way considered an overage. If a shed exceeds the aforementioned square footage, an additional shed fee will need to be paid even if it is the only one

on site. A wood shed is also exempt from the assessment and should be similar in nature to the following example. If this type of structure becomes fully enclosed though, its exemption will be lost.



The remaining improvements are a little more transparent and much easier to define. The difference between a temporary gazebo and a permanent one is quite obvious and is demonstrated below; however, a completely enclosed permanent gazebo is contrarily labeled as an Arizona room. Covered decks, carports, and structures intended to provide shelter to motor homes and trailers are identically assessed and clearly identified. An Arizona room is characterized as a patio or deck that is covered and either screened-in or otherwise enclosed to replicate an outdoor setting, a bunk house is simply a structure governed by the same size stipulations as sheds that provide overnight accommodations for additional family members and guests, a cabin/cottage style dwelling is essentially a significantly over-sized bunk house, and no further explanation should be required for a park model trailer. Claiming that a structure is a shed when it is indeed used for accommodation purposes will not be taken lightly, will reflect poorly on tenancy,

and could lead to eviction so it can't be stressed enough just how paramount truthfulness is. As previously advised, tenants are still afforded until the end of the camping season to submit payment; therefore, please do so by September 30th as interest charges will accumulate from that point forward.



Finally, a few other brief topics that need to be addressed are as follows - this is the last weekend of the season that the Evergreen Eatery will be open and a half price discount will be offered on all menu items from now until Monday, but supplies are limited so come order a delicious meal at unbelievably affordable prices while you can. With all the family focused events that we regularly host and the many more that are being planned for the future, we are looking to assemble a volunteer committee within the park that can assist with these ongoing initiatives. The more people that are willing to contribute their time, the more events members will be able to enjoy so please respond via email if you are interested in helping. Power will be shut off after the Thanksgiving long weekend on Tuesday, October 10th, resulting in the deactivation of the automatic gates as well, and water lines will be blown out simultaneously or upon the first frost, whichever occurs sooner. All power cords and hoses must be unplugged before departing for the offseason and we'd appreciate being notified of any leaky hose bibs and grading concerns as

soon as possible as we'd like to rectify water issues prior to the return of freezing temperatures. Septic tanks are to be emptied by the end of September and those that disregard this advisement risk potentially paying premium rates for septic services and forfeiting damage deposits. Additional enhancement projects will continue throughout the offseason and we will continue to keep you posted as they are completed. Thanks again for making this summer one we won't soon forget!