



STATE OF WASHINGTON  
DEPARTMENT OF LICENSING

Highways-Licenses Building • Olympia, WA 98504 • (206) 753-6918

11-5-88  
AUG 03 1989

~~260-586-4575~~

**OPERATOR'S PUBLIC OFFERING STATEMENT  
FOR A  
STATE OF WASHINGTON REGISTRATION  
OF CAMP RESORT CONTRACTS**

**PART I**

Registration File No. CR-001 Permit No. CPR 001-08-88  
Expiration Date of Permit August 10, 1989  
Name of Operator PERRY-COOPER, INC.  
Name of Camp Resort Association (if any) LAKE CONNOR PARK  
Name of Project 14320 28th NE LAKE STEVENS, WA 98258  
Location of Project \_\_\_\_\_

The operator of the project identified in this public offering statement has registered camp resort contracts (as defined in RCW 19.105.300(2)) with the Investigation and Enforcement Division, Department of Licensing, state of Washington. The registration for the registration is to be found in the state of Washington Camping Resort Act (RCW 19.105). The contracts registered and of record with the agency are identified and described as follows:

1644 camping club memberships with sales prices ranging from \$4000 to \$15,000.

**PUBLIC OFFERING STATEMENT**

RCW 19.105 REQUIRES THAT EACH PROSPECTIVE PURCHASER BE PROVIDED WITH WRITTEN DISCLOSURE DEFINED IN WAC 460-90A-027 AS A PUBLIC OFFERING STATEMENT. CHAPTER 460-90A-032 WAC REQUIRES THAT THE OPERATOR OR ITS AGENTS SHALL PROVIDE EACH PERSON ATTENDING A TOUR OR PRESENTATION WITH THE AGENCY REGISTERED PUBLIC OFFERING STATEMENT PRIOR TO A PRESENTATION OR A CAMP RESORT CONTRACT.

**CANCELLATION RIGHTS**

The Camping Resort Act provides that you may cancel any camp resort contract which you may have signed, provided you (1) send a notice of the cancellation by certified mail (return receipt requested) to the camp resort operator and the notice postmarked no later than midnight of the third day following the day on which you signed the contract. In addition to this cancellation right, if you should sign a camp resort contract at a location other than a camp resort property or facility without inspecting a camp resort property or facility with camping sites or proposed camping sites, you may by written notice without inspecting a camp resort property or facility with camping sites or proposed camping sites, you may by written notice by certified mail (return receipt requested) cancel the camp resort contract by mailing the notice postmarked not later than midnight of the sixth business day following the day of which you signed the contract.

It further provides that if you should cause the camp resort operator to receive a timely notice of cancellation, he shall promptly refund any money or other consideration which you have paid. Following this paragraph is the address to which cancellation notices are to be sent, should you choose to cancel:

PERRY-COOPER, INC.  
P.O. Box 260  
Burlington, WA 98233

### **REGISTRATION WITH THE STATE OF WASHINGTON**

Washington State's Camping Resort Act (RCW 19.105) requires that under certain circumstances operators of camp resorts and recreational vehicle parks must register with the Department of Licensing the contracts which they propose to market in the state of Washington. One purpose for registration is to provide prospective purchasers with certain disclosures about the operator, its properties, facilities and recreational program.

### **DISCLAIMER**

RCW 19.105.520 provides that neither the fact that an application for registration nor the written disclosures required by this chapter have been filed, or exempted, constitutes a finding by the director that the offering or any document filed under this chapter is true, complete, and not misleading, nor does the fact mean that the director has determined in any way the merits or qualifications of or recommended or given approval to any person, camp resort operator, or camp resort contract made to any prospective purchaser or any representation made in this document inconsistent with the facts.

### **SALESPERSON**

The Camping Resort Act and its implementing rules requires that all persons offering camp resort contracts for sale (1) shall be registered under the Act as camp resort salespersons, (2) shall display his registration form in a conspicuous location on the premises where his contact with the public for purposes of making sales most often occurs and (3) shall clearly identify himself or herself by means of a business card, lapel pin, or by other means, upon contact with any prospective purchasers. Should for any reason a salesperson fail to identify himself or herself, you should ask for such identification.

### **PURCHASER COMPLAINTS**

Purchasers who believe that conditions are not actually as stated in the Public Offering Statement, or that the registrant or its agents have not complied with the affidavits as made in this statement, or that there have been deceptive marketing practices, are requested to contact: Investigation and Enforcement Division, Department of Licensing, P.O. Box 2445, Olympia, Washington 98507.

## **PART II**

### **ATTACHMENTS TO THIS PUBLIC OFFERING STATEMENT**

The following documents are considered by reference as incorporated within and to be a Part II of this Public Offering Statement. Actual purchasers are to be given a copy or prototype of each of the following documents (operators are not required to provide these documents to non-purchasers):

HUD PERPERTY REPORT  
LAKE CONNOR PARK BY-LAWS  
SALES CONTRACT

## DOCUMENTS TO BE SIGNED BY PURCHASERS AND THEIR PURPOSES

Purchasers will sign the following documents at the time of closing and for the stated purposes.

- (1) Public offering statement  
Provides purchaser full and complete information about the project
- (2) HUD Property Report:  
Notice and Disclaimer
- (3) Acknowledgement of visitation:  
Purchaser certification that they have seen the property
- (4) Contract of purchase:  
Agreement entered into with the developer stating terms and conditions of the sale

STATE OF WASHINGTON

CAMP RESORT AND RECREATIONAL VEHICLE PARK REGISTRATION  
(Pursuant to RCW 19.105 (Camping Club Act))

DEVELOPER'S INFORMATION ON  
LAKE CONNOR PARK

TO THE READER: This part of the Public Offering Statement (POS) contains information about this registered camping club project that has been provided by the registrant. The statements and representations in this part of the POS are those of the developer.

A. THE CAMP RESORT OPERATOR:

PERRY-COOPER, INC.  
P. O. Box 1435  
Mount Vernon, WA 98273  
(206) 424-8774

PRESIDENT: Thomas D. Perry

Principal occupation last fifteen years, real estate. Primary developer of Lake Connor Park since 1972.

THE COMMON-INTEREST ASSOCIATION:

Lake Connor Park  
14320 - 28th N. E.  
Lake Stevens, WA 98258

B. THE PROJECT: GENERAL INFORMATION:

Lake Connor Park is located 1-1/4 miles northeast of the city of Lake Stevens, Washington and was known as Boy Scout Camp Sevenich prior to 1972.

The project was completed in 1980 and offers three club houses, two swimming pools, 12-acre lake access, Pilchuck River frontage, nature trails, play areas, and 1644 camping sites. Non-members are allowed only as guests of members.

C. FACILITIES, AMENITIES, PARK SITES, AND PROGRAMS THAT ARE PROMISED OR PLANNED:

All amenities as required of developer are 100% complete.

D. THE NATURE OF THE INTEREST WHICH YOU ARE PURCHASING:

The purchaser acquires, for a clearly stated price and payment terms, one membership in a cooperative and is assigned an exclusive right to occupy a specific campsite.

Voting and membership rights:

- (A) Each membership equals one (1) vote.
- (B) Member may vote by proxy or by mail.
- (C) 10% of total memberships in good standing constitutes a quorum to conduct an association meeting.
- (D) The annual association meeting shall be the third Saturday of August annually.

- (E) Present voting control is with its members.
- (F) Membership lists are considered private.
- (G) Only members in good standing may vote at any election or meeting requiring a vote.

E. OWNERSHIP OF PROJECT PROPERTIES AND ENCUMBRANCES, LIENS, AND OTHER CONDITIONS AFFECTING OWNERSHIP:

The property has no encumbrances, liens, mortgages, or judgements. The Lake Connor Park Association has clear title to all properties and improvements.

It is the opinion of the Board and Boards employed CPA that since 1981 the dues have not covered expenses. Lake Connor Park has relied on interest and extra income to pay maintenance costs.

F. PURCHASER PROTECTIONS: ASSURANCES OF FUTURE AVAILABILITY OF THE PROMISED CAMP RESORT SITE, FACILITIES, AND PROGRAM:

ASSURANCES OF FUTURE AVAILABILITY OF LAKE CONNOR PARK AND ITS IMPROVEMENTS ARE IN THE HANDS OF THE ASSOCIATION AS SOLE OWNERS.

G. SUMMARY OF PURCHASER'S RIGHTS TO AND RESTRICTIONS FOR USE OF PROJECT SITES AND FACILITIES:

Restrictions affecting use and enjoyment are governed by (A) County zoning, (B) By-Laws of Lake Connor Park, and (C) Code of Operational Standards of Lake Connor Park.

- (1) Snohomish county zoning restricts the length of stay to 180 days per year.
- (2) Snohomish county code limits are a maximum of 10 residents as emergency security and maintenance.
- (3) Use of property by friends and relatives of members is limited to 30 days per year.

H. RESTRICTIONS ON SALE, TRANSFER, OR ASSIGNMENT OF MEMBERSHIPS.

THE ONLY RESTRICTION ON SELLING OR ASSIGNING MEMBERSHIPS IS THAT ALL CONTRACT OBLIGATIONS AND FEES MUST BE CURRENT.

I. THE PURCHASER COSTS: A SUMMARY OF UNUSUAL, IMPORTANT OF HAZARDOUS FINE-PRINT PROVISIONS:

Fine print of purchase contract is nonexistent. Interest is charged at rates from 10% to 15% (based on down payment amount). Formula for computing interest is on the monthly declining balance (simple interest).

Purchase contract is not recordable form as memberships are an "Undivided interest".

The annual dues per member is \$360.00 paid quarterly (January 1, April 1, July 1, October 1) at the membership office, P. O. Box 158, Lake Stevens, WA 98258.

Purchase contracts are assignable.

Purchaser's membership may be cancelled:

- (1) After he is ninety or more days delinquent in his purchase payment obligation, with at least 10 days prior written notice of such delinquency.
- (2) After he fails to pay quarterly dues for a period of at least 90 days.
- (3) For failing to abide by the terms of the By-Laws of Lake Connor Park and particularly the restrictions in the "Code of Operational Standards".

DEVELOPER-ARRANGED FINANCING:

The developer, Perry-Cooper, Inc., finances sales to the original purchaser. Interest rates are from 10% to 15%, based upon down payment amount. The developer services all collections.

J. CAMP COAST TO COAST AFFILIATION:

Lake Connor Park is not affiliated with "Coast to Coast"..

K. INVESTMENT POTENTIAL:

"The developer and its agents will not be selling or advertising this project of the purchaser's contracts for investment purposes. Any sales person making such a representation has no authority to do so, and, if doing so, may be in violation of the state's camping club act (RCW 19.105) and the conditions to registration of the project."



L. GOVERNING DOCUMENTATION - THE LAKE CONNOR PARK COMMON INTEREST ASSOCIATION

- (1) The developer is not required to pay dues or assessments on unsold inventory as per contractual agreement.
- (2) The project's operating funds are derived by means of dues assessment. This expense and income is managed by a finance committee and/or board of directors.
- (3) Audit of project accounts is not required.
- (4) Background information.

Lake Connor Park was incorporated May 1, 1972, as recorded with the Secretary of Washington State. Its official mailing address is: P. O. Box 158, Lake Stevens, Washington, 98258.

The purpose for which the corporation is formed is to provide camping and recreational facilities for its members.

The association is responsible for maintenance of these facilities.

Original Board Members consisted of four (4): they were: Bernard Albertson, Von Cooper, Thomas Perry, and Warren Gilbert Jr. Their term did not exceed six (6) months and were appointed to the position. Each Board Member shall be elected to that position and nominated by a committee. The term of each Board Member shall be three (3) years.

~~X~~ The officers of the association shall be the board of directors. These members/officers shall serve without monetary consideration.

M. THE LAKE CONNOR PARK ASSOCIATION: GOVERNING OPERATION

- (A) A director may be removed from office by:
  1. 2/3 vote of the members at any special or regular meeting of the membership.
  2. Unexcused absence from three (3) consecutive meetings of the Board of Directors.
- (B) The Board of Directors shall have the power to adopt and publish rules and regulations governing the properties and affairs of the corporation and the club.
- (C) Board meetings are mandatory and are open to any member in good standing. Meetings shall be held at such time



provides that if you should cause the camp resort operator to receive a timely notice of cancellation, he shall return any money or other consideration which you have paid. Following this paragraph is the address to which notices are to be sent, should you choose to cancel:

R, INC.  
0  
WA 98233

### **WITH THE STATE OF WASHINGTON**

Washington's Camping Resort Act (RCW 19.105) requires that under certain circumstances operators of camp resorts and vehicle parks must register with the Department of Licensing the contracts which they propose to market in Washington. One purpose for registration is to provide prospective purchasers with certain disclosures about properties, facilities and recreational program.

The Act provides that neither the fact that an application for registration nor the written disclosures required by this Act, if filed, or exempted, constitutes a finding by the director that the offering or any document filed under this Act is complete, and not misleading, nor does the fact mean that the director has determined in any way the merits of or recommended or given approval to any person, camp resort operator, or camp resort contract made by the purchaser or any representation made in this document inconsistent with the facts.

The Camping Resort Act and its implementing rules requires that all persons offering camp resort contracts for sale (1) shall register as camp resort salespersons, (2) shall display his registration form in a conspicuous location on the premises where his contact with the public for purposes of making sales most often occurs and (3) shall clearly identify himself by means of a business card, lapel pin, or by other means, upon contact with any prospective purchasers. If for any reason a salesperson fail to identify himself or herself, you should ask for such identification.

### **COMPLAINTS**

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PROPERTY REPORT  
CONNOR PARK BY-LAWS  
SALES CONTRACT

## DOCUMENTS TO BE SIGNED BY PURCHASERS AND THEIR PURPOSES

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- (1) Public offering statement  
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and place to be accessible to members. The agenda shall be prepared by Board President and/or Secretary.

- (D) Annual or any special meeting will be held on a given date upon ten (10) days written notice to the membership. One tenth (1/10) of the membership shall constitute a quorum for the transaction of business.
- (E) The following are committees formed from volunteer members:
- |         |            |                     |
|---------|------------|---------------------|
| Finance | Activity   | Fire & Safety       |
| Dance   | Inspection | Grounds & Equipment |
| Teen    | Membership | Nominating          |
- (F) Association books and records shall be kept at the membership office and maintained by the treasurer. A member may review these records with prior written request to the treasurer.
- (G) Association minutes shall be kept at the membership office and maintained by the secretary. A member may review the minutes with prior written request to the secretary of the board.

STATE OF WASHINGTON  
**CAMP RESORT CONTRACTS REGISTRATION  
PURCHASER'S RECEIPT FOR PUBLIC OFFERING STATEMENT**

**TO THE PURCHASER** You are requested to sign this receipt. Your doing so will protect both you and the seller. Do not sign this receipt until you have received your copy of the disclosure statement and made certain that it is the one dated and referred to on this receipt page and that all pages are intact.

**RECEIPT**

On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, I received a public offering statement consisting of 5 pages of the camp resort LAKE CONNOR PARK

Camp Resort No. CR-001. Its issuance date was August 11, 1986 and it showed a permit to market effective until August 10, 1989

Signed on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
SIGNED

\_\_\_\_\_  
NAME TYPED OR PRINTED

\_\_\_\_\_  
SALESMAN SIGNATURE (witness)

\_\_\_\_\_  
STREET ADDRESS

\_\_\_\_\_  
LICENSE NUMBER

\_\_\_\_\_  
CITY

\_\_\_\_\_  
STATE

\_\_\_\_\_  
ZIP

**AFFIDAVIT OF DELIVERY OF PUBLIC OFFERING STATEMENT TO PROSPECTIVE PURCHASER**

(To be used in those situations where the public offering statement is mailed or delivered to a person by means other than a personal delivery):

My name is \_\_\_\_\_

Employed or engaged by \_\_\_\_\_, in the capacity of \_\_\_\_\_.

I hereby affidavit that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, I made available in the following manner, \_\_\_\_\_

to \_\_\_\_\_, \_\_\_\_\_  
NAME ADDRESS

a public offering statement for LAKE CONNOR PARK

dated \_\_\_\_\_, Permit No. CRP 001-08-89

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TYPED OR PRINTED NAME