

RULE CHANGES AUGUST 22 2021

CHAPTER 1: PERMITTED USES OF LOTS

Rule 1 — Member's Use of Lots:

Present Rule

b) To preclude the use of the campground as a permanent residence, individual utilization is restricted to three (3) 24 hour stays in a calendar week. (i.e.) Sunday to Saturday during the period of December 15 to March 1 and not to be used in conjunction with their two (2) week vacation period registered with the Office. Failure to comply with the stated restricted utilization will result in a Major Violation with a progressive \$100.00 fine. (Example: 1st day violation \$100.00, 2'd day violation \$200.00, 3rd day violation \$300.00, etc.).

REVISION:

b) To preclude the use of the campground as a permanent residence, individual utilization is restricted (per individual, not per number of memberships owned by the individual i.e. You cannot stay in one of your lots for 3 days then move to another other lot for another 3 days) to three (3) 24 hour stays in a calendar week. (i.e.) Sunday to Saturday during the period of December 15 to March 1 and not to be used in conjunction with their two (2) week vacation period registered with the Office. Failure to comply with the stated restricted utilization will result in a Major Violation with a progressive \$100.00 fine. (Example: 1st day violation \$100.00, 2'd day violation \$200.00, 3rd day violation \$300.00, etc.).

Rule 6 “Lot and RV Maintenance”

Present Rule

g) Sheds shall not contain any water heaters, heat tapes, washers, dryers, dishwashers, running air conditioners or kerosene heaters. One small freezer up to 7.1 cf or one refrigerator in shed. The Association will not be responsible for any loss of contents of freezer or refrigerator.

REVISION:

g) Remove completely. Covered under sheds in Rule 7 (l)

Present Rule

i) Water hoses must be disconnected from hydrants from November 1 to April 1 when the member is not in residence. At any time if temperature drops to 32 degrees or below, water must be turned off and disconnected from hydrant. Member is responsible should hydrant freeze and must pay \$300.00 to replace it.

REVISION:

i) Water hoses must be disconnected from hydrants from November 1st to April 1st when the member is not in residence. Member is responsible should their hydrant freeze and must pay \$300.00 to replace it.

Present Rule

m) All grass on individual membership lots must be mowed and kept at a presentable manner from May 15th through the end of the season. If it becomes necessary for the Association to

mow the grass, there will be an initial fee of \$50.00 and will increase in \$25.00 increments each time lawn is mowed, e.g. \$75.00 for second time, \$100.00 for third, etc.

REVISION:

m) All grass on individual membership lots must be mowed and kept in a presentable manner (Grass/weeds may not exceed 10" in average height) from May 15th through the end of the season. If the memberships grass exceeds 10", it will become necessary for the Association to mow the grass. There will be an initial fee of \$75 and will increase in \$50 increments each time the lawn is mowed. E.G. \$125 for second time, \$175 for third etc.

Present Rule

n) Maintain a two foot right of way at front of lot, no permanent structures, fences, paved driveways, or shrubbery. Park will not be held liable for replacement in the event of maintenance.

REVISION:

n) Must maintain a two foot right of way at the front of each membership lot. Any structures (fence, driveway (any type), shrubbery, flower beds etc. may be removed by the park. The Park will not be held liable for replacement and/or damage of any structure/driveway in the event of needed maintenance. Only fill and gravel as needed will be replaced.

NEW RULE ADDITION:

O) In an event of any clogged sewage lines, damaged electrical or water lines that must be excavated for repair, the park will not be liable to replace driveways/structures that are constructed by concrete and/or asphalt. Repairs to these items will be by the membership owner. The Park will one replace driveways with fill and gravel as needed

Rule 7 – Building Permit Requirements

Present Rule

a) No permanent structure of any kind shall be built on a lot with the exception of one (1) storage shed (used for storage only) to be placed on the left side rear of site ensuring shed is a minimum of 12 inches from left side property line and be no larger than 8 feet (L) x 10 feet (W) x 10 feet (H). The height shall not exceed 10 feet as measured from the floor to the bottom surface of the roof at its highest point.

REVISION:

a) No Permanent structure of any kind shall be built on a lot. A permanent structure is defined as a non-moveable structure, permanently anchored to a permanent foundation. Awnings (as affix to a trailer), Aluminum screen enclosures, sheds and gazebos are not considered a permanent structure and may be anchored for safety purposes only.

Present Rule

e) Fencing must be commercially manufactured and constructed of approved materials. Fencing may not be more than four (4) feet high and cannot be enclosed, stockade or a privacy fence.

REVISION:

e) Fencing must be commercially manufactured and constructed of approved materials. Fencing may not be more than four (4) feet high, cannot be enclosed, stockade or a privacy fence and the finished/nice side of the fence must face the neighbor or street side.

Present Rule

f) No outside storage units are allowed other than one (1) storage shed.

REVISION:

f) Only one (1) outside storage cabinet, one (1) outside firewood storage and one (1) shed are permissible and must be kept in orderly fashion.

Present Rule

h) TRELLIS: A trellis is defined as a frame supporting open latticework used for training vines and other climbing plants. Total trellis cannot exceed combined area of 64 square feet per membership. It is not to be permanently attached to nailer or awning.

REVISION:

h) Privacy Screen: A Privacy Screen may be installed at “only” the rear of the memberships lot within the property line of the memberships lot. This Privacy Screen may not be taller than 6’ and no wider than 8’ and may be solid, stockade or trellis. It must be made of commercially manufactured vinyl material. Wood cannot be used. It is not to be attached to the trailer or awning.

NEW RULE ADDITION:

k) One shed per membership lot may be placed and must meet the following requirements.

- Must be placed on the left side rear of the site ensuring the shed is a minimum of 12” from the left side property line. This dimension is measured by the outermost/protruding section of the shed (i.e. Overhang or soffit)
- Must be no larger (as measured from the outside including trim) 8’-6” x 10’-6”
- The overall height of the shed (as measured from the inside shed floor to bottom of the roofing substrate at its highest point) must not exceed 10’
- Any overhangs are limited to 2’ or less
- May not be heated and/or cooled by forced air (gas, kerosene, diesel etc.)
- May not contain any water heaters, heat tapes, washers, dryers, dishwashers
- May contain one 7.1 CF freezer or refrigerator
- The association will not be responsible for any loss of contents of the freezer or refrigerator

NEW RULE ADDITION:

l) ADD A Gazebo is permitted and must be constructed/installed from a commercially manufactured kit (Lowe’s, Walmart, Sam’s Club etc.). Gazebo’s must be secured to the ground to prevent being blown over. You may have one Gazebo per membership lot and must not exceed 12’x12’ measuring from center to center of supporting posts on all corners. Gazebo roofs must be made of metal or fabric and must be upkept throughout the year. Gazebo’s may only be temporarily closed in with removeable and/or sliding fabric drapes or netting. All lot measurements, tolerances and setbacks still apply for any structure. Composite Flooring is permitted under the footprint of the Gazebo and must not be higher than 7” from existing grade.

****This should be added to the permit form.

Rule 9

Present Rule

b) No minor under the age of 18 may stay at the park overnight without an adult sponsor and they must be at their campsites by 11:15 pm (or within 15 minutes of the conclusion of an Association sponsored activity) unless they are under direct supervision of their adult sponsor.

REVISION:

b) No minor under the age of 18 may stay in the park overnight without an adult present with the minor at all times. All minors must be at their campsites by 11:15pm (or within 15 minutes of the conclusion of an Association sponsored activity) unless they are with an adult present. At no time may a minor stay overnight in a memberships lot without an adult present staying in the same lot.

Policy 1

POLICY 1: Membership dues are payable on October 1. Payment in full must be received or postmarked on or before December 31. Thereafter, there will be a \$20.00 late charge assessed the first day of each month until the account is paid in full. If the membership dues are not paid by April 1, gate fobs will be deactivated.

Assessments are payable as determined by the Board of Directors. Thereafter, there will be a \$20.00 late charge assessed the first day of each month until the account is paid in full. If the assessment is not paid by the date set by the Board of Director , gate fobs will be deactivated.

REVISION: POLICY 1:

Membership dues are payable on October 1. Payment in full must be received or postmarked on or before December 31. Thereafter, there will be a \$25.00 late charge assessed the first day of each month until the account is paid in full. If the membership dues are not paid by April 1, gate fobs will be deactivated.

Assessments are payable as determined by the Board of Directors. Thereafter, there will be a \$25.00 late charge assessed the first day of each month until the account is paid in full. If the assessment is not paid by the date set by the Board of Director, gate fobs will be deactivated.

Policy 2C

POLICY 6. All offenses shall remain as part of a member's record for a period of not less than three (3) years from the date of the last offense.

REVISION: All Major offenses shall remain as part of a member's record for a period of not less than three (3) years from the date of the last offense. Minor offenses will remain as part of a members record for a period of one year commencing on Jan 1st.