

1 <sup>st</sup> Revision 05/27/92	08 <sup>th</sup> Revision 11/12/09	15 <sup>th</sup> Revision 11/09/17	22 <sup>nd</sup> Revision 05/05/22
2 <sup>nd</sup> Revision 04/20/94	09 <sup>th</sup> Revision 11/11/10	16 <sup>th</sup> Revision 04/11/19	23 <sup>rd</sup> Revision 12/14/23
3 <sup>rd</sup> Revision 04/13/95	10 <sup>th</sup> Revision 05/05/11	17 <sup>th</sup> Revision 02/13/20	24 <sup>th</sup> Revision 03/14/24
4 <sup>th</sup> Revision 04/11/95	11 <sup>th</sup> Revision 05/19/11	18 <sup>th</sup> Revision 10/08/20	25 <sup>th</sup> Revision 02/13/25
5 <sup>th</sup> Revision 12/11/97	12 <sup>th</sup> Revision 12/08/11	19 <sup>th</sup> Revision 11/12/20	
6 <sup>th</sup> Revision 11/12/98	13 <sup>th</sup> Revision 05/08/14	20 <sup>th</sup> Revision 03/11/21	
7 <sup>th</sup> Revision 05/12/05	14 <sup>th</sup> Revision 10/13/16	21 <sup>st</sup> Revision 12/09/21	

## **Holiday Park Park and Recreation District General Rules and Regulations**

### **A. 1. Guests**

- 1) Guests are individuals 14 years or older who are visiting a park resident.
- 2) Each guest must be registered at the District Office by a resident and pay a non-refundable fee of \$1.00 to receive a Guest ID Badge.
- 3) Residents hosting guests are responsible that their guests follow all District rules and regulations.
- 4) Guests are permitted to use facilities for a maximum of 30 days in a 12-month period. Guest ID Badges are required for use of all park facilities and activities.
- 5) Guests who are 18 years and older, must sign a Release of Liability form, from the District Office, before they can access the park gym.
- 6) Guests with Utility/Cargo trailers or Recreational Vehicles must comply with the Utility/Cargo Trailer and Recreational Vehicle Rules and Regulations.

### **A. 2. Renters**

- 1) Rental Application must be turned in to the Holiday Park District Office, approved, and filed prior to the move in date.
- 2) All Renters must be registered at the Holiday Park District Office prior to move in date.
- 3) Name badges and gate entry devices are obtained at the District Office. Refer to entry card and proximity card rates for pricing. A processing fee will be charged to cover the cost of each name badge. **Note:** All name badges for renters must be turned in upon checkout and then a partial refund of the processing fee will be returned. Refer to the current name badge and refund rates within the Holiday Park District Office.

### **A. 3. Non-Owner Occupants**

For the purposes of Holiday Park Park and Recreation District, the definition of a Non-Owner Occupant is a named Owner's:

- Legal spouse
- Domestic Partner, Cohabiting Partner, Civil Unions as defined in FL statutes
- Direct relative, where direct relative is defined as a parent, grand parent, sibling or child.
- Special needs situations as approved by the Board of Trustees

All of the above must be age 55 or older, except for the Legal spouse, Domestic Partner, Cohabiting Partner, and Civil Unions who must be at least 45 years of age (except where otherwise allowed by the District, e.g. caregivers).

For the above referenced individuals, the definition assumes the individual is not a title holder on the deed to the subject parcel.

- B. Hours of Operation for Recreation Hall Facilities
- Monday through Saturday 7:15 a.m. to 10 p.m.
  - Sundays and Holidays 7:15 a.m. to 9 p.m.
  - Exception: Christmas Eve 7:15 a.m. to Noon.
  - With the Exception of Authorized Special Functions
  - Refer to Pool Rules & Regulations for special pool rules and hours.
- C. Persons eligible to use Recreation Hall and Other Facilities
- Residents with District ID BADGE.
  - Guests with Guest ID Badge
  - Guests must register at the Holiday Park office before they can use any Holiday Park Facilities and be given a Registered Guest ID Badge.
  - Registered Guests, 14 – 17 years must be accompanied by an adult while on District common grounds.
  - Children 13 and under, must be accompanied by a parent or resident with proper District or Guest ID Badge.
  - Refer to Caregiver application and Caregiver additional guidelines.
  - Guests will be permitted to attend, at the discretion of the Activities and Recreation Council (HPARC), dances, activities, and tournaments sponsored by various groups.
- D. Recreation Vehicles (RVs), motorhomes, boats, kayaks, and utility/cargo/storage trailers must be parked in one of the compounds with no more than one (1) space assigned to any individual or property when available. An application must be filed/approved, and resident must comply with the **Recreational Vehicle Rules and Regulations** document. None of these vehicles may be parked on a residential lot for more than forty-eight (48) hours, unless pre-approved by the District Manager. When compound privileges are lost, the resident must remove all Recreational Vehicles (RVs), motorhomes, boats, kayaks, and utility/cargo storage trailers from the compound(s) and moved to an off-site location outside of Holiday Park within 72 hours of notification. If it is not removed from the compound and District within 72 hours, Holiday Park will have it removed at the resident's expense.
- E. Each Property Owner must comply with the Rules and Regulations implemented and approved by the Board of Trustees. It is the responsibility of the Property Owner to ensure that all Guests and Property Renters are made aware of and follow Holiday Park Park and Recreation District Rules and Regulations.
- F. Top covering and footwear must be worn at all times in both recreation halls and laundries.
- G. No pets are permitted in Phase I or Phase II Recreation halls, pool areas, tennis areas or any recreational facilities.
- H. Dog Size: Height 20 inches max. Weight 30 pounds max.\*
- \*Note: Please refer in its entirety, Page 3, Paragraph I of the Deed Restrictions. Owners are responsible for cleaning up after their pets.
- I. No soliciting is allowed in the District.
- J. Speed limit in the park is 15 miles per hour.

- K. Each owner must have his or her vehicle(s) registered with the District Office.
- L. Florida House Bill 949 amends the Florida Statute 316.212 by adding age restrictions to golf cart drivers. The new House Bill went into effect on October 1, 2023. Specifically, the House Bill 949 states that golf cart drivers under the age of 18 must be at least 15 years of age and have, in their possession, a learner's driving permit or 16 years of age and have, in their possession, a valid driver's license. Anyone who is 18 years of age or older needs, in their possession, a valid government issued ID while driving a golf cart.
- M. Homeowners, renters and guests must comply with Deed Restrictions.
- N. Homeowners must register in Holiday Park Office when returning from an extended stay of over two (2) months away from the park. Homeowners must register in Holiday Park Office before leaving for an extended stay of over two (2) months. When leaving, Homeowners should be assigning a caretaker for their property to assist in keeping them in compliance with Deed Restrictions during the time they are gone.
- O. Homeowners must comply with Architectural Control Committee Rules and Regulations.
- P. Fire pits/open fires are not allowed on park property including cul de sacs. (Portable Barbecue grills are permitted). If, homeowner's wish to have a movable fire pit on their property, they must follow the North Port guidelines, as well as the Fire Dept. protocols. No permanent fire pits are allowed on residential property.
- Q. No resident shall erect or place any decoration, structure, tree, planter, shrub, bench, memorial, or other appurtenance on common ground without the written approval of the District Manager. Exceptions to this rule shall be temporary holiday decorations placed by a duly recognized recreation group or club, or for special events such as Senior Olympics, etc., as approved by the Activities and Recreation Council (ARC).
- R. Any existing or new unit erected on a lot within the District must be owned by the corresponding lot owner. A completed application for purchase must be submitted before sale and be approved by Trustees.
- S. Maintaining Carports
  1. Residents are not permitted to use their carports as storage area
  2. Carports shall not be used as outdoor living space. No furniture or appliances of any type will be permitted. Patio furniture and BBQ grill will be allowed.
  3. Residents must remove all loose items, including hanging baskets, barbecue grills, bicycles, flowerpots and figurines during hurricane warnings and when leaving for thirty days or more. Waste cans are to be removed or secured.
- T. Homes & Grounds
  1. Residents and owners are responsible for removal of mildew from their home and to paint the outside when necessary.
  2. All planting beds, front, sides and rear of home must be kept weed free. Shrubs and trees must be pruned when needed. Dead shrubs and limbs must be removed.
  3. Trees which are removed must have the trunks (base of tree) ground down below the surface of the lawn.

U. Parking & Vehicles

1. No derelict vehicles, which includes vehicles not operable, vehicles on blocks or with flat tires or no tires, or if the car is partially dismantled, or if car is not registered shall be kept adjacent to or upon any lot. These vehicles must be removed within 14 days after notice. If they are not removed, Holiday Park can remove them at resident's expense. No vessels or trash of any description shall be kept or permitted adjacent to or upon any lot. No vehicle repair work shall be conducted upon any residential lot except for necessary minor repairs. (See Deed Restrictions Page 2, Item F).
2. Vehicles parked on lawns must be removed for the lawn contractors on the day of cutting.
3. Parking is not permitted on streets or cul-de-sac, or islands.
4. Temporary parking on the grass is allowed only for guests and construction maintenance contractors.

V. Fees

1. Homeowners who, in the opinion of the District Manager or their designee, are in violation of the provisions of Paragraph M (concerning Deed Restriction violations), above shall be notified by the District Manager of such violation. If the violation is not corrected within fifteen (15) days of notification, the Park District Manager or designee may cause the violation to be corrected. The Homeowner shall be invoiced for the cost of remediation, in addition to a one hundred dollar (\$100) administrative fee for each violation. Labor shall be billed at actual cost, but not less than twenty (\$20) per hour, with a one-hour minimum charge. Mailing of a notice to the property owner's address on file in the Holiday Park office shall be considered "notification" for purposes of the fifteen (15) days' notice, above. If the invoice is not paid by the homeowner within thirty (30) days of invoice date, a lien may be placed on the property for the value of the invoice, plus any fees associated with attaching the lien.
2. Refer to fining system guidelines for additional fees that may be applied for non-compliance with District Rules and Regulations, Pool Rules, Deed Restrictions or Architectural Committee Rules and Regulations.

W. Operations in an Emergency

In the event of a weather emergency such as tornado, hurricane or flood, District management is responsible first and foremost for repairing damage by clearing roadways, securing public buildings and lands, and taking appropriate action to reopen facilities. Homeowners who are not in residence are to contact their caretaker or neighbor to inquire as to their property's condition. The Holiday Park office will not be available to answer homeowners' or residents' inquiries regarding private property until the District is secured, repaired and fully operational.

X. Repair Work

1. No vendors or outside contractors are to be permitted inside Holiday Park on Sundays unless it is an emergency, or otherwise granted by the Board of Trustees (i.e. hurricane/storm recovery).
2. No repair work may be performed between 6:30 p.m. and 7:00 a.m.