

HOLIDAY PARK, PARK AND RECREATION DISTRICT
Board Resolution 2024-01
Replaces Board Resolution 2023-03
Deed Restrictions, Rules and Regulations Enforcement
PROCEDURE

Each step must be fully documented and in accordance with Holiday Park Park and Recreation District HB No. 1855 (current version).

1. Upon receipt of complaint or observation that an owner, tenant, or guest ("member") has failed to comply with any provision of a deed restriction, rule or regulation of Holiday Park, the District Manager shall notify the member by regular and certified mail and give the member thirty (30) days to provide an action plan that corrects the non-compliance within a reasonable time frame not to exceed three months.
 - In the event of construction without a proper approval of the Architectural Control Committee (ACC), or construction not in accordance with the permit issued by the ACC, a "Stop Work" order may be issued by the District Manager or his/her designee which details the offense. If the designee issues the "Stop Work" order on behalf of the District Manager, he/she will notify the District Manager of the action in writing the next business day.
2. If the member fails to provide an action plan to correct the non-compliance or if the non-compliance has not been corrected within the specified time frame on the member's action plan, the District Manager will notify the member in writing via regular and certified mail at least seven (7) days in advance with the date/time of the Board meeting where the offense will be discussed.
3. At the meeting, the District Manager will provide a summary of the offense to the Board of Trustees ("Board"). The Board will consider the offense, including any evidence that the member has mitigated, or has agreed to cease, the offense. Should the Board, by majority vote, determine that an offense has occurred, it will levy a fine in accordance with the District's resolution (current version) related to penalties and fines for violation of rules and regulations.
4. The District Manager will notify the member a minimum of 14 days' notice in writing by regular and certified mail of the date and time of a hearing before the Fine Committee.
5. The Fine Committee will consider exhibits or testimony given by the member and District Manager, and by majority vote, either confirm or reject fines levied by the Board of Trustees. The Committee has no authority to modify any fine imposed by the Board. The results of the Committee meeting will be provided in writing to the District Manager and Chair.
6. For fines upheld by the Fine Committee, the fines are deemed levied against the member on the date of the Fine Committee meeting. "Per day" fines begin to accrue on that date and continue to accrue not to exceed \$1000 until the member provides proof to the District Manager that the correction occurred.
7. The District Manager provides written confirmation of the Committee decision to uphold the Board's decision regarding the fine to the member by regular and certified mail.
8. Fines levied by the Board shall be due five (5) days after the notice of the approved fine is given to the member.
9. If a member is more than ninety (90) days delinquent in paying the fine, the member's ability to use common areas and facilities, including compounds used for storage of recreation vehicles and/or trailers, is suspended until the fine is paid in full. Any recreation vehicles and/or trailers parked in the name of the member must be removed from Holiday Park immediately and remain removed during the period of suspension. The Park may cause any such vehicle not removed by the owner to be towed at the owner's expense. This subparagraph does not apply to that portion of common areas

used to provide access or utility services to the member's property or vehicular and pedestrian ingress to and egress from the property including, but not limited to, the right to park a vehicle in accordance with deed restriction guidelines.

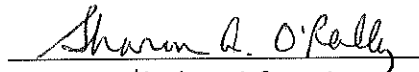
10. The Board can impose another fine to the member in the future by following the same process if the violation reoccurs.
11. In accordance with an estoppel certificate, unpaid fines will be collected when a property is sold or transferred.
12. Should the member from whom the Board has suspended rights to use common areas and facilities fail to comply with such suspension, the District Manager shall file a trespass order with the City of North Port.

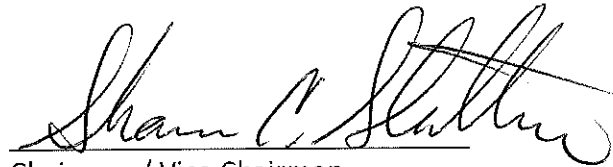
This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of March 2024.

ATTEST:

HOLIDAY PARK PARK AND
RECREATION DISTRICT


Secretary/Assistant Secretary


Chairman / Vice Chairman