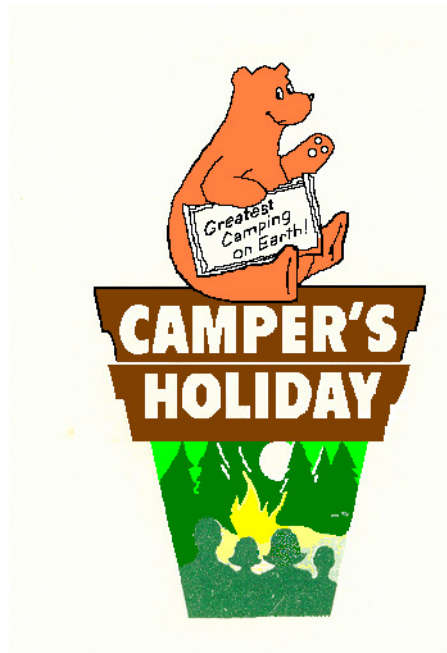


# HANDBOOK

## RULES AND REGULATIONS

Addendum June, 2016



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# ADDENDUM TO THE HANDBOOK OF RULES AND REGULATIONS

*Some inconsistencies have been discovered in the Handbook vs. our Bylaws, whether by changes modifying our Bylaws by a vote of the owners or just clarifying discrepancies. This addendum will explain those changes. Two years of History have been added since the 2014 revision of the Handbook. Please insert this addendum in the front of your Handbook for quick reference.*

**NOTE: Instructions are in italics. Handbook revisions are in regular print.**

## HISTORY (page viii)

- 2014
- Installed water filtering system for wells, as required by the FL DEP
  - Revised Handbook of Rules and Regulations
  - Continued our Waste Water Treatment Plant maintenance program by cleaning, repairing and sealing the Lift Station (\$20,000 covered by Reserves) and repairing and sealing 5 manholes (\$11,500 covered by Reserves)
  - Changed to Progressive Waste Services (\$7,578 savings annually)
  - Joined FL RV Trade Association and secured a vendor booth for January,
  - Replaced water pressure storage tank (\$23,000 covered by Reserves)
  - Well house updated with new siding, windows, trim (\$5,000 taken from Reserves)
  - White stockade fencing in campground and maintenance area (\$2,400 taken from Reserves)
  - Replaced one A/C unit in Rec Hall (\$4,700 covered by Reserves)
  - Replaced fresh water well pump (\$4,000 covered by Reserves)
  - Replaced WWTP sludge pump (\$1,700 covered by Reserves)
  - Began repair and replacement on campground pantries (\$16,000, including labor, taken from Reserves)
  - Upgraded Pavilion with new siding, windows, paneling inside and landscaping (\$5,000, including labor, covered by Reserves)
- 2015
- Continued our WWTP maintenance program by repairing and sealing 5 manholes (\$11,700 covered by Reserves)
  - Purchased new leaf wagon (\$7,500 covered by Reserves)
  - Road repairs and replacement (\$60,000 covered by Reserves)
  - FL Department of Environmental Protection closed our Consent Order due to water plant modifications
  - Installed white blockade fencing (\$8,000 taken from Reserves)
  - Promoted RV Park at Tampa RV Show (\$1,000 taken from Reserves)
  - Finished vinyl siding on Rec Hall (\$8,000 covered by Reserves)
  - Installed new Wi-Fi system (\$15,000 taken as expense to Campground)
  - Replaced swimming pool geothermal heater (\$15,000 covered by Reserves)
  - Activities bought and paid for new Bingo equipment (\$5,000)

## **TRANSPONDERS (page 22)**

### **Renters in Section F & Condominium**

*Change deposit amount from \$20.00 to \$30.00.*

One transponder - thirty dollar (\$30.00) refundable deposit

## **GATEHOUSE PROCEDURES & SECURITY MEASURES**

### **Member Registration (page 23)**

*Delete the following paragraph. Due to liability issues, the Gatehouse will no longer keep owners house keys. Please make arrangements for someone else to care for your key.*

A key may be left in care of the gatehouse as an emergency measure. However, written permission must be on file before the key is released for use by unknown persons.

### **Mail (page 23)**

*Change mailbox lock to mailbox key in last sentence. Remove [currently ten dollars (\$10.00)].*

Each lot owner is entitled to two mailbox keys that are numbered and registered at the gatehouse. The owner is responsible for the keys until they are surrendered when the lot is sold or the title transferred. The owner is responsible to furnish a mailbox key, if needed, to the individual who has permission to occupy the unit/site during the owner's absence. Camper's Holiday will charge their cost each time it is necessary to change a mailbox key.

### **Mail (page 24)**

*Add "and packages" to the first sentence. Add "mandatory" to the second sentence regarding mailing labels. Delete the last portion of last sentence: "and arrangements are to be made for a neighbor or friend to pick up second class and junk mail during any extended absence from the park." The Gatehouse will no longer hold second or third class or junk mail.*

First class mail and packages will be manually forwarded, upon request, during an extended absence. An adequate supply of mailing labels is mandatory and is to be furnished by all persons who wish to have their mail forwarded.

## **PARKING REGULATIONS (page 26)**

*Add "vehicle must be registered at the Gatehouse" to the third sentence.*

No vehicle is to be parked **overnight** on any common property. A wheeled vehicle may be parked on a paved surface in Section F for the duration of a high water period occurring in the wet season, which is usually from June through October. The vehicle must be registered at the Gatehouse and shall be removed as soon as the water recedes.

## **RENTAL RESPONSIBILITIES (page 29)**

**Change** the second sentence from any calendar year to any 365-day period which is how our Bylaws read. **Add** “Renters must register at the Gatehouse upon arrival.”

Lot owners may rent or lease their unit/site to retired persons on a seasonal basis. According to our Bylaws, a rental agreement shall not exceed a total of six (6) months in any 365-day period. In other words, the lot must only be rented or leased for 6 months during any 365-day period. Owners who rent a LOT only will charge no less than current fees charged in the campground.

Renters must register at the Gatehouse upon arrival.

## **EASEMENTS (page 35)**

**Add** the following to the section.

Easements may contain utilities lines or cable. Before doing any work in Easement areas, owners are to obtain a Standards Permit and obtain utilities locations from staff or the appropriate Board Member, to ensure no damage is done. Any damage done to utilities or cable in the easement area will be the responsibility of the owner or person doing the work.

## **AMBULANCE (page 36)**

**Delete** the last bullet point “to call the Gatehouse.” **Change** the last paragraph to “provide assistance by meeting the emergency vehicle at the gate.”

If an ambulance is needed:

- Call 911
- State your problem
- Give full and correct address, with directions.
- Stay on the line until all questions have been answered

Each member is advised to make arrangements with a friend or neighbor who will provide assistance by meeting the emergency vehicle at the gate.

## **AUXILIARY STRUCTURES (page 37)**

**Change** verbiage from plural to singular. *Only 1 shed is allowed by Hernando County.*

No more than one (1) shed is permitted on a single site. The total square footage of the structure shall not exceed two hundred and forty (240) square feet. This auxiliary structure is for utility use only. It is never to be used as living quarters or rented or loaned for free occupancy.