

CAMPER'S HOLIDAY ASSOCIATION
2092 Culbreath Road, Brooksville, FL 34602
Phone 352-796-3707

OWNERS INFORMATION FOR RENTING

Responsibilities

Unit owners are permitted to rent, lease, or otherwise offer the use of their unit/site to qualified persons with the understanding that no more than four (4) persons shall be in residence at one time. Renters with children must be vacationers for two weeks (14 days) or less.

In order to rent/lease the unit/site, the owner **must** fill out an “**Authorization for Occupancy of a Unit/Site**” Form. Upon approval, the signed permit shall be placed on file at the Gatehouse and a copy returned to the owner prior to the arrival of the designated occupants. It is important that the Occupancy Form be completed and on file prior to the renters arrival in order to allow access to your property. Gatehouse personnel cannot assume the responsibility for allowing unknown persons on the property. Approved authorization forms must be submitted and on file for each change of occupancy, including seasonal renters who return for successive seasons.

Renters are to be supplied with copies of the “***Handbook of Rules and Regulations***” and the “***Renter Information Packet***” and they are expected to obey all rules and regulations. The owner of the unit/site is responsible for the behavior of the tenant(s).

Lot owners may rent, or lease, their unit/site to retired persons on a seasonal basis. The rental agreement shall not exceed a total of six (6) months in any 365 day period beginning on the first day of the rental.,. **Owners who rent a LOT ONLY will charge no less than the current fees charged in the campground.**

A permit may be issued to allow an unoccupied recreational vehicle to be stored on a rented lot for a specified period of time no longer than six (6) months. The vehicle may not be connected to any utility.

The lot owner relinquishes all rights to the use of the common elements whenever the unit/site is released for occupancy by other individuals. The right to use the common elements is retained if the owner has the title to more than one (1) lot.

Cable TV – Camper’s Holiday provides cable service. Damage to cable service is the responsibility of and to be paid for by the unit owner.

Pets – It is the owner’s responsibility to advise renters that the two pet rule applies in the condominium.

Camper's Holiday Association

Authorization for Occupancy of a Unit/Site
In the Condominium Area of Camper's Holiday

Unit No. _____ Owner _____ Date _____

Occupant Name _____ Phone No. _____

Home Address _____

City _____ State _____ Zip Code _____

Number of Occupants: Adults _____ Children _____

Maximum stay for visitors age 18 or under is fourteen (14) days.

Name of Each Occupant:	Meets 55+ Community Guidelines
1. _____	Yes _____ No _____
2. _____	Yes _____ No _____
3. _____	Yes _____ No _____
4. _____	Yes _____ No _____

Special Permission by the Board for Additional Occupants

1. _____ Yes _____ No _____
2. _____ Yes _____ No _____

Two (2) pets permitted: Cat _____ Dog _____ Other _____

Date of Arrival _____ Date of Departure _____

I/We agree to abide by the Rules and Regulations of the condominium. I/We understand that any violation, after notice, will immediately terminate this agreement.

Signature of Occupant _____ Date _____

All rentals and/or lease agreements on a unit may not exceed a total of more than six (6) months in any 365 day period beginning on the first day of the rental period. (Adopted Amendment to Condominium and Bylaws by Hernando County Clerk on March 26, 1984). All occupancies, rental or free, are subject to review every thirty (30) days and are automatically renewed providing no violations of rules are noted. All fees, including attorney fees, and costs incurred in eviction proceedings, are the responsibility of the unit owner. This is an agreement between the unit owner and occupant only.

I understand that I am to provide a copy of the Rules and Renter Information Packet to the proposed occupants and this will be my responsibility to ensure that these rules are upheld. I also understand that I am relinquishing all my rights to use common elements whenever this unit/site is occupied by others than me, unless I own more than one site, and/or as a guest of the above renter. **I agree that if I am renting ONLY A LOT, I will charge no less than the current campground fees.**

Signed by owner or representative _____ Date _____