

# **CAMPER'S HOLIDAY ASSOCIATION**

**2092 Culbreath Road, Brooksville, FL 34602**

**Phone - 352-796-3707**

## **RENTALS - RENTER INFORMATION**

Welcome to Camper's Holiday. To help make your visit a pleasant one, we request that you read and abide by the following condominium rules while you are visiting with us. All facilities and activities are for everyone to enjoy. The drinking water supplied by Camper's Holiday is safe and meets all state and federal standards.

Each renter is responsible for his/her family and guests at all times. If you are expecting guests, please notify the Gatehouse that they will be coming. If they arrive before/after Gatehouse hours, it is your responsibility to meet them at the entrance to let them in.

**Renters are to provide a valid ID with a photo, such as a driver's license, along with a vehicle registration. Camper's Holiday reserves the right to run a background check.**

### **Traffic Regulations**

All vehicles are to observe the posted ten (10) miles per hour speed limit and the one-way street signs.

Golf carts, mopeds, motor scooters are permitted within the condominium and rental areas. They are to be used for transportation only, not for recreation. Each must be equipped with some source of light to be used when driving after dark. The use of such vehicles is restricted to adults.

Motorcycles may only be used for transportation from the owner's site through the exit gate to the highway and return.

Only two (2) registered vehicles and two (2) registered motorcycles are allowed on any LOT.

**Pets** – Two (2) dogs or (2) cats are allowed per unit. **Proof of current rabies vaccination is required.**

- The pet must be confined to the site or walked on a ten-foot leash.
- The owner is responsible for picking up all pet debris, which is to be carried to the owner's site for disposal.
- The pet owner is to ensure that the pet is not a disturbance to the neighbors. A barking dog is not to be left unattended.
- **Do not feed wild or stray animals.**

**Streaming TV** – Camper's Holiday provides streaming TV service through DirecTV. Damage to equipment is the responsibility of and to be paid for by the unit owner.

**Wi-Fi** – Camper's Holiday provides Wi-Fi service (5G).

**Firearms** – The discharge of firearms is strictly forbidden within the boundaries of Camper's Holiday property.

**Fireworks** – No fireworks of any kind are permitted to be discharged on any unit/site or common area within the boundaries of Camper's Holiday property.

**Quiet Hours** are to be observed between 9:00 p.m. and 7:00 p.m.

**Laundries** – Hours are posted at Laundry Facilities

- ☐ Laundry facilities are available to current residents.
- ☐ Do not overload machines or use them to dye clothes.
- ☐ Empty machines promptly and clean thoroughly after each use.
- ☐ If a machine is found to be out of order, please put the sign on the machine and report the malfunction to the Gatehouse.
- ☐ Washing pet items is not allowed.

**Recreation Hall** – Hours: 8:00 a.m. to 9:00 p.m. The recreation hall and its facilities are under the supervision of the Activities Director and open to all lot owners and renters, guests of owners and renters, and Section F renters. Children under sixteen (16) must be accompanied by an adult while using the facility.

**Shuffleboard and Other Sports Equipment** – Sports equipment is available at the south end of the Office. Children under twelve (12) years old are not allowed in the fenced area of the shuffleboard court except with supervision by an adult. **NO** bicycles, roller blades, roller skates, or skateboards are permitted in the shuffleboard area.

**Smoking** – Smoking is prohibited in all buildings including the campground pavilion and inside the pool area.

**Swimming Pool** – Hours: 9:00 a.m. to 9:00 p.m. when temperatures and weather permits. There is no lifeguard. Camper's Holiday is **not responsible** for accidents. Pool temperatures will be maintained at industry standards between 84-86 degrees.

Florida states that anyone under the age of 12 years old must be accompanied by an ADULT. In Florida, a person becomes a legal adult upon reaching 18 years of age.

**Pool Regulations:**

- ☐ The gate to the pool area is never to be left open or ajar.
- ☐ The lights must be turned on when the pool is in use after dark.
- ☐ NO pets are allowed inside the pool gate.
- ☐ Proper swim attire is required. (No "cutoffs" allowed.)
- ☐ Totally remove all oil and/or suntan lotion before entering the pool (a shower is provided for this purpose).
- ☐ Infants and toddlers who are not toilet trained must wear leak proof diapers.
- ☐ Small toys are allowed.
- ☐ No running, pushing, or roughhousing.
- ☐ Be considerate of others when playing or splashing, especially when the pool is crowded.
- ☐ Never swim alone.
- ☐ Leave the pool in stormy weather.
- ☐ No smoking in the pool area.
- ☐ No glass objects are allowed anywhere inside the fenced area of the pool.
- ☐ Beverages in aluminum or plastic containers are permitted.

## **Lake Sparkman**

Members of Camper's Holiday Association and guests of members are allowed fishing privileges. A fishing license is required. Licenses are free to residents of Florida who are sixty-five (65) years of age and older. Guests must be accompanied by the unit owner while fishing.

### **Fishing Rules:**

- ☐ Non-owner must always be accompanied by a unit owner/camper.
- ☐ Non-owner fishing permitted from **dock** only.
- ☐ All Florida Fishing Regulations must be followed.
- ☐ No boat launching except by unit owners/campers.
- ☐ No standing on dock railings.
- ☐ Catch and release fishing is recommended.

**It is against the law to feed the alligators!**

### **Ambulance**

If an ambulance is needed:

- ☐ Call 911
- ☐ State your problem
- ☐ Give a full and correct address, including section and lot number, 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.

**Clotheslines**— Clotheslines are not permitted on individual lots, except on the established five-foot easement farthest from the roadway so as to be less conspicuous. They must be removed when not in use unless they are at least six (6) feet above ground level. Umbrella type clotheslines may be permitted if located in an inconspicuous spot. They are to be folded down when not in use.

**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 period.**

***I understand that I cannot perform any construction to the existing residence, carport or shed without prior approval from the owner and the Standards Director.***

Renter - Printed Name	Renter - Signature
Lot No. _____	Date _____