

Nov. 23, 2021 Includes changes from last workshop. Areas below are for discussion by Trustees at next regular mtg.

DRAFT- layout will be corrected based on Trustee input before submission to attorney for review.

Below are deed restriction changes proposed by residents and park manager for Trustee review and changes. The Trustees may decide no changes are necessary. If any changes are approved by the Trustees they will be submitted to the attorney for review and then to the Holiday Park home owners for approval.

Areas that are **bold** are the additions/changes to the deed restrictions. Areas that are ~~crossed out~~ are the deletions to the deed restrictions.

All areas that refer to HOLIDAY PARK PARK AND RECREATION DISTRICT must remove the coma after the first PARK. Residents don't vote on this.

Add to 3 (c) No fence shall be erected on any lot or portion thereof, **including patios, driveways and carports. This includes no baby gates, dog fences, and other types of portable fences..** Rest of 3 (c) remains the same.

Add to 3 (f) No derelict vehicles, **defined as vehicles not operable, vehicles on blocks, with flat tires, no tires , partially dismantled, not registered shall be kept adjacent to or upon any lot. Such vehicles must be removed within 14 days after notice. Those not removed may be removed by Board of Trusees at resident's expense.** **No Vessels** Rest of 3 f remains the same.

Move to beginning of 3 i 3 (i) All wild bee hives or intention bee hives **or termites** on any residential lot shall be the lot owner's responsibility to remove. If said owner does not remove bee hive **or termites** within 10 days after notification via certified mail, District's Board of Trustees will remove the bee hive **or termites** at lot owner's expense. Any unpaid fee for said removal shall become a lien on the lot where said removal occurs.

Rest of 3 i remains the same.

3 (m) Except for loading and unloading, all vehicles shall be parked off the streets, roads and sidewalks of the subdivision. No more than 3 permanent **registered** vehicles may be parked on each lot, excluding golf carts. **Cars may not be parked on rear or side of coach overnight.** Temporary parking on grass is allowed only for guests and construction maintenance contractors. No vehicles may be parked on grass on the day of cutting. Vehicles parked on property owned by the District in violation of the above said mentioned rules may be towed at

the owner's expense after notice required by law has been given.

3 (o) All homes in the subdivision must be connected to central water , **electricity** and sewer systems serving the premises; and no private wells or septic tanks shall be permitted. **All utility services must be operational if home is being used as a residence.** If gas appliances are utilized in any home, ~~service must be obtained from a central gas system serving the subdivision; no bottled gas tanks or fuel oil storage tanks shall be permitted on, above or under any lot.~~ **No 20 lb. or 30 lb portable gas tanks can be connected to home.** ~~There shall be no prohibition against the storage of LP gas containers for use with outdoor barbecue grills (20lb tank).~~

3 (p) All flower beds, planting areas, **gutters** and similar areas on all lots must be kept free of weeds and overgrowth. Lot owners are responsible for removal of **mold or mildew** from their home, **shed, roof and driveway.** **Painted mobile homes must be repainted if peeling, fading or re-sided with color approved by the Architectural Committee.** **Shed must be the same color as the mobile home.** Shrubs

and trees must be pruned when needed. Dead shrubs and limbs must be removed. Trees which are removed must have the trunks (base of tree) ground down below the surface of the lawn. Should any lot owner fail to do the above, the District's Board of Trustees may provide for said service at the lot owner's expense after reasonable notice has been given. Any unpaid fee for said service shall become a lien on the property where said service is provided.

3 (r) A coach damaged by fire, hurricane, tornadoes, storm or flood damage must be repaired and habitable within three months from the date of damage. Roof damage requiring tarps caused by storm or other factors must be repaired within three months of damage. If not repaired the park can repair and require reimbursement. The three months timeframe may be extended by the Board of Trustees.

3. (s) A condemned coach must be brought up to Holiday Park ACC, city, county/state guidelines within four months of condemnation. If unable to meet guidelines condemned coach must be demolished and lot cleared within three months of condemnation. Holiday Park can place a lien on the property if demolition company is hired by the park. The Board of Trustees can extend the monthly limits above.

- 4 The following provisions with respect to lot maintenance and the recreation facilities shall prevail as to each lot owner and are hereby imposed as to each individual lot:
 - (a) Each and every lot owner, by acceptance of the deed conveying title to his lot, covenants and

agrees to pay to the HOLIDAY PARK PARK
AND RECREATION DISTRICT a general
maintenance fee as set forth by the District's Board
of Trustees. **In addition, all fines or unpaid
charges must be paid prior to transferring
property at the time of sale.** The rest of 4 (a)
remains the same.