

## **Holiday Park Park & Recreation District Rental/Non-Owner Resident Policy**

1. Holiday Park Park & Recreation District, is a Manufactured Home Community intended and operated as “housing for older persons”. All rentals must comply with Deed Restriction Section 3(j), register with the Holiday Park Office for Trustee approval, and pay the required application fee.
2. A manufactured home shall be rented for no less than ninety (90) days at a time, and no manufactured home may be rented more than three (3) times in any 12-month period, no more than 20% of the community can be rentals/leases, in order to maintain the integrity of the community. Deed Restrictions, section 3(h).
3. Owners are required to have all renters and Non-Owner residents (paying or non-paying) complete a rental application with the Holiday Park Office. There will be a \$50.00 non-refundable application fee. The Owner is responsible to sign said application on page 2 acknowledging rental tax that they may incur and, also on page 7 giving their authorization for the renters to stay at their residence. Identification (Photo I.D) is required to accompany the application. The application must be notarized and completed in its entirety before it can be submitted for Trustee approval.
4. Renters/Non-Owner Residents are required to check in at the Park Office upon arrival or the next business day following their arrival. Identification (Photo I.D.) will need to be provided i.e., Driver’s License, passport, etc. upon check in for age verification. The application must be signed in the presence of a Notary.
5. **No** Bar Codes, or Name ID Badges will be given out unless the rental application is completed in its entirety and approved by the Board of Trustees.
6. All name ID Badges must be returned upon check out to receive a partial refund. See Park Office for current refund amount.
7. All returning renters Seasonal or Annual regardless of if they have rented the same property in the past must annually re-submit the entire rental application and pay the non-refundable application fee.
8. Entry Codes, Directory Codes, Barcodes and Proximity Cards will be issued and deactivated in accordance to the Holiday Park Park and Recreation District Rules for Issuing and Receiving Barcodes, Entry Codes and Proximity Cards.
9. Seasonal, Annual and Non-Owner Residents are required to report to the Park Office when leaving for the season or upon termination of Annual Rental Agreement and/or if your Non-Owner Status has changed.