

# DEER PARK RV OWNERS ASSOCIATION

## REVISED RULES & REGULATIONS

*Note: The following Rules & Regulations apply to Deer Park RV Resort, Owners Association area only.*

1. Only one RV is allowed per lot.
2. RVs shall include Class A motor homes and towable 5<sup>th</sup> wheels and travel trailers from 24' – 45' long or be pre-approved. Park models, truck campers, vans, pop-up trailers and tents are not allowed.
3. All RVs in the Owners Association must be in like-new condition and are subject to approval.
4. No built-on attachments, including free-standing awnings or patio covers, to an RV shall be permitted.
5. Residents may park two licensed vehicles and one golf cart on their lot, on paved area only. Vehicles may not be parked on, or extend over any road, overnight. An exception for loading or unloading other vehicles on the parking place are allowed up to 72 hours.
6. Additional vehicles must be parked in a designated parking area. No parking is permitted in lots adjacent to the resident's space without permission from the lot owner.
7. The speed limit on the roads in the Owners Association is 10 miles per hour.
8. Vehicles, including golf carts, may only be driven by licensed and insured drivers. Motorized scooters, mopeds, dune buggies, and ATVs are not to be driven on the roads unless licensed. Self-propelled scooters or skateboards are not allowed on the roads.
9. Children: Adult residents and their guests are responsible at all times for the supervision of the activities and behavior of any child under the age of 18. Children under 10 must be accompanied by an adult or another child over 16.
10. Lots must be kept clean and tidy. No storage or placement of unsightly items on a lot, under or around an RV shall be permitted.
11. No fireworks or any potentially lethal toys, such as drones or remote-controlled model aircraft are permitted at any time.
12. All fences, screens or enclosures must follow Architectural Guidelines.
13. Excessive noise will not be tolerated. Noise volume on lots must be played at a level which will not cause annoyance to another resident or to playing golfers. Quiet hours are 10 PM to 7 AM.
14. Do not cut across or walk on other residents' lots. Do not walk on newly seeded areas.
15. With the exception of security motion lights, no spotlights, floodlights or high intensity lighting shall be placed on any lot in such a way as to cause light to shine or be reflected upon neighboring spaces.
16. No signs of any kind are permitted on any lot, except those following Architectural guidelines. Name signs must be maximum of 20" x 15".

17. Pets:

- The Owners Association permits a total of two (2) pets per RV.
- Excluded Pets: A pet of any nature that may present a danger or be a nuisance to residents is excluded and will not be allowed in the resort.
- No pets over 85 pounds at maturity.
- No vicious breeds or noisy dogs are permitted in the park, such as English Mastiffs, Pit Bulls, Rottweilers, Doberman Pinschers, Great Danes and Great Pyranees.
- Pets must stay in the RV unless accompanied by owners or are in a fenced enclosure and must not be left outside tethered to a vehicle, RV space, any tree or building. Pets must not be left outside if the owner is not on the property.
- All animal waste must be picked up and disposed of immediately and hygienically.
- When not on an owner's lot, pets must be fully restrained and under control.
- Pets are not allowed on golf course property under any circumstances.
- Owners must ensure pets do not cause a disturbance or damage to any property.
- Owners can be asked to remove noisy dogs from the Association area.
- Violations may require prompt removal of the pet from the Association area.

18. Sunscreens that are visible from the outside of the RV should not be made of reflective materials.

19. Winter insulation may be installed no earlier than September 15<sup>th</sup> and must be removed by May 15<sup>th</sup>, unless arrangements have been made with the Board of Directors.

20. Coin-operated laundromat facilities are provided by the Resort. Outside clotheslines are not permitted. Clothing or towels may not be hung to dry outside.

21. Golf balls that land out of bounds on the easement area adjacent to private property can be retrieved by golfers and played from inbounds portions of the golf course.

22. No freestanding antennas are permitted. Standard sized satellite dishes attached to RVs or shed or those not visible from the paved roadway are permitted.

23. No alterations may be made to any utility connection provided by the park without the approval of G7 and the Board of Directors.

24. No vehicle maintenance, oil changes or repair work may be performed on any vehicle, except for emergencies.

25. All sewer hoses must be on a sewer support.

26. Owners may rent their lots to up to two adults. Lot owners will ensure that all lots rented within the Association are intended to be rented on a long-term basis (seven (7) days or longer). Owners are responsible to ensure renters maintain compliance with all applicable rules and regulations.

27. Age requirements must comply with the Federal Housing Amendments Act. At least one (1) adult resident must be at least fifty-five (55) years old; the second adult must be not less than forty years old. Temporary waivers may only be granted upon written request to the Board.

***Deer Park RV Owners Association is an OWNERSHIP RESORT governed by CC& Rs, By-Laws and Association Rules and Regulations. Therefore, additional rules, regulations, policies and guidelines not listed here may apply.***