

Homeowners and Contractors

Please review the rules and regulations of the Architectural Control Committee, which has been approved by the Board of Trustees of Holiday Park, Park and Recreation District, and shall be enforced by the Trustees.

These rules were designed to maintain the integrity and esthetic value of Holiday Park, which attracted you to the community.

The Committee is here to assist you and to make every effort to assure your projects proceed painlessly and enjoyable.

Please feel free to contact the Park Manager if you have any questions regarding your projects.

For the benefit of these rules and regulations, the Architectural Control Committee shall hereafter be referred to as A.C.C.

Any deviation to these rules shall be reviewed and approved by the Board of Trustees.

Any deviation from the original application requests shall be made in writing and signed by the homeowner and approved by the Trustees.

Best of luck with your project
Holiday Park, Architectural Control Committee

May 1988 Revised 03/10/2011 Revised 03/9/2017
Revised 11/11/1991 Revised 05/05/2011 Revised 1/10/2019
Revised 4/4/1995 Revised 04/12/2012
Revised 12/11/1997 Revised 10/11/2013
Revised: 4/9/2009 Revised 2/12/2015
Revised 5/6/2010 Revised 5/7/2015

Holiday Park, Park and Recreation District Architectural Control Committee Rules and Regulations

- #1 **The Homeowner** shall be responsible for submitting an application for improvements, all work done on outside of house to the Architectural Control Committee. Permit to be returned upon completion.
- #2 **The Homeowner or Contractor** shall be responsible for locating all property lines and supply flagged markers a minimum of two (2) feet in height at each property marker.
- #3 No work shall commence unless the application has been submitted and approved by the Architectural Control Committee.
- #4 Contractor's signs shall be placed against the front of the coach and removed upon completion of work.
- #5 Contractor and Homeowner will be available when submitting application for a new home replacement, upon request of the A.C.C. Contractor and Homeowner need to attend any A.C.C. meeting to discuss the application and provide information needed to evaluate the application.
- #6 Air Conditioning Compressors shall be marked on the plans and placed at the most efficient location at ground level.
- #7 There shall be only single story homes permitted in the park.
- #8 A plot plan is required when adding a structure outside the original footprint of the home. The plot plan shall include
 - a. A detailed drawing as to the original structure location.
 - b. The proposed addition with dimensions.
 - c. Dimension of the property, which includes property line offsets.
 - d. Survey required.
- #9 A certified plotted survey will be required with the application when a coach is replaced upon any lot.
- #10 When a dispute or disagreement occurs with an adjoining property owner regarding lot lines, the complainant shall provide a certified survey.
- #11 When the applicant has met the requirements of the Architectural Control Committee and the City of North Port Building Department, ALL permits shall be posted on the front of the coach or permit board.

- #12 Spacing - No more than fifty percent (50%) of the total lot area shall be occupied by the coach, building or structure.
- #13 The coach shall not be placed upon any lot unless there is also affixed thereto a carport, a minimum of **sixteen (16) feet length** by **eleven foot (11) wide** in the clear.
- a. No coach, structure, shall be placed or erected on any lot closer than **six feet (6)** from the property line on the sides, **ten (10) feet** from the property line at the rear and **ten (10) feet** from the property line abutting the road. All measurements shall be from the base of the unit.
 - b. The front set back shall conform to the set back line established by adjoining units.
 - c. All Coaches or structures shall be finished with an approved siding.
- #14 **Overhang-** Each coach can have a maximum of a twelve (12) inch overhang on the side, front and back.
- #15 **Existing Carports -** Roofs may be extended up to **four (4) feet** under the following conditions:
- a. They do not encroach on the building set back line.
 - b. They do not visually impair the neighboring property.
 - c. Extended carport roof cannot have decorative screening within the extended areas.
 - d. The esthetic appearance shall be approved by the Architectural Control Committee.
- #16 **Skirting** shall be of decorative block, brick, or vinyl. The block or brick shall have a minimum of four inch (4") spacing. The vinyl shall be of the same color as the home with proper ventilation. All products used for the vinyl shall be of a termite resistance material. The front of the home shall be enclosed solid, planters are optional. All homes not using vinyl shall use a wire mesh or hardware cloth not to exceed ½ inch in size to keep unwanted animals from under home. All homes shall have adequate ventilation, according to building code requirements. All homes using vinyl siding shall have a minimum of 12 inches of protection around the vinyl siding. This shall consist of curbing, flower beds, sidewalk, mulch beds or stone gardens. Holiday Park will not be responsible for any normal wear & tear caused by lawn care and upkeep.
- # 17 **The Esthetic Appearance** of any exterior change to any coach or attached structures shall be adhered to and considered prior to the issuance of a permit. The esthetic appearance of the coach shall be maintained in respect to all other coaches within the park.
- #18 **Colors.** Coaches being painted or resided shall conform with the esthetic value of the community. Deep colors, but not limited to purples, blues, reds, black and browns shall not be approved by the Architectural Control Committee. All paint samples shall be submitted and approved by the Architectural Control Committee.
- #19 **Steps** to enter the coach shall not exceed **eight (8) inches** in height and no less than **nine (9) inches** in depth. Special exceptions may be made for handicapped persons and shall conform to State and City Codes. All handicapped ramps must be approved by the Architectural Control Committee.

- #20 All handicap ramps shall be removed upon the sale of the home, unless otherwise requested and approved by the new owner.
- #21 **Wood Decks** will be permitted under the following conditions:
- They meet the six-foot (6') property offset line and the ten-foot rear lot line.
 - Deck and steps shall be constructed of pressure treated Construction Grade Lumber or Engineered Deck Material
 - They meet the requirements of the City of North Port Building Code.
- #22 **Guttering and Down Spouts** shall be installed on coach and added structure. Elbow joints should be at least eight inches (8") from the ground.
- #23 **Sufficient Tie Downs** to conform with state and local codes shall be attached to each coach.
- #24 **Coach Numbers** conforming to city requirement shall be attached to the front of the coach in a visible area. Numbers to be 4 to 6 inches high.
- #25 **No Garage** shall be permitted.
- #26 **Carport Screening** of lattice or vinyl planking will be permitted under the following conditions:
- Vinyl lattice or 1" x 6" vinyl planking or privacy screening shall be a minimum of 12" down from the carport top and 12" up from the carport concrete.
 - A sketch attached to the A.C.C. application with dimensions is required.
 - Soffit material will not be approved as carport lattice or screening.
- #27 Solar Panels shall be approved by the A.C.C.
- #28 **New plants, shrubbery, Trees and Ornamental Floras** should not be added without checking with the A.C.C. Plantings should not hamper the lawn mowing people.
- #29 **Lawns** Add on concrete driveway cannot encroach on the six foot property line. six foot lawn area shall be maintained from the front property line to the front of the coach on both sides. No lawns are permitted to be covered with gravel or stone. Additional hard surfaces such as concrete must be submitted for approval by the A.C.C.
- #30 **Mailboxes** – ALL mailbox posts shall conform in color (White) and style as approved by the Board of Trustees. No newspaper receptacles are permitted.
- #31 No Walls and Fences are permitted.
- Decorative ornamental fencing allowed if it meets the following parameters:
- It cannot exceed 18" from the footprint of the home and may not exceed 25 linear feet.
 - It shall be open on each end.
 - The maximum height is not to exceed 36".

- D. Pickets or planking shall be spaced a minimum of at least 2” apart and not exceed 4”.
- E. Only metal, vinyl or pressure treated wood may be used to construct ornamental decoration (fence).

#32 All work is to be started within 90 days of issuance and completed within a year. Permit shall be returned to the A.C.C. upon completion of project.

#33 **Carports, Room Additions, Storage Area, Deck and Add-on-Structures.**

A. Outside the original footprint of the Home.

1. Shall be within 6” inches of original structure.
2. To be constructed to conform in appearance with original structure and of same color as coach.
3. Be built to a set of plans approved by ACC.
4. Shall be in compliance with ACC Rules and Regulations #9 and #10.
5. Obtain all City and Park permits required.
6. Maximum size of shed to be 192sq ft.
7. Survey shall be required.
8. Skirting shall be required in accordance with rule number 16.

B. Inside the original footprint of the Home

1. In accordance with Rule #13 the carport must be a minimum of sixteen (16) feet length by eleven (11) feet wide.
2. To be constructed to conform in appearance with original structure and of same color as coach.
3. To be built to a set of plans approved by ACC.
4. Shall be in compliance with ACC Rules and Regulations #9 and #10.
5. Obtain all City and Park permits required.
6. Skirting shall be required in accordance with rule # 16.

#34 No outside individual antenna, earth station, satellite dish, etc., shall be placed upon any lot or affixed in any manner to any structure thereon without written consent of the ACC. All satellite or earth stations shall be located to the rear of the property if signal can be obtained. Satellite or earth station shall not exceed 1 meter in diameter. Maximum height of antenna not to extend more than 12 feet above the roofline. Satellite dish not to extend 4 feet above the roofline.

THE ARCHITECTURAL CONTROL COMMITTEE SHALL HAVE THE AUTHORITY TO PLACE A STOP ORDER ON ANY PROJECT IN VIOLATION OF THE ARCHITECTURAL CONTROL GUIDELINES.