

Revision 05/27/92	Revision 11/12/09	Revision 11/09/17	Revision 05/05/22
Revision 04/20/94	Revision 11/11/10	Revision 04/11/19	Revision 12/14/23
Revision 04/13/95	Revision 05/05/11	Revision 02/13/20	Revision 03/14/24
Revision 04/11/95	Revision 05/19/11	Revision 10/08/20	Revision 10/09/25
Revision 12/11/97	Revision 12/08/11	Revision 11/12/20	Revision 11/13/25
Revision 11/12/98	Revision 05/08/14	Revision 03/11/21	Revision 03/12/26
Revision 05/12/05	Revision 10/13/16	Revision 12/09/21	Revision 04/09/26

Holiday Park Park and Recreation District General Rules and Regulations

A. 1. **Guests**

- 1) Guests are any individual, regardless of age, who are visiting a resident. All visiting guests must be registered within the District Office for safety reasons. Example: If there is severe weather or some other catastrophic event, the Park Office and North Port authorities need to know who is within our Park.
- 2) Each guest must be registered at the District Office by a resident and pay a non-refundable fee of \$1.00 to receive a Guest ID Badge.
- 3) Residents hosting guests are responsible that their guests follow all District rules and regulations. Resident guests are not permitted to reside, within a home, or use the “District Facilities” (term to include: all District buildings, recreational facilities, and common areas) without the resident of the home also residing in the home. (i.e. Residents cannot allow family members or other guests to reside at their home while the resident is away or living outside of the Park.)
- 4) Guests are permitted to use facilities for a maximum of 30 days in a 12-month period. **Guest ID Badges are required, to be worn, for use of all park facilities and activities.** Guest ID Badges **must be present**, but need not be worn within the pool areas and during sports activities, per the discretion of the individual.
- 5) Guests who are 18 years and older, must sign a ***Assumption of Risk, Waiver and-Release of Liability*** form, from the District Office, before they can access any of the District activities.
- 6) Guests with utility/cargo/storage trailers, recreational vehicles (RVs), motorhomes, kayaks, and boats must comply with the Park Compound Rules & Regulations for Recreational Vehicles (RVs), Motorhomes, Boats, Kayaks, & Utility/Cargo/Storage Trailers.

A. 2. **Renters**

- 1) Rental Application must be turned in to the Holiday Park District Office, approved, and filed prior to the move in date.
- 2) All renters must sign an ***Assumption of Risk, Waiver and-Release of Liability*** form, from the District Office, before they can use any of the District Facilities or participate in any of the District activities.
- 3) All renters must be registered at the Holiday Park District Office prior to move in date.
- 4) Name badges and gate entry devices are obtained at the District Office. Refer to entry card and proximity card rates for pricing. A processing fee will be charged to cover the cost of each name badge. **Note:** All name badges for renters must be turned in upon checkout.

A. 3. **Non-Owner Occupants**

For the purposes of Holiday Park Park and Recreation District, the definition of a non-Owner Occupant is a named Owner’s:

- Legal spouse
- Domestic Partner, Cohabiting Partner, Civil Unions as defined in FL statutes
- Direct relative, where direct relative is defined as a parent, grand parent, sibling or child.
- Special needs situations as approved by the Board of Trustees

- Non-owner occupants must fill out a Non-Owner Occupant application from the District Office
- Non-owner occupants must follow all District rules & regulations, same as any resident.
- All non-owner occupants must sign an ***Assumption of Risk, Waiver and-Release of Liability*** form, from the District Office, before they can use any of the District Facilities or participate in any of the District activities.

All of the above must be age 55 or older, except for the Legal spouse, Domestic Partner, Cohabiting Partner, and Civil Unions who must be at least 45 years of age (except where otherwise allowed by the District, e.g. caregivers).

For the above referenced individuals, the definition assumes the individual is not a title holder on the deed to the subject parcel.

B. Hours of Operation for Recreation Hall Facilities

- Monday through Saturday 7:15 a.m. to 10 p.m.
- Sundays and Holidays 7:15 a.m. to 9 p.m.
- Exception: Christmas Eve 7:15 a.m. to Noon.
- With the Exception of Authorized Special Functions
- Refer to Pool Rules & Regulations for special pool rules and hours.

C. Persons eligible to use Park Facilities and all Common Areas, including Roads

- Residents with District ID Badge
- Guests with Guest ID Badge
- Park ID Badges must be worn by all residents, including owners, non-resident owners, renters and any guests visiting Holiday Park while using all Park facilities and common areas, including: all courts, activities, walking, biking, riding and/or driving a golf cart on the Park roadways and paths. For all who prefer not wearing the Park ID while in the pool areas or while participating in sports activities, they must have the Park ID present and be able to show it upon request.
- Guests must register at the Holiday Park office before they can use any District Facilities and be given a Registered Guest ID Badge.
- Registered Guests, 14 – 17 years must be accompanied by an adult while using District Facilities.
- Children 13 and under, must always be accompanied by a parent or resident with proper District or Guest ID Badge.
- Refer to Caregiver application and Caregiver additional guidelines.
- Guests will be permitted to attend, at the discretion of the Activities and Recreation Council (HPARC), dances, activities, and tournaments sponsored by various groups.
- Use of Fitness Center: Requires a signed ***Assumption of Risk, Waiver and-Release of Liability*** form, from the District Office and adherence to the Holiday Park Rules for Use of Fitness Center.
- Use of Pools: Requires adherence to the Holiday Park Pool Rules and Regulations.

D. Recreation vehicles (RVs), motorhomes, boats, kayaks, and utility/cargo/storage trailers must be parked in one of the compounds with no more than one (1) space assigned to any individual or property when available. Application must be filed/approved, and resident must comply with Compound Rules & Regulations for Recreational Vehicles (RVs), Motorhomes, Boats, Kayaks, & Utility/Cargo/Storage Trailers. None of these vehicles may be parked on a residential lot for more than forty-eight (48) hours. Only general maintenance on any of these vehicles is allowed on residential lots. Sleeping/living in an RV or motorhome, and operation of vehicle generators is not permitted. When compound privileges are lost, the resident must remove RVs, boats, kayaks and utility/cargo/storage trailers within 72 hours from the compound and it must be removed from Holiday

Park. If it is not removed from the compound and District within 72 hours, Holiday Park will have it removed at the resident's expense.

- E. Each Property Owner must comply with all District rules and regulations implemented and approved by the Board of Trustees. It is the responsibility of the Property Owner to ensure that all their Guests, Property Renters, and Renters' Guests are made aware of, and follow Holiday Park Park and Recreation District H.B. 1855, Deed Restrictions, General Rules and Regulations, and all other rules set forth by the District, such as pool, gym and all other activities. Willful damage of District property by all residents and guests is the responsibility of the home owner. Note: Property Owners are asked to voluntarily sign the *Assumption of Risk, Waiver and Release of Liability* form through the Park Office at their own discretion.
- F. Top covering and footwear must be worn at all times in both recreation halls and laundries.
- G. No pets are permitted in Phase I or Phase II Recreation halls, pool areas, tennis areas or any recreational facilities.
- H. Dog Size: Height 20 inches max. Weight 30 pounds max.*
*Note: Please refer in its entirety, Deed Restrictions Section 3(i). Owners are responsible for cleaning up after their pets.
- I. No soliciting is allowed in the District.
- J. Speed limit in the Park is 15 miles per hour.
- K. All owner, non-owner occupant, and renter vehicles must be registered within the District Office.
- L. Florida House Bill 949 amends the Florida Statute 316.212 by adding age restrictions to golf cart drivers. The new House Bill went into effect on October 1, 2023. Specifically, the House Bill 949 states that golf cart drivers under the age of 18 must be at least 15 years of age and have, in their possession, a learner's driving permit or 16 years of age and have, in their possession, a valid driver's license. Anyone who is 18 years of age or older needs, in their possession, a valid government issued ID while driving a golf cart.
- M. Homeowners, renters and guests must comply with Deed Restrictions.
- N. Homeowners must register in Holiday Park Office when returning from an extended stay of over one (1) month away from the park. Homeowners must register in Holiday Park Office before leaving for an extended period of over one (1) month. When leaving, Homeowners must assign a caretaker for their property, *especially during summer months*, to assist in keeping them in compliance with Deed Restrictions during the time they are away.
- O. Homeowners must comply with Architectural Control Committee Rules and Regulations.
- P. Fire pits/open fires are not allowed on park property including cul de sacs. (Portable Barbecue grills are permitted). **If, homeowner's wish to have a movable fire pit on their property, they must follow the North Port City guidelines, as well as the North Port Fire Dept. protocols currently in effect.** Residents must check to see if local fire restrictions are in effect before lighting the fire. No permanent fire pits are allowed on residential property.
- Q. No resident shall erect or place any decoration, structure, tree, planter, shrub, bench, memorial, or other appurtenance on common ground without the written approval of the District Manager. Exceptions to this rule shall be temporary holiday decorations placed by a duly recognized recreation

group or club, or for special events such as Senior Olympics, etc., as approved by the Activities and Recreation Council (ARC).

- R. Any existing or new unit erected on a lot within the District must be owned by the corresponding lot owner. A completed application for purchase must be submitted before sale and be approved by Trustees.
- S. Maintaining Carports
1. Residents are not permitted to use their carports as storage area
 2. Carports shall not be used as outdoor living space. No furniture or appliances of any type will be permitted. Patio furniture and BBQ grill will be allowed.
 3. Residents must remove all loose items, including hanging baskets, barbeque grills, bicycles, flowerpots and figurines during hurricane warnings and when leaving for thirty days or more. Waste cans are to be removed or secured.
- T. Homes & Grounds
1. Residents and owners are responsible for removal of mildew from their home and to paint the outside when necessary.
 2. All planting beds, front, sides and rear of home must be kept weed free. Shrubs and trees must be pruned when needed. Dead shrubs and limbs must be removed.
 3. Trees which are removed must have the trunks (base of tree) ground down below the surface of the lawn.
- U. Parking & Vehicles
1. No derelict vehicles, which includes vehicles not operable, vehicles on blocks or with flat tires or no tires, or if the car is partially dismantled, or if car is not registered shall be kept adjacent to or upon any lot. These vehicles must be removed within 14 days after notice. If they are not removed, Holiday Park can remove them at resident's expense. No vessels or trash of any description shall be kept or permitted adjacent to or upon any lot. No vehicle repair work shall be conducted upon any residential lot except for necessary minor repairs. (See Deed Restrictions 3. (f)).
 2. Vehicles parked on lawns must be removed for the lawn contractors on the day of cutting.
 3. Parking is not permitted on streets or cul-de-sac, or islands.
 4. Temporary parking on the grass is allowed only for guests and construction maintenance contractors.
- V. Violations, Fines, and Fees
1. Property owners, renters and/or qualified guests who are in violation of the provisions in the District Deed Restrictions (excluding provisions 3.(r) & 3.(s)), Architectural Control Committee (ACC) Rules and Regulations (excluding rules #39 & #40), and those General Rules and Regulations pertaining to owner properties (homes or empty lots), shall be notified by the District Office of such violation. Such violations may be reported to the District Office, by residents, via a Corrective Action Form or identified by the District Manager or designee, through observation within the Districts Common Areas or via home/property inspections. NOTE: It is the responsibility of all property owners to make sure that their renters, owners guests, or renter's guests understand and adhere to all District rules and to pay all fines for violations.
 - a. For all resident property violations, as defined in **Resolution 2025-04**, the District Manager is authorized by the Board of Trustees to collect the designated fee(s) via invoice to the property owner. The District Manager will notify the property owner of the violation and fee(s) via phone call, email, and U.S. mail, if needed. Depending on the severity of the violation and/or number of occurrences, the District Manager may withhold the fine/fee for a first-time offense. For all fines and fees assessed, the owner has thirty (30) days to pay the

invoice at the District Office. Notice for these purposes shall be deemed given upon: (a) phone call reaching the property owner; (b) delivery of an email; or (c) mailing via U.S. mail. After thirty (30) days, the estoppel process will be executed. In this case, an estoppel will be placed on the property for the value of the invoice, plus any fees associated with the attaching of the estoppel to the owner's property and the owner will be notified of the estoppel via certified mail.

In certain cases, depending on the cooperation of the owner to resolve the violation, the District Manager or designee may cause the violation to be corrected. If such action is needed, the District Manager will notify the property owner of the violation and fee(s) via U.S. mail. Mailing of a notice to the property owner's address on file in the Holiday Park Office shall be considered "notification". The property owner shall be invoiced for the cost of remediation, in addition to a one hundred dollar (\$100) administrative fee for each violation. Labor shall be billed at actual cost, but not less than twenty (\$25) per hour, with a one-hour minimum charge. If the invoice is not paid within thirty (30) days of the notification, the estoppel process will be executed. In this case, an estoppel will be placed on the property for the value of the invoice, plus any fees associated with the attaching of the estoppel to the owner's property and the owner will be notified of the estoppel via certified mail.

2. For all District Facility violations, refer to the Board of Trustee and the Fine Committee guidelines as defined within **Resolution 2025-03**. Refer to **Resolution 2026-01** for additional fees that may be applied for non-compliance within the Deed Restrictions (specifically provisions 3.(r) & 3.(s)), Architectural Control Committee (ACC) Rules and Regulations (specifically rules #39 & #40), and those General Rules and Regulations pertaining to District Common Areas.

W. Use of the District garbage dumpster in Phase 1 is strictly prohibited without the prior approval from the District Manager. Use of the District yard waste dumpster in the Phase 1 Compound is strictly prohibited without the prior approval from the District Manager or a signed Yard Debris Dumpster Use Agreement Form. Un-authorized use of the dumpsters is a District violation and may result in a fine/fee as defined by **Resolution 2025-04 Item #14**.

X. Operations in an Emergency

In the event of a weather emergency such as tornado, hurricane or flood, District management is responsible first and foremost for repairing damage by clearing roadways, securing public buildings and lands, and taking appropriate action to reopen facilities. Homeowners who are not in residence are to contact their caretaker or neighbor to inquire as to their property's condition. The Holiday Park office will not be available to answer homeowners' or residents' inquiries regarding private property until the District is secured, repaired and fully operational.

Y. Repair Work

1. No vendors or outside contractors are to be permitted inside Holiday Park on Sundays unless it is an emergency, or otherwise granted by the Board of Trustees (i.e. hurricane/storm recovery).
2. No repair work may be performed between 6:30 p.m. and 7:00 a.m.

Z. Gate Entry/Exit System

1. Any individual operating a vehicle, golf cart, bicycle, or similar conveyance who bumps, strikes, or otherwise damages any Entry or Exit gate, gate arm, or related access control equipment within the Park shall be held responsible for such damage.

2. The driver shall be liable for all associated repair costs. In the event the damage renders the gate or gate arm irreparable, the driver, or the driver's insurance carrier, shall be responsible for the full cost of replacement, including materials, labor, and any related service expenses.
3. At a minimum the driver will be subject to fines and fees through the Park's established Fining Process.