

Agenda Item 1

Dec.10, 2021 Areas below are for discussion by Trustees at next workshop. Approximately 22 yes no areas

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 the format will be corrected and 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(b) No home shall be placed upon any lot unless there is also affixed thereto a carport approved by the District's Board of Trustees. Provided, however, that no home, structure, add-on or accessory shall be placed or erected on any lot closer than six feet (6') from the property line on the sides, ten feet (10') from the property line at the rear and ten feet (10') from the line abutting the road. All measurements shall be from the base of the unit. The front set back shall conform to the set back line established by adjoining units. **Variances to the stated deed**

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restrictions in 3 b herein can be granted by 2/3 vote of the Board of Trustees after request by homeowner and recommendation by the ACC. Yes No

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. Yes No

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. Yes No

Those not removed may be removed by Board of Trustees at resident's expense. No Vessels Rest of 3 f remains the same.

Yes No

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. **Yes** **No**

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. **Yes** **No**

Cars may not be parked on rear or side of coach overnight.

Yes **No**

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.** **Yes** **No**

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. **Yes** **No**

No 20 lb. or 30 lb. portable gas tanks can be connected to home. **Yes** **No**

~~There shall be no prohibition against the storage of LP gas containers for use with outdoor barbecue grills (20lb tank).~~

Yes **No**

3 (p) All flower beds, planting areas, **gutters** and similar areas on all lots must be kept free of weeds and overgrowth. **Yes** **No**

Lot owners are responsible for removal of **mold or mildew** from their home, **shed, roof and driveway.**

Yes **No**

Painted mobile homes must be repainted if peeling, fading or re-sided with color approved by the Architectural Committee. **Yes** **No**

Shed must be the same color as the mobile home.

Yes **No**

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. Yes No

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. Yes No

The three months timeframe may be extended by the Board of Trustees. Yes No

3. (s) A condemned coach must be brought up to Holiday Park ACC, city, county/state guidelines within four months of condemnation.

Yes No

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. Yes No

The Board of Trustees can extend the monthly limits above.

Yes

No

- 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.
 - (b) **In addition, all fines or unpaid charges must be paid prior to transferring property at the time of sale.** **Yes** **No**
 - (c) The rest of 4 (a) remains the same.

Agenda Item 3

#41 **Windows and Doors**

The addition of exterior windows or doors, or replacement of existing exterior windows or doors, requires an ACC permit. Submittal of a permit request must include existing window or door dimensions as well as the dimensions regarding proposed window or door sizes and location.

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- #19 **Steps** to enter the coach must not exceed **eight (8) inches** in height and no less than **nine (9) inches** in depth. Special exceptions may be made for handicapped persons but must conform to State and City Codes. All handicap ramps must be approved by the ACC.
- #20 **Ramps.**
- Owner or contractor is responsible for obtaining all City and Park permits required.
 - Must be built to a set of plans submitted to, and approved by, the ACC.
 - Handicap ramps must be removed upon the sale of the home, unless otherwise requested by the new owner and approved by the ACC.
- #21 **Wood Decks** will be permitted under the following conditions:
- Decks must meet the six (6) foot property offset line and the ten (10) foot front and rear lot line requirements.
 - Deck and steps must be constructed of pressure treated Construction Grade Lumber or Engineered Deck Material.
 - Decks must meet the requirements of the City of North Port Building Code, if applicable.
- Patios** will be permitted under the following conditions:
- Patios must meet the six (6) foot property offset line and the ten (10) foot front and rear lot line requirements.
 - Patios must be constructed of concrete, patio blocks, bricks or other approvable materials. Materials chosen must be reviewed and approved by the ACC prior to commencement of work.
 - Patios must meet the requirements of the City of North Port Building Code, if applicable.
- #22 **Guttering and Down Spouts** must be installed on coaches and added structures. Discharge openings should be at least eight (8) inches from the ground.
- #23 **Sufficient Tie Downs** to conform with state and local codes must be attached to each coach.
- #24 **Street Address Numbers** conforming to city requirements must be attached to the front of the coach in a visible area. Numbers must be four (4) to six (6) inches high.
- #25 **No Garages** will be permitted.
- #26 **Carport Screening** of lattice or vinyl planking will be permitted under the following conditions:
- Vinyl lattice or one (1) inch x six (6) inch vinyl planking or privacy screening shall be a minimum of twelve (12) inches down from the carport top and twelve (12) inches up from the carport concrete.
 - A sketch attached to the ACC application with dimensions is required.
 - Soffit material will not be approved as carport lattice or screening.