

Prepared by and return to:
Holiday Park Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

HOLIDAY PARK, PARK AND RECREATION DISTRICT
Board Resolution 2026-04
Replaces Board Resolution 2025-03
District Rules and Regulations Enforcement
PROCEDURE

Each step must be fully documented and in accordance with Holiday Park Park and Recreation District (the "District") HB No. 1855 (current version).

1. Upon receipt of a resident Corrective Action Form to the District Office or an observation by the District Manager or designee, that an owner, renter, or qualified guest (i.e. the "member") has failed to comply with any provision of the District Deed Restrictions, General Rules & Regulations, Architectural Control Committee (ACC) Rules and Regulations, or other District rules, the District Manager is authorized by the Board of Trustees to execute either 1.a) or 1.b):
 - a) For all resident property violations listed in **RESOLUTION 2025-04**, as defined by the District Deed Restrictions (excluding provisions 3.(r) & 3.(s)), ACC Rules & Regulations (excluding rules #39 & #40), and General Rules and Regulations pertaining to owner properties (homes or empty lots), the process as defined under Section V.1. Violations, Fines, and Fees within the District General Rules and Regulations should be executed. ***The remaining items 2-13 described below are not applicable, in this case, and should not be executed.***
 - b) For all District Common Area violations listed in **RESOLUTION 2026-01**, as defined by the General Rules and Regulations pertaining to District Common Areas; and the District Deed Restrictions (specifically provisions 3.(r) & 3.(s)) and ACC Rules & Regulations (specifically rules #39 & #40), which include costly home modifications after storm damage. The process as defined under Section V.2. Violations, Fines, and Fees within the District General Rules and Regulations should be executed. ***In this case, the remaining items 2-13 described below are applicable and must be executed.***
2. The District Manager shall notify the member using the latest contact information documented within the District HOA Life application. Notice will be provided, to the member, by attempting contact in the following order: (1) phone call; (2) email if the phone call is unsuccessful; and (3) via regular U.S. Mail if both phone and email are unsuccessful. All correspondence(s) per 1 b), above, will be documented within HOA Life.
3. The member shall be given thirty (30) days to provide an action plan that corrects the non-compliance within a reasonable amount of time, not to exceed sixty (60) days.
 - a) In the event of construction without a proper approval of the ACC, or construction not in accordance with the permit issued by the ACC, a "Stop Work" order may be issued by the District Manager or their designate which

details the offense. If the designate issues the "Stop Work" order on behalf of the District Manager, the designate will notify the District Manager of the action in writing by the next business day.

4. If the member fails to provide an action plan to correct the non-compliance or if the non-compliance has not been corrected within the specified time frame on the member's action plan, the District Manager will notify the member, as per 2. above, at least seven (7) days in advance with the date/time of the Regular Board meeting where the violation will be discussed.
5. At the meeting, the District Manager will provide a summary of the offense to the Board of Trustees ("Board"). The Board will consider the offense, including any evidence that the member has mitigated, or has agreed to cease, the offense. Should the Board, by majority vote, determine that an offense has occurred, it will levy a fine in accordance with the District's **RESOLUTION** 2026-01 related to penalties and fines for violation of rules and regulations.
6. The District Manager will then notify the member, a minimum of 14 days' notice, as per **H.B. 1855 Section 15(g).3(a)** by certified mail of the date and time, of a hearing before the Fine Committee.
7. The Fine Committee will consider exhibits or testimony given by the member and District Manager, and by majority vote, either confirm or reject fines levied by the Board of Trustees. The Committee has no authority to modify any fine imposed by the Board. The results of the Committee meeting will be provided in writing to the District Manager, Committee Chairperson and the Board Liaison.
8. For fines upheld by the Fine Committee, the fines are deemed levied against the member on the date of the Fine Committee meeting. "Per day" fines begin to accrue on that date and continue to accrue not to exceed \$1000 until the member provides proof to the District Manager that the correction occurred.
9. The District Manager provides written confirmation of the Committee decision to uphold the Board's decision regarding the fine to the member, as per 2. above.
10. Fines levied by the Board shall be due five (5) days after the notice of the approved fine is given to the member. The member will then receive notice via certified mail that the unpaid fines will be subject to the estoppel process in which they will also be charged with any costs associated with the estoppel process.
11. If a member is more than ninety (90) days delinquent in paying the fine, the member's ability to use common areas and facilities, including compounds used for storage of recreation vehicles and/or trailers, is suspended until the fine is paid in full. Any recreation vehicles and/or trailers parked in the name of the member must be removed from Holiday Park immediately and remain removed during the period of suspension. The Park may cause any such vehicle not removed by the owner to be towed at the owner's expense. This subparagraph does not apply to that portion of common areas used to provide access or utility services to the member's property or vehicular and pedestrian ingress to and egress from the property including, but not limited to, the right to park a vehicle in accordance with deed restriction

guidelines.

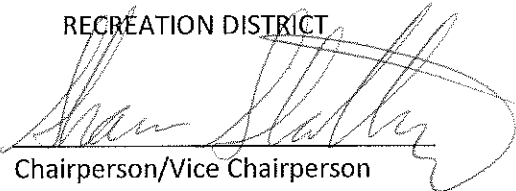
12. The Board can impose another fine to the member in the future by following the same process if the violation recurs.
13. In accordance with an estoppel certificate, unpaid fines will be collected when a property is sold or transferred.
14. Should the member from whom the Board has suspended rights to use common areas and facilities fail to comply with such suspension, the District Manager shall file a trespass order with the City of North Port.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of May 2020

ATTEST:


Secretary/Assistant Secretary

BOARD OF TRUSTEES
OF HOLIDAY PARK
PARK AND
RECREATION DISTRICT

Chairperson/Vice Chairperson