

Prepared by:
HOIDAY OUT IN AMERICA AT TANSI
CAMPSITE SUBDIVISION NO. 1
PROPERTY OWNERS' ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE
(ARC)

RULES AND REGULATIONS

(Effective Date: March 10, 2025)

(Approved: March 8, 2025)



STATE OF TENNESSEE, CUMBERLAND COUNTY

TREY KERLEY
REGISTER OF DEEDS

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TABLE OF CONTENTS

TOPIC / RULE	PAGE
Introduction	1
Purpose	1
Amendments and/or Revisions	1
Conflict of Interest	2
Definition	2
Architectural Review Committee (ARC) Membership	2
ARC Meetings	3
ARC Fines	3
Schedule for Non-Compliance Fine Assessments	4
Notices of Offense	4
Work Started Prior to Approved Rules Compliance Certificat (RRC)	5
Stop Work Orders	5
Rules and Regulations – Architectural	
1. Applications for Rules Compliance Certificate (RCC)	6
A. Application Requirements	6
B. Application Fees	7
C. Application Process and Notes	7
D. Rules Compliance Certificate (RRC)	8
2. Inspections	9
3. Property Lines and Setbacks/Easements	10
4. Rain Gutters & Down Spouts	10
5. Room Additions, Porches & Deck Enclosures	10
6. Roofovers (Not Allowed)	12
7. RV Ports	12
8. Car Ports	13
9. Golf Cart Ports	14
10. Decks	15
11. Awnings (Adjacent to RVs)	16
12. Skirting/Underpinning	17
13. Maintenance/Renovations	17
14. RV Placement/Relocation	17
15. Metal Roofs	18
16. Roof Caps (Not Allowed)	18
17. Fences	18
18. Sheds, Storage, & Utility Buildings	19
19. Gazebos, Free-Standing Awnings, Patio Covers	19
20. Fireplaces, Fire Pots, Fire Rings Fire Pits	19
21. Water Line Inspection	20
22. Portable "Pop-Up" Canopies	20
23. Clotheslines	20
24. RV Axles	20
Statement of Compliance	21
Signatures & Notary Page	22

NOTE: To navigate within this document electronically, click on the title of the topic you wish to see.
To return to the Table of Contents, click on "[BACK TO TOP](#)" from any page.

INTRODUCTION [BACK TO TOP](#)

The Master Warranty Deed of Holiday Out in America at Tansi, Inc. states the property was purchased for the purpose of developing a condominium recreational camp site subdivision suitable for [camper] trailer, tent, pickup and other similar types of camping use [to include motor coach/RV type campers] but excludes any trailer which can generally be considered or referred to as a mobile home.

Holiday Out RV Park was designed as and is still intended to be as the name implies—a Park for Camping in RVs, camper trailers, tents, etc. Therefore, any upgrades, renovations, additions, etc. to a RV, camper etc., shall not allow for the removal of the RV, camper, etc. either partially or in its entirety.

When a person purchased and/or otherwise became an owner of property in Holiday Out RV Park, by default they became a member of the Holiday Out in America at Tansi, Campsite Subdivision No. 1 Property Owners' Association. As such, they were required to sign a document stating they agree to the provisions of the Master Warranty Deed, the current Bylaws, the Park Rules and Regulations, and these ARC Rules and Regulations. It is the belief of the BoD, the Architectural Review Committee, and the membership at large that the application of, adherence to, and compliance with these ARC Rules and Regulations is beneficial to all owners because when applied and adhered to, they help maintain the property values for all owners and make the park a more inviting and attractive destination for potential owners.

The Rules and Regulations hereinafter enumerated shall be deemed in effect until they are superseded by and/or otherwise amended by the Architectural Review Committee (ARC) and approved by the Board of Directors (BoD) and shall apply to and be binding upon all who own property within boundaries of the horizontal condominium known as Holiday Out in America at Tansi Campsite Subdivision No. 1, hereinafter referred to as Holiday Out RV Park and/or the Park. The Unit Owners shall comply with and adhere to the ARC Rules and Regulations stated here in and shall ensure they are faithfully observed and complied with by their families, guests, invitees, employees, agents, contractors, and other such individuals over whom they exercise control and/or supervision.

PURPOSE [BACK TO TOP](#)

This revision of the rules and regulations is intended to make certain the ARC rules and regulations are clear and unambiguous, and to address a trend in Holiday Out RV Park that is moving away from the original intent and design of the Park (recreational camp sites) and instead toward camping dwellings of a more permanent appearance and use.

Therefore, these ARC Rules and Regulations are being revised, redefined, and/or amended, and restated. It is important to note that these revised, redefined, and/or amended and restated Architectural Rules and Regulations do not affect any construction that was approved by the ARC or any finished/completed structure in existence prior to the effective date of the ARC Rules and Regulations contained herein.

AMENDMENTS AND/OR REVISIONS [BACK TO TOP](#)

It is recommended that any amendments/revisions to the rules contained herein be achieved by the following process. Amendments/revisions to these rules need to be agreed upon by a majority vote of the ARC. If said vote affirms the recommended amendments/revisions are needed, they shall be presented to the Executive Committee of the Board. If the Executive Committee agrees with the

ARC's recommendations, it shall send the submitted recommended amendments/revisions to the full Board for a vote for final approval and implementation of the amended and revised ARC Rules and Regulations.

CONFLICT OF INTEREST AND RECUSAL [BACK TO TOP](#)

Any current Officer or other member of the Board of Directors, and/or member of the Architectural Review Committee shall recuse themselves from and shall not be involved in any part of any process related to or regarding the recommendation and/or approval of any project involving their RV and/or property within the park.

DEFINITION [BACK TO TOP](#)

For the purpose of the rules and regulations contained herein, the term "RV" shall be used interchangeably and shall be used to refer to the following which are considered RV types: motorhomes, coaches, campervans, caravans (aka camper trailers), fifth-wheel trailers, pop-up campers, truck campers (aka slide-ins).

"Park Models" are also widely considered as a type of camper that refers to home-like RV designed for temporary/seasonal living. Holiday Out RV Park allows Park Models, but they will not be any wider than twelve (12) feet at their widest point.

Before any "Park Model" is ordered and placed on the owner's property, an Application for a Rules Compliance Certificate must be submitted showing the Park Model's dimensions and proposed placement on the owner's lot. It is strongly advised to include the manufacture's brochure to ensure dimension accuracy.

According to the Federal Department of Transportation (DOT), and Federal Emergency Management Agency (FEMA), a recreational vehicle (RV) is a vehicle that has a single chassis, is no greater than 13.5 feet tall, is no wider than 8.5 feet, and has a maximum length typically around 45 feet. The square footage area of a RV is typically 400 (+/- 20) square feet or less when measured at its largest horizontal projection with all slidable/movable projections retracted. They can be designed to be self-propelled or permanently towable by a light duty truck, and are primarily designed for temporary living quarters, not as a permanent dwelling.

For the purposes of the rules and regulations contained herein, no Park Model, RV, Camper Trailer, etc. shall be wider than twelve (12) feet at their widest point with all slidable/movable projections retracted, not longer than 45 feet, not taller than 13.5 feet, and will not have a footprint greater than 400 (+/- 20) square feet.

ARCHITECTURAL REVIEW COMMITTEE (ARC) MEMBERSHIP [BACK TO TOP](#)

The ARC shall consist of up to five (5) but not less than three (3) members/owners in good standing with Holiday Out RV Park and at least one member shall be a current member on the Holiday Out BoD.

One ARC member shall be voted on by the committee as the Chairperson of the committee and can be the member who is the current member of the BoD. The ARC Chairperson shall not have a vote unless it is to break a tie vote within the committee.

Members of the ARC shall be appointed by the ARC Chairperson (the Chair) after they are recommended to and approved by the Executive Committee (the four officers) of the BoD. The Chair shall give due consideration to the candidate's knowledge and experience in building construction,

general contracting, engineering, and other related skills in making appointments.

Any ARC member, who fails to attend at least one scheduled meeting/month from March through November, unless excused by the Director for compelling reasons, shall be replaced. Vacancies on the ARC shall be filled promptly.

ARC MEETINGS [BACK TO TOP](#)

The Chair shall preside at ARC meetings. If the Chair is not present, the ARC members attending shall select one of their fellow members to preside over the meeting. The ARC will meet as needed from March through November, to review any submitted applications for Rules Compliance Certificates (RCC) or any other ARC related matters.

ARC FINES [BACK TO TOP](#)

A. Payment of ARC Fines:

- 1) All ARC fines must be paid in full to the Holiday Out Office within seven (7) business days from the date the fine notice is sent.

B. Consequences of Late Payment:

- 2) If the fine is not paid within 7 business days, the Board of Directors (BoD) will:
 - Deactivate all electronic key cards (RFID Cards) assigned to anyone associated with the property that has the fine.
 - The key cards will remain deactivated until the fine is fully paid.

C. Impact on Membership Status:

- 3) If the fine is not paid:
 - The property owner(s) will no longer be considered a Member in good standing with Holiday Out RV Park.
 - This means they will lose access to the Lake Tansi Village (LTV) POA amenities as well.

D. Notification to LTV POA:

- 4) LTV POA will be informed when:
 - A fine has been assessed against a property in Holiday Out RV Park.
 - The fine is paid and the property owner is back in good standing.

All assessed ARC fines must be paid in full to the Holiday Out Office within seven (7) business days after the notice of said fine has been sent. If said fine is not paid within the allotted seven (7) business days, the BoD will authorize the deactivation of all electronic key cards (RF ID Cards) assigned to all parties associated with the property against which the fine was assessed. The electronic key cards will remain deactivated until such time said fine paid in full to the Holiday Out RV Park Office.

In addition to the above, the Owner(s) of the property against which the fine was assessed will no longer be considered as Member(s) in good standing with Holiday Out RV Park and by default will not be an Associate Member of Lake Tansi Village (LTV) POA in good standing with and will therefore forfeit access to the LTV amenities granted to Members and Associate Members in good standing. LTV POA will receive notice of the owner of the property in Holiday Out RV Park which has a property against which a fine has been assessed. LTV POA will also receive a notice when said fine has been paid in full or otherwise satisfied and the property owner in Holiday Out RV Park is back in good standing.

SCHEDULE FOR NON-COMPLIANCE FINE ASSESSMENTS [BACK TO TOP](#)

A. Applicability

All RV/shed placements and construction projects outlined in these guidelines are subject to the fine schedule detailed below.

B. Multiple Infractions Within the Same Project

- 1) If multiple infractions are identified during an inspection and are related to the same project under a single application and RCC, only one (1) Notice of Offense will be issued for that RCC.
- 2) If additional infractions are discovered in subsequent inspections, each newly identified infraction will result in a separate Notice of Offense.

C. Multiple Infractions Across Separate Projects

- 1) If multiple infractions are identified during an inspection but pertain to separate projects with distinct applications and RCCs, a separate Notice of Offense will be issued for each RCC.
- 2) If additional infractions are discovered in subsequent inspections, each newly identified infraction for a separate RCC will result in a new Notice of Offense for that specific RCC.

NOTICES OF OFFENSE [BACK TO TOP](#)

First Notice of Offense

A written First Notice of Offense will be sent as a warning to the owner(s) of record. The owner(s) will have fourteen (14) calendar days to make the required correction(s). An inspection by a member of the ARC or BoD is required to ensure the needed correction(s) is/are made prior to any further work being done on the project.

Second Notice of Offense

If, within fourteen (14) calendar days the required correction(s) outlined in the First Notice of Offense to the owner are not made, a fine of \$250.00 will be assessed against the owner(s) of the property. The owner(s) will have fourteen (14) calendar days to make the required correction(s). An inspection by a member of the ARC or BoD is required to ensure the needed correction(s) is/are made prior to any further work on the project.

Third Notice of Offense

If, within fourteen (14) calendar days the required correction(s) outlined in the Second Notice of Offense to the owner are not made, a fine of \$500.00 will be assessed against the owner(s) of the property. The owner(s) will have fourteen (14) calendar days to make the required correction(s). An inspection by a member of the ARC or BoD is required to ensure the needed correction(s) is/are made prior to any further work on the project.

Fourth/Final Notice Offense

A notice for the owner(s) to immediately stop work on the project will be sent to the owner(s) of the property and legal action may be initiated if the required corrective action(s) are not taken.

WORK STARTED PRIOR TO APPROVED RRC [BACK TO TOP](#)

A \$500.00 fine will be assessed against the property owner(s) if any installation, construction or modification begins prior to the approval and issuance of an RCC from the ARC or the Holiday Out RV Park Office.

STOP WORK ORDERS [BACK TO TOP](#)

- A. A Stop Work Order can be issued if:
 - 1) Any owner begins a project before receiving a RRC (Required Review Certificate).
 - 2) Any infraction is found on a project that already has a RRC issued.
- B. Action Required After a Stop Work Order:
 - 2) Once a Stop Work Order is issued, all work must stop immediately.
 - 3) A copy of the order will be posted on the property, and a photo of it will be placed in the property file at the Park Office.
- C. Fines for Violating Stop Work Orders:
 - 1) If the owner continues working after a Stop Work Order is posted:
 - A daily fine of up to \$50.00 will be charged until work stops and a new RRC application is submitted and approved.
- D. Consequences for Continued Work After an Infraction:
 - 1) If work continues after an infraction is discovered and a Stop Work Order is issued:
 - The owner may be required to remove any work done after the Stop Work Order was issued.
 - The cost of removal will be the responsibility of the owner.
- E. Ongoing Non-compliance:
 - 1) If a project is completed after the Stop Work Order, the owner may face an assessed fine of \$300 per month (or \$100 per week if it's a partial month) until the project is brought into compliance with the rules.

Stop Work Orders will be issued if/when 1) any owner(s) start a project prior to a RRC being issued and/or 2) if an infraction is discovered on a project that was issued a RRC.

Once a Stop Work Order is issued, all work must stop immediately until the situation for which the Stop Work Order was issued is resolved. When a Stop Work Order is issued, a copy will be made and photo of it posted on the property will be placed in the property file in the Park Office.

Any owner(s) who continues work on a project that has not been approved and for which a Stop Work Order is issued and posted will be subject to a daily fine of up to \$ 50.00 until work has stopped and an Application for a RRC is submitted, approved, and a RRC is issued.

If work continues on an approved project after an infraction is found and the owner(s) is/are notified and a Stop Work Order has been issued and posted, the owner(s) may be required to remove any project work that is accomplished after the Stop Work Order was issued and posted. This removal will be at the expense of the owner(s).

Any owner(s) who continues to work on and then completes a project after the Stop Work Order has been issued and posted, will be subject to a Board of Director's Assessed fine of \$300 per month (or \$100/week or portion thereof for partial months) until project is brought into compliance.

RULES AND REGULATIONS – ARCHITECTURAL

1. APPLICATIONS FOR RULES COMPLIANCE CERTIFICATE (RCC) [BACK TO TOP](#)

A. Application Requirements [BACK TO TOP](#)

Information related to and the requirements applicable to an Applications for an RCC are available at the Holiday Out RV Park Office.

Applications are required for all proposed projects and must be received by the Holiday Out Office no fewer than 45 calendar days prior to beginning any installation, construction, and/or modification. Some project requests are more extensive and complex than others and all efforts will be made to minimize the time needed for the ARC to approve submitted applications. However, no installation, construction or modification is to begin prior to the issuance of an ARC approved RCC from the Holiday Out Office.

The RCC Application fee is non-refundable. Each separate application submitted requires an application fee.

A \$500.00 fine will be assessed against the owner(s) of the property where any installation, construction or modification begins prior to the approval and issuance of an RCC from the ARC or via the Office at Holiday Out RV Park.

In addition to the above fine, a Stop Work Order will be issued, and all work must stop immediately until an approved RCC issued the above fine is paid in full at the Holiday Out RV Park Office. A photo of the Stop Work Order will be made after it is issued and posted on the property and said photo will be placed in the property file in the Park Office.

Any owner(s) who continues with project work once a Stop Work Order has been issued and posted will be subject to daily fines up to \$ 50.00 until work has stopped or infraction has been corrected and inspected, whichever happens first.

Any owner(s) who continues with project work after a Stop Work Order has been issued and posted may be required to remove project work accomplished after the Stop Work Order was issued and posted. This removal will be at the expense of the owner(s).

Any owner(s) who continues to work and completes a project after the Stop Work Order was issued and posted, they will be subject to a Board of Director's Assessed fine of \$300 per month or \$100/week (whichever is less) until project is brought into compliance.

Applications must be submitted prior to the commencement of any work when any owner desires to:

- 1) Place a new or used RV on a lot
- 2) Move an RV from one lot to another within the confines of Holiday Out RV Park
- 3) Make any addition(s) or alteration(s) to an RV such as, room additions, deck/porch additions, deck/porch enclosures, or any other type of reconfigurations or modification of the unit
- 4) Make any alterations to a lot such as:
 - Installing or constructing a storage/utility shed, or any other type of structure such as an awning, pergola, gazebo, etc.

- Installing or constructing any type of fence—whether it be permanent or temporary in purpose,
- Installing concrete, stone and/or, asphalt driveway and/or walkway
- Building or modifying a retaining wall
- Installing a new or modifying placement of an existing water line
- Installing or relocating a sewer connection
- Installing or relocating an electrical service line
- Upgrading/increasing and/or updating the electrical service itself, to include but not limited to any work involving the Meter Base, Service Disconnect, Riser, Weather Head, or any associated wiring

B. Application Fees [BACK TO TOP](#)

- 1) All Rules Compliance Certificate Application Fees are “*Non-Refundable*”
- 2) A \$50.00 Application Fee is required and will be paid to the Holiday Out RV Park Office when the Application(s) is/are initially submitted for, and prior to the installation, construction, modification, relocation of and/or the addition to any RV, camper trailers, RV ports, carports, golf cart ports, gazebos (or similar structure), room additions, decks, covered decks, porches, storage/utility building/shed, etc.
- 3) A \$20.00 Application Fee is required and will be paid to the Holiday Out RV Park Office when the Rules Compliance Certificate Application(s) is/are submitted for and prior to the installation, construction, modification or relocation of driveways (concrete, asphalt, gravel/stone, or similar), sidewalks (concrete, asphalt, or similar), fences (permanent, or temporary-use fence(s) for greater than 14 consecutive days).

C. Application Process and Notes [BACK TO TOP](#)

- 1) The application shall include a ***detailed*** drawing on the 1/4” gridded paper provided or on standard 1/4” graph paper. The scale of the provided gridded paper or 1/4” graph paper used will be such that each 1/4” square is equal to one square foot (1^{sq/ft}). The detailed drawing required will show the full extent of the project needing ARC approval. Applicants are urged to consider and apply the standards and requirements of the International Building Codes (IBC) and the Southern Building Codes in the construction details of their project on their application. If requesting multiple structures, (e.g. room additions, storage buildings, decks, etc.), a separate drawing for each item is required, but only one application and one processing fee is required if and when requests, drawings, and materials lists are submitted simultaneously on one application.
- 2) When placing an RV or a storage building on a lot, members/owners must be aware of and abide by the 2 ½ foot set back/easement that runs parallel to each side and rear property line. This setback allows for maintenance of utilities, sewer lines and other such infrastructure items.
- 3) Members are not allowed to locate an RV or place/construct a storage/utility shed, or any addition/enclosure, porch, or deck, or place any other type of structure over sewer-lines, manhole covers, and cleanout/access ports, or any water lines or natural gas

lines other than those that directly service that specific owner's RV/camper trailer, etc.

- 4) Holiday Out RV Park is not responsible for any damage to improvements that may occur as a result of utilities inspections and/or maintenance or repairs, or other work of any type related to utility services or the Park's infrastructure.
- 5) It is strongly recommended that the member/owner have their lot surveyed prior to the placement of any RV or beginning any new additions or improvements which are close to the property lines. This will eliminate the problems which have arisen in the past when members/owners have built over property lines, etc. and caused encroachments. There are several competent surveyors in the Crossville area with whom owners can contract for this purpose.
- 6) Alterations to a person's lot cannot cause rainwater runoff issues. Owners are strongly encouraged to adhere to Tennessee Drainage Law which is governed by the natural flow rule. Under that rule it is acknowledged that water has a natural easement along its natural paths, and that the upper and lower landowners must accept water that naturally flows, or that would have naturally flowed, onto the property in question.
 - a. In general, a landowner **cannot**:
 - i. Impede the natural flow of water.
 - ii. Increase the natural volume of water.
 - iii. Increase the natural velocity of water.
 - b. Drainage design for a project should be done so when complete there is **no**:
 - i. Change in the direction of flow.
 - ii. Increase in the volume of flow.
 - iii. Increase in the velocity of flow.

D. Rules Compliance Certificate (RCC) [BACK TO TOP](#)

- 1) No ARC RCCs will be issued during the off-season which is widely accepted as the time frame between November 15th to March 15th of the following year. This is because the ARC will not hold regular meetings during that period. At the discretion of the ARC—by a majority vote of the committee—RCCs may be issued during this off-season period when RCCs are not normally issued. Provided, however, that all requirements needed to approve an application and issue an RCC have been met.
- 2) Applications for RCCs for all projects shall be reviewed by and require the approval of at least three (3) members or a majority of the ARC (whichever results with the greater number). Members/owners who apply for an RCC shall be notified of the date of the ARC meeting and will be invited to attend the meeting at which their application will be reviewed. The ARC shall provide a written response to a new or revised application within thirty (30) days after the application is received by the Park Office, or within sixty (60) calendar days during the off-season time frame (November 15th to March 15th of the following year). This response to the submitted application will include the need for any amplifying information or additional details needed, and/or any reason for which the application was not approved.
- 3) The appropriate non-refundable application fee(s) (based on the fee schedule, as outlined above) must be attached to the application. Applications submitted without

the appropriate fees will not be accepted.

- 4) If/when the ARC approves the project submitted, an RRC will be issued by the ARC Chairperson, a designated ARC member, or the Park Office. The member/owner applicant shall sign the approved RRC when issued, indicating their agreement to abide by the current ARC Rules and Regulations.
- 5) Once the RCC is issued, it must be properly posted prior to starting any work. The RCC shall be posted on the member's lot or RV in such a manner that it can be easily viewed from the street. The member/owner is responsible for ensuring all contractors follow these Rules and Regulations and comply with and adhere to the approved RCC. The standard period an approved RCC will be in effect and still be considered active is sixty (60) days from the date of issuance. A written request for an extension may be requested and may possibly be granted provided there is sufficient cause. The extension request must be approved by at least three (3) members or a majority of the ARC, whichever results with the greater number.

2. **INSPECTIONS** [BACK TO TOP](#)

All RV and/or shed/utility building placements, construction/modifications/additions and any other project work will be subject to in process inspections at any time. Inspections may be done by the Park Manager, ARC member(s), current member of the BoD, or a Park employee. These inspections help ensure compliance with and adherence to the rules and regulations contained herein and the approved RCC.

The owner and/or contractor are required to notify the Park Office at the start of the placement of any RV or shed/utility building, gazebo, etc. or the construction of any shed/utility building, shed, deck, awning, addition, etc.

The owner and/or contractor is required to notify the Park Office again at completion of the subfloor of any addition so the subfloor and framing, and window and door location details can be inspected. Failure to make this notification can result in a requirement that the framing be modified.

When any work is found to be out of compliance with the rules and regulations contained herein and/or the approved and issued RCC, the member/owner will be notified by the Park Office, BoD to cease work until a solution is determined and is agreed upon by at least three (3) members or a majority of the ARC (whichever results with the greater number) and the member/owner.

If during construction the owner/member desires and/or needs to amend the RCC they may request an amendment to the RRC by submitting to the Park Office a revised application which will highlight the requested changes and/or amendments. An application for a changed/amended RCC will require the approval of at least three (3) members or a majority of the ARC (whichever results with the greater number) before it is effective.

WARNING: Any unapproved deviation from the approved application and issued RCC may require teardown of non-compliant portion(s) of the project.

3. PROPERTY LINES AND SETBACKS/EASEMENTS [BACK TO TOP](#)

The purpose of this rule is to officially set forth in writing what has been the practice and was established as a precedent with a majority vote of the members present in person or by proxy at the Annual Membership Meeting held in 2016.

- A. No RV, or any other structure—be it temporary or permanent in nature or purpose—shall be placed in a way that it straddles and/or otherwise crosses any established property line.
- B. No structure and/or building shall be built and/or placed where it is less than 30 inches (2 ½ feet) from any side or rear property line. (With the exception of approved fencing that meets requirements as set forth in ARC Rule # 16 contained herein.)
 - 1) Page 3 of the Master Warranty Deed states “a five (5) foot utility easement is hereby expressly reserved along each lot line in the Subdivision.” To clarify the intent of this statement the “easement” is defined as a total width of 5 feet along each side and rear property line and that one half of that 5-foot easement (2 ½ feet) lies on each side of the rear and/or side property line.
- C. No structure and/or building shall be built and/or placed at a distance of less than ten (10) feet from the edge of a roadway owned and/or maintained by the Park or fifteen (15) feet from the edge of a roadway owned and/or maintained by the County. (Fences are the only exception to this rule. Refer to the Fences section contained herein for setback rules regarding fences.)

4. RAIN GUTTERS AND DOWN SPOUTS [BACK TO TOP](#)

Rain gutters with down spouts are required for any construction project which has a finished roof area of 200 sq. feet or more.

- A. This is to help control and mitigate issues of rainwater runoff onto adjacent property.
- B. Control measures such as diverters and diffusers are to be used to ensure proper rainwater runoff control.
- C. Items such as French Drains, perforated PVC or corrugated drainpipes, etc. should be installed to control and/or direct the rainwater that flows from gutter down spouts.

5. ROOM ADDITIONS, PORCHES & DECK ENCLOSURES [BACK TO TOP](#)

To restate the definition and ensure clarity, an RV cannot be wider than twelve (12) feet at its widest point with all slidable/movable projections retracted, no longer than 45 feet, no taller than 13.5 feet, and will not have a footprint greater than 400 (+/- 20) square feet. The terms "Room Addition", "Addition", "Enclosed Porch", "Enclosed Deck", and/or "Enclosure", as used in these Rules and Regulations, are used interchangeably.

All room additions/enclosures shall be governed by these ARC Rules and Regulations and be allowed if they meet the following:

- A. Only one (1) addition/enclosure is allowed for each RV unit. No room addition or enclosure shall exceed the same square footage as the footprint of the RV unit with all slide-outs, awnings, and other extendable accessories retracted. In other words, the area equal to the length times the width of the unit box configured as if it was being towed or driven on the road. The room addition, etc. will have a maximum width of 12 feet as measured from the

long side edge of the RV box (including slide-outs and bump-outs), and will not extend beyond the length of the box (the end walls at the front and rear) of the RV. No addition or enclosure will be constructed in such a way that its finished dimensions place it less than 30 inches (2 ½ feet) from and all property lines. Any room addition, porch or other modification must be built in such a way that ample Parking is available for vehicles. (Extended or overnight Parking on the street inside the boundaries of Holiday Out RV Park is not allowed.)

- B. All room additions, porches and deck enclosures shall have posts of no less than 4"x4" as the roof support columns.
- C. All columns shall be placed in concrete that is a minimum of 12 inches in diameter and 24 inches deep. The finished top of the concrete is to be at or below grade (the ground surface).
 - 1) If bedrock is encountered at less than 12" such that the 24" in-ground for columns cannot be achieved, 5/8" rebar for doweling shall be placed in a square at a minimum depth of 3" into the rock and 4 inches in concrete at or below ground level. The hole must be increased in diameter such that 1.5 cu.ft. of concrete can be placed.
- D. Once either of the two types of holes above are dug and posts are set, plumbed, and ready for concrete, they must be inspected prior to any concrete being poured.
- E. Rain gutters and downspouts may be required per Rule # 4 above.
- F. The following shall apply
 - 1) One singular room addition (consisting of two end walls, one or more sidewalls and a flat-sloped roof) will be allowed as long it is firmly attached to the RV unit.
- G. A room addition can be combined with a deck or an open porch provided the combined structure does not extend beyond the length of the box (the long side) of the RV or be closer than 30 inches (2 ½ feet) to any side and/or rear property line or less than 15 feet from the edge of a roadway owned and/or maintained by the Park.
- H. If, prior to the effective date of the rules contained herein, an RV was positioned where it is sideways, or parallel to the road, and is placed in a fashion so it occupies space on two separate properties it will be allowed to have a Room Addition added on one side of the RV (the long side) but the addition cannot cross property lines and must comply with the Property Lines and Setbacks/Easements rule above. A deck will be allowed to be added onto an RV in this circumstance provided it complies with all parts of Rule #10 "Decks". A deck added to an RV positioned in a fashion described in this rule will not be allowed to be enclosed.
- I. Landings for exterior steps for porches/decks may extend beyond the 12-foot limit, but their dimensions shall not exceed 48 inches wide by 48 inches long. However, no landings, steps, or any access method to any deck can be positioned or constructed where it is less than 30 inches (2 ½ feet) from a side or rear property line or less than 15 feet from the edge of a roadway owned and/or maintained by the Park
- J. A roof or roll-out type awning is allowed over a deck. However, any roof or awning must comply with the Decks and/or Awnings Rules contained herein.
- K. No finished roof or roll-out type awning will be allowed to be placed so that it is less than 30 inches (2 ½ feet) from any side or rear property line or less than 15 feet from the edge

of a roadway owned and/or maintained by the Park

- L. Exterior construction materials shall be aluminum, vinyl, composite, or any engineered pressure-treated wood specifically designed as exterior siding such as T1-11. Any engineered and treated wooden siding must be painted with a finish coating within 30 calendar days—with no exceptions. All exterior materials will be color coordinated with the rest of the unit.
- M. In designing and building room additions, attention must be given to the number and placement of exterior doors to provide adequate escape paths from fire. Members/owners (and any contractor they choose to use) are solely responsible for designing and constructing sufficient structural strength and wind/weather resistance. The ARC, the Park management and the BoD shall not be responsible for such design or construction aspects but may make recommendations to the member/owner during the application phase. Detailed plans, including scaled drawings, must be submitted to the ARC for approval and a Rules Compliance Certificate must be issued before any construction is allowed to begin.

6. ROOFOVERS [BACK TO TOP](#)

Are no longer allowed

7. RV PORTS [BACK TO TOP](#)

RV ports are allowed as long as they meet the following construction requirements:

- A. They are built with 6"x6" posts that are placed in holes that are a minimum of 12 inches in diameter and 24 inches deep then set in concrete.
 - 1) If bedrock prevents the placement of posts, 5/8" rebar may be used in conjunction with concrete. The rebar will reach a minimum required depth of 3" into the rock and have 4" of concrete at or below ground level. The hole must be increased in its diameter such that 1.5 cu. ft. of concrete can be placed.
- B. Once either of the two types of holes above are dug and posts are set, plumbed, and ready for concrete, they must be inspected prior to any concrete being poured.
- C. Post beams shall not be less than 2"x8" dimensional lumber. Post to post beam connections will be made with carriage bolts.
- D. All roofs will be raftered with manufactured 2"x4" trusses and spaced no more than 24 inches on center.
- E. Roof deck sheeting shall be a minimum of 7/16" plywood or OSB covered with roofing felt and overlaid with asphalt shingles or metal roofing material.
- F. The width shall not exceed 14 feet.
- G. The height of the open span on the end through which the RV could enter or exit shall not exceed 14 feet at the cross beam (rafter tie) from the finished grade. Finished grade is interpreted as the finished surface of driveway.
- H. The front and rear ends can be gabled/peaked. However, the finished height of the roof shall not exceed 36 inches above the top plate mounted on the side posts.
- I. Maximum length shall not exceed 45 feet, depending on the dimensions of the lot, and so it is not closer than 30 inches (2 ½ feet) from all side and rear property lines. The

placement and construction of the RV Port will be in such a way that ample parking is available for vehicles. (Extended Parking on the street inside the boundaries of Holiday Out RV Park is not allowed.)

- J. Metal roofs shall be allowed if the material used is specifically designed as roofing material. Metal roofs will be installed on the required decking as described in paragraph 'E' above.
- K. The only enclosure allowed will be two feet (24 inches) from the bottom of the truss for a weather barrier. The material used shall blend in type and color with the overall construction of the RV port. However, no side walls, screens, fence panels, or tarps, etc. are allowed.
- L. The total height will depend on the pitch of the roof which shall not be more than a 4/12 pitch. Which will provide a maximum clearance of 13' 6" for the RV.
- M. Rain gutters and downspouts may be required per Rule # 4 above.
- N. For existing concrete slabs, pads, patios, driveways, etc., concrete anchors are allowed provided their use is approved by at least three (3) members or a majority of the ARC (whichever results with the greater number). The concrete must be a minimum depth of eight inches (8") and must have steel mesh or 1/2-inch rebar integrated into its construction. This is required to provide the proper base to attach and use an approved concrete anchor. If the concrete slab in questions does not meet the parameters outlined above, the owner must comply with rule 7.A. above.

8. CAR PORTS [BACK TO TOP](#)

Car Ports are allowed as long as they meet the following construction requirements:

- A. They are built with 6"x6" posts that are placed in holes that are a minimum of 12 inches in diameter and 24 inches deep then set in concrete.
 - 1) If bedrock prevents the placement of posts, 5/8" rebar may be used in conjunction with concrete. The rebar will reach a minimum required depth of 3" into the rock and have 4" of concrete at or below ground level. The hole must be increased in its diameter such that 1.5 cu. ft. of concrete can be placed.
- B. Once either of the two types of holes above are dug and posts are set, plumbed, and ready for concrete, they must be inspected prior to any concrete being poured. The finished top of the poured concrete is to be at or below grade (the ground surface).
- C. The top plate on each of the two side walls shall be a pressure-treated 2"x6" and will be attached to the three 6"x6" columns used for the side walls.
- D. All roofs are to be rafter type construction with a simple 2"x4" truss type roof support. Rafters shall be made of wood of at dimension lumber of at least 2"x4" and not exceed a spacing of more than 24 inches on center.
- E. Carports may not exceed 12 feet wide; height shall not exceed 8 feet on the sides and 12 foot in the center.
- F. Carports shall not exceed 16 feet in length.
- G. Carport placed on properties that access roads owned and maintained by Holiday Out RV Park must be set back no less than 4 feet from the road.

- H. Carports placed on properties that access road(s) owned and maintained by Cumberland County i.e., Cherokee Trail, must be set back a minimum of 10 feet from the County Right-of-Way.
- I. Asphalt shingled roofs are allowed. Metal roofs are allowed as long as the material is designed as roofing material.
- J. The only enclosure allowed will be two-feet (24 inches) from the bottom of the truss for a weather barrier. The material used shall blend in type and color with the overall construction of the car port. However, no side walls, screens, fence panels, or tarps, etc. are allowed.
- K. For existing concrete slabs, pads, patios, driveways, etc., concrete anchors are allowed provided their use is approved by at least three (3) members or a majority of the ARC (whichever results with the greater number). The concrete must be a minimum depth of eight inches (8"), have steel mesh or 1/2-inch rebar integrated into its construction, and must be inspected prior to the installation of any anchors and/or posts. This is required to provide the proper base to attach and use an approved concrete anchor. If the concrete slab in questions does not meet the parameters outlined above, the owner must comply with rule 8.A. above.

9. GOLF CART PORTS [BACK TO TOP](#)

Golf Cart Ports are allowed as long as they meet the following construction requirements:

- A. They are built with 4"x4" posts that are placed in holes that are a minimum of 12 inches in diameter and 24 inches deep then set in concrete.
 - 1) If bedrock prevents the placement of posts, 5/8" rebar may be used in conjunction with concrete. The rebar will reach a minimum required depth of 3" into the rock and have 4" of concrete at or below ground level. The hole must be increased in its diameter such that 1.5 cu. ft. of concrete can be placed.
- B. Once either of the two types of holes above are dug and posts are set, plumbed, and ready for concrete, they must be inspected prior to any concrete being poured. The finished top of the concrete is to be at or below grade (the ground surface).
- C. For existing concrete slabs, pads, patios, driveways, etc., concrete anchors for 4"x4" posts are allowed provided their use is approved by at least three (3) members or a majority of the ARC (whichever results with the greater number).
- D. Golf cart ports may not exceed an inside width of 10 feet and an inside length of 10 feet. The inside height from finished grade (the ground) shall not exceed 8 feet.
- E. Roof is to be rafter type with simple 2"x4" truss type roof support on a 2"x6" band and shall not exceed a spacing of more than 24 inches on center.
- F. Roof shall have no more than a 6-inch overhang and shall use 1"x4" or OSB Board and a metal roof as approved by ARC.
- G. The only enclosure allowed will be two-feet (24 inches) from the bottom of the truss for a weather barrier. The material used shall blend in type and color with the overall construction of the golf cart port. However, no side walls, screens, fence panels, or tarps, etc. are allowed.

- H. Golf Cart Ports placed on properties that access roads owned and maintained by Holiday Out RV Park must be set back no less than 5 feet from the road.
- I. Golf Cart Ports placed on properties that access road(s) owned and maintained by Cumberland County i.e., Cherokee Trail, must be set back a minimum of 10 feet from the County Right-of-Way
- J. Golf Cart Port placement must allow for and ensure ample Parking is available for vehicles. (Extended or overnight Parking on the street inside the boundaries of Holiday Out RV Park is not allowed.)
- K. For existing concrete slabs/pads/patios, concrete anchors are allowed to be used provided the use of concrete anchors is approved by at least three (3) members or a majority of the ARC (whichever results with the greater number). The concrete must be a minimum depth of eight inches (8") and must have steel mesh or 1/2-inch rebar integrated into its construction. This is required to provide the proper base to attach and use an approved concrete anchor. If the concrete slab in questions does not meet the parameters outlined above, the owner must comply with rule 9.A. above.

10. DECKS [BACK TO TOP](#)

- A. One single deck is allowed along the one of the long sides of an RV.
- B. One single deck is also allowed to be added onto the front (the tongue end) or back (the rear bumper end) of an RV, but not both ends.
- C. The finished construction of any deck must not interfere with providing ample parking for vehicles in such a way that no part of any vehicle is parked in a manner that it is on a Park or County owned/maintained roadway.
- D. The finished depth of the deck added to the end of the RV will not come out from the end of the RV more than 12 feet and the finished width of the deck shall not be wider than the RV plus any deck or addition.
- E. Decks must be constructed with pressure-treated wood or composite materials engineered for deck construction.
- F. Decks shall not exceed 12 feet in depth from the long side of the RV.
- G. Decks will not extend beyond the length of the box (the end walls at the front and rear) of the RV if there is no deck on the end of the RV. If there is, the deck on the long side of the RV shall not extend beyond the finished edge of that deck on the end of the RV.
- H. Decks extending from the of a RV not allowed.
- I. The finished edge of any constructed deck must be no less than 30 inches (2 ½ feet) from any side and/or rear property lines or less than 15 feet from the edge of a roadway owned and/or maintained by the Park.
- J. Decks will not to be built in such a manner to restrict easy and adequate access to water, sewer, electric, or natural gas/propane lines.
- K. If, prior to the effective date of the rules contained herein, an RV was positioned where it is sideways or parallel to the road and is placed in a fashion so it occupies space on two separate properties it will be allowed to have a single deck that also occupies the same

proportional space on both properties. However, it will not exceed 12 feet in width (the distance as measured from the long side of the RV to the outer edge of the finished deck) and will not extend beyond the length of the box or the RV—the end walls at the front and rear of the RV. A deck built under these circumstances will not be enclosed.

- L. Decks may be covered with a roll-out type awning or a roof. Decks may be converted and enclosed, but this will only be permitted after an application to convert and enclose a deck is submitted. The application to convert and enclose a deck shall only be applicable to RV units that do not already have a room addition. No deck conversion or enclosures will be approved if it is determined that it will constitute a second addition to the unit. The proposed conversion and enclosure construction will be in full and complete compliance with the Room Additions, Porch & Deck Enclosures section of these Rules and Regulations.

11. AWNINGS [BACK TO TOP](#)

- A. Awnings or patio covers must be built adjacent to your RV. Patio covers may or may not be connected to the RV (this allows RV's to be moved in and out easily, keeping with a recreational campsite theme). The height of the awning cannot be greater than the side wall of the RV unit.
- B. Awning columns must be 4"x4" pressure-treated wood, or 3" square aluminum posts. These are the minimum required dimensions. Ornate aluminum columns designed for awning installations are also allowed.
- C. All columns shall be placed in concrete that is a minimum of 12 inches in diameter and 24 inches deep. The finished top of the concrete is to be at or below grade (the ground surface).
 - 1) If bedrock is encountered at less than 12" such that the 24" in-ground for columns cannot be achieved, 5/8" rebar for doweling shall be placed in a square at a minimum depth of 3" into the rock and 4 inches in concrete at or below ground level. The hole must be increased in diameter such that 1.5 cu.ft. of concrete can be placed.
- D. Once either of the two types of holes above are dug and posts are set, plumbed, and ready for concrete, they must be inspected prior to any concrete being poured.
- E. For wooden covers, the beams shall be a minimum of 2"x10" with a maximum span length of 12 feet, or 2"x12" with a maximum span length of 15 feet.
- F. If the awning is made of wood, rafters shall be a minimum of 2"x6" spaced no less than 16 inches on center, or 2"x8" spaced no less than 24 inches on center. Half-inch (1/2") carriage bolts with washers are required for columns and beams. Roof sheeting shall be a minimum of 7/16" plywood or OSB covered with felt paper and overlaid with shingles or metal.
- G. Aluminum manufactured awnings may be used along with the manufacturer's prescribed aluminum or metal type roofing.
- H. The roof shall not exceed 12 feet in width and, if attached to the RV, shall not extend more than 6 inches (6") past either end of the box of RV (the end walls, front and rear, and side to side including slide-outs and bump-outs). If the awning is free standing, the awning shall not exceed 34 feet in length. Awnings and patio covers must allow for all doors to open freely and without any obstructions. Awnings shall slope in only one direction.

- I. For existing concrete slabs/pads/patios, concrete anchors are allowed to be used provided the use of concrete anchors are approved by at least three (3) members or a majority of the ARC (whichever results with the greater number). The concrete must be a minimum depth of eight inches (8") and must have steel mesh or 1/2-inch rebar integrated into its construction. This is required to provide the proper base to attach and use an approved concrete anchor. If the concrete slab in questions does not meet the parameters outlined above, the owner must comply with rule 'C' above.
- J. Rain gutters and downspouts may be required per Rule # 4 above.

12. SKIRTING/UNDERPINNING [BACK TO TOP](#)

It is recommended that all RVs which remain in place for 12 consecutive months be underpinned/skirted. Skirting material shall only be aluminum, vinyl/plastic, stucco, or stone manufactured specifically for that purpose. Skirting shall be color coordinated with the RV, Park model, etc. No type of lattice board is allowed as skirting or underpinning material.

13. MAINTENANCE/RENOVATIONS [BACK TO TOP](#)

- A. The "building" of a Recreational Vehicle is not allowed. All new RV's/camper trailers must be built for that purpose off site by a qualified and established RV/camper trailer manufacturing company.
- B. Members/owners are encouraged to maintain and renovate their RV's, but not to the extent that the original RV is completely replaced. Interior renovation is up to the owner's taste, budget, etc.
- C. Members/owners are required to clean the exteriors of their RV's at least once a year (preferably in the Spring), using a TSP (or equivalent) and bleach mixture, or equivalent.
- D. Painting, coating or vinyl siding can be used to renovate as well. However, the framing for siding must be attached to the RV sides, or to the ground.

14. RV PLACEMENT/RELOCATION [BACK TO TOP](#)

- A. No new or used RV of any type is allowed to be placed on a lot for the first time before it has been inspected and approved for placement within Holiday Out RV Park.
- B. Any new or used RV coming into the Park for the first time must be inspected and approved by the ARC Chairperson their designee, or by the Park Manager. Appointments for said inspections are strongly encouraged and should be during normal business hours of the Park Office. Factory-built RV's may be classified as an RV with "one and one-half stories" or be an RV with a "loft".
- C. Any RV 10 years or older being moved within the Park boundaries from one lot to another must undergo inspection by the ARC Chairperson or their designated ARC member, or by the Park Manager **BEFORE AND AFTER** being moved. Appointments for said inspections are strongly encouraged and should be made during normal business hours of the Park Office.
- D. RVs that are 20 years old or older may be relocated to another property within the confines of the Park as long as before the move takes place the following occur:
 - 1) The RV is inspected by a minimum of three (3) current ARC members who recommend approval of the proposed move in writing to the Board of Directors.

- 2) A minimum of two (2) officers (Chair, Vice Chair, Secretary, Treasurer) of the Board of Directors, or one (1) officer of the Board and the Director Liaison for Buildings and Grounds.
- E. The inspection will cover the basic soundness of the RV, its floors and roof, including slide outs.
- F. If required, as noted in the inspection report, repairs shall be made by the owner/member within thirty (30) days of Parking the RV on a lot.
- G. If the RV does not pass inspection, the owner/member is allowed to appeal to the ARC. If the RV continues to not pass inspection, the owner/member may appeal to the BoD for a one-time, final determination.

15. METAL ROOFS [BACK TO TOP](#)

- A. Metal roofs are allowed but only on new construction or as a direct replacement of an existing metal or shingled peak (gable) or gambrel roofs.
- B. The only metal roofing material allowed will be that which is specifically engineered and designed specifically for roof installations.

16. ROOF CAPS [BACK TO TOP](#)

Roof Caps—structures that are peaked and non-peaked roofs attached to and supported only by the RV—**are not allowed.**

17. FENCES [BACK TO TOP](#)

ARC approval is required for new fence installation or construction, regardless of type.

- A. Fences may be made of wood, wood like composites, plastic/vinyl, or metal.
- B. All fence height measurements will be from grade level (the ground).
- C. All fences will have the finished side facing out toward neighbors and/or the community.
- D. The non-privacy type fences allowed are rail, split rail, or picket.
- E. These fences can be up to 42 inches tall and can be placed along any property line of the property line as long as the outward facing/finished side is no less than 6 inches from the property line. All fence heights are measured from grade level (the ground) to the topmost point of the finished fence (excluding finial toppers on fence posts). Finial fence post toppers shall not be greater than 6 inches (6”) in height as measured from the top of the fence post to the highest point at the top of the finial.
- F. Fences along a property line that is adjacent to a road owned and maintained by Holiday Out RV Park must be set back no less than 4 feet from the road.
- G. Fences along a property line that is adjacent to a road(s) owned and maintained by Cumberland County i.e., Cherokee Trail, must be set back no less than 10 feet from the County Right-of-Way.
- H. Privacy fences will be allowed at the rear and up to the rear wall or bumper of the RV only along one side of an RV lot. No privacy fence will exceed a height of 6 feet tall and cannot be installed over any sewer line clean out, access point, or manhole. A lot inspection by

the ARC is required to approve the placement of the privacy fence.

- I. Utility lines must be taken into consideration when installing a fence.
- J. If a fence is damaged or destroyed due to required Park infrastructure maintenance or repairs, it is the responsibility of the owner to repair or replace the fence—not the responsibility of Holiday Out RV Park.
- K. Metal/chain link fences are not allowed unless approved by the ARC. No metal type farm fencing such as chicken wire or corral fencing is allowed.

18. SHEDS, STORAGE, & UTILITY BUILDINGS [BACK TO TOP](#)

- A. The impact on the view from the neighboring RVs, lots, and the community will be given priority and taken into consideration when determining the location of a building of this type.
- B. A building of this type shall be constructed of aluminum, vinyl, composite, or any engineered and treated wood designed as exterior siding such as T1-11, but must not be in contact with the ground. The total height of such a building shall not exceed 10.5 feet from the top of the finished floor to the highest point of the finished roof.
- C. The maximum allowed measurements of a building of this type are based on the available lot space so as to not infringe on property lines and must not be placed over water connections, sewer access points (clean outs/manholes), or natural gas lines, and cannot restrict the access to electrical boxes/meters, lines, and/or any other type utility lines, etc.
- D. The storage building/shed must be kept in a well-maintained state at all times. Only one storage building of this type is allowed per lot.
- E. Buildings of this type are not allowed to be used as temporary or permanent human habitation/living quarters. Nor are buildings of this type to be used to operate a business or to house the operations of a business.

19. GAZEBOS/FREE-STANDING AWNINGS/PATIO COVERS [BACK TO TOP](#)

These structures, hereinafter referred to as Gazebos, are allowed if the lot will accommodate them and as long as the following construction parameters are followed.

- A. The gazebo can be four, six, or eight sided, but its base shall not have an area that exceeds 100 square feet.
- B. The under-roof overall height (inside dimensions) shall not exceed 10 feet from the finished floor.
- C. The sidewalls of the gazebo cannot exceed 8 feet, and the roof overhang cannot be more than 12 inches.
- D. Gazebos can be enclosed with screen only. No solid or latticed walls higher than 36 inches are allowed.
- E. Water and sewer connections are not permitted.

20. FIREPLACES, FIRE POTS, FIRE RINGS, FIRE PITS [BACK TO TOP](#)

- A. Any fireplace must be constructed of approved materials and built so it will not allow the

escape of fire.

B. Fire pots (or braziers), chimineas, fire rings, and fire pits are allowed.

21. WATER LINE INSPECTION [BACK TO TOP](#)

A. An RCC is required for all water line installation(s) or modifications.

B. The installation and placement/route of the new or modified water line must be approved by the Director liaison for Building and Grounds and the ARC Chairperson or their designee.

C. The Park office has details on approved materials and how to install water lines.

D. The installation and/or modification will be inspected during the process.

E. If installation requires crossing of the roadways, it will be necessary to bore under the road. Opening the roadway will be allowed for emergency situations only or in situations beneficial to the Park, not for individual purposes.

22. PORTABLE "POP-UP" CANOPIES [BACK TO TOP](#)

Portable or "pop-up" canopies are allowed as long as the following rules are followed:

A. Installation of such canopies up to 12 feet by 12 feet are allowed from April 1st through November 15th.

B. Canopies must be taken down on or before November 15th and may be put back up after April 1st.

C. They may NOT be used for general storage but may be used for protective parking of vehicles to include but not limited to autos, motorcycles (2 or 3-wheeled types), golf carts, etc., but only during the time period as outlined above.

23. CLOTHESLINES [BACK TO TOP](#)

A. Permanent clotheslines are not allowed.

B. Retractable clotheslines are allowed as long as they are put up when not in use.

24. RV AXLES [BACK TO TOP](#)

A. All RVs as defined herein above are not allowed to have their axles removed when placed and set-up on a lot.

B. Tires and wheels are to be readily available to move the RV if needed.

C. RV tongues are allowed to be unbolted and placed under RV, if they are of the type that is easily removed and reattached.

D. RV tongues which are not of the type that are able to be unbolted are not allowed to be cut off of the RV.

[BACK TO TOP](#)

Statement of Compliance with Master Warranty Deed & Bylaws

These ARC Rules and Regulations and the amendments and revisions thereof contained herein are in compliance with Master Warranty Deed and the Amended Bylaws of Holiday Out in America at Tansi Campsite No. 1 Property Owners Association (as approved by the membership on August 19, 2017); Cumberland County, Tennessee. The revised, restated, and amended ARC Rules and Regulations contained herein and as adopted and ratified by the Board of Directors of Holiday Out RV Park supersede and replace any previously approved ARC Rules and Regulations.



Tim Pearsall, Chairman



Marie Taylor, Secretary



Harry Walter, ARC Chairman
and Board of Directors Member

Executed on this, the 8th Day of March, 2025

By:

The duly Elected Chairman and Secretary of

Holiday Out in America at Tansi
Campsite Subdivision No. 1 Property
Owners Association

And By:

A duly Elected Member of the Board of Directors of,
and Chairman of the Architectural Review Committee for

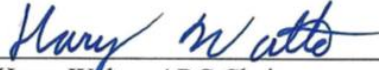
Holiday Out in America at Tansi
Campsite Subdivision No. 1 Property
Owners Association



Tim Pearsall, Chairman



Marie Taylor, Secretary

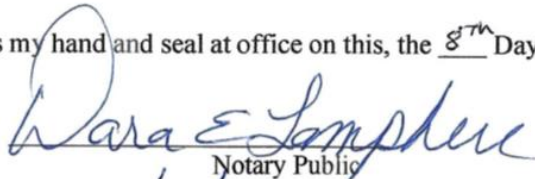


Harry Walter, ARC Chairman
and Member of Board of Directors

Cumberland County, TN

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Tim Pearsall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHAIRMAN OF THE BOARD of Holiday Out in America at Tansi Campsite Subdivision No.1, Property Owners Association, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and seal at office on this, the 8th Day of March, 2025


Notary Public

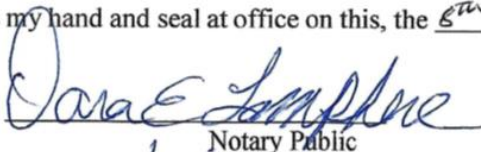
My commission expires: 9/5/27



Cumberland County, TN

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Marie Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the SECRETARY OF THE BOARD of Holiday Out in America at Tansi Campsite Subdivision No.1, Property Owners Association, a corporation, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

Witness my hand and seal at office on this, the 8th Day of March, 2025


Notary Public

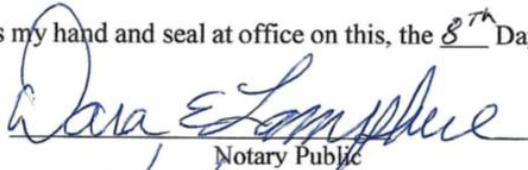
My commission expires: 9/5/27



Cumberland County, TN

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Harry Walter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a MEMBER OF THE BOARD of Holiday Out in America at Tansi Campsite Subdivision No.1, Property Owners Association, a corporation, and that he as such director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such member of the Board of Directors.

Witness my hand and seal at office on this, the 8th Day of March, 2025


Notary Public

My commission expires: 9/6/27

