



Rules and Regulations

Of

Arrowhead Valley RV Park Homeowners Association, INC.

Golden Rule – The Golden Rule Always applies. “Do unto others, as you would have them do unto you.”

Board Meetings – Board meetings are open to the members of the Homeowners Association; however, if an owner wishes to be recognized in order to bring an issue before the Board, the owner must advise a member of the Board 24 hours before the scheduled meeting. This requirement is made in the interest of time and keeping meetings on track. Executive sessions are closed owners and allow board members to discuss matters that may be of a sensitive nature.

Dumpster – All boxes must be broken down. Dumpster is for household trash only. Construction material, tree/grass trimmings, appliances (including televisions, grills, air conditioners, etc.), furniture (including chairs, tables, mattresses, etc.), hazardous materials (including paint cans, oil, fuel, batteries, insecticides, etc.) may not be placed in the dumpster. Items of any type may not be left beside or outside the Park’s dumpster.

Washer/Dryer Usage – Washer and Dyers are **NOT** industrial washers/dryers. **DO NOT** overload the washers or dryers. **NO** rugs or dog beds in washer or dryer.

Nuisances - No nuisance shall be allowed on the property nor any use or practice which is the source of annoyance to residents and interferes with the peaceful possession and proper use of the property by all residents. All parts of the site shall be kept in a clean and sanitary condition.

Smoking in Pavilion Area – Smoking/vaping is not allowed in or near the pavilion area, including restrooms, laundry room, parking area and any common ground surrounding the pavilion.

Owner Issues or Complaints – Non-emergency issues or complaints must be put in writing to the Board of Directors or appropriate Committee, signed including lot number and placed in the suggestion box at the pavilion. It will be reviewed and discussed at the next Board or Committee meeting. The Board or Committee will respond in writing with results of discussion.

Suggestions to the Board or Committees – Suggestions must be in writing and placed in the Board/Committee mailbox in the pavilion.

Tree Limbs and Trimmings – It is the lot owner’s responsibility to haul off limbs and trimmings from their lot and they need to be removed immediately after being trimmed unless there is some community action/volunteering planned to handle it.

Private Use of Pavilion – Private use of the pavilion must be approved by the Board of Directors. A notice indicating the date reserved and for whom will be placed on the bulletin board in the pavilion.

Private Property – The “still house” property is private property not owned by Arrowhead Valley RV Park. Anyone entering this property does so at his or her own risk.

Improvements Not in Compliance with Covenants - The Board has the right to assess monthly fines until improvements comply with the covenants.

Digging – All digging on any lot must have approval from the HOA board. A call to “Call before you dig” by dialing 811 is suggested. All utilities are buried underground, and you will be charged for any damage.

Quiet Time - Quiet hours are from 10:00 pm till 7:00 am. Excessive noise will not be tolerated at any time.

Parking - All vehicles must park completely off the streets. Do not park on vacant sites or patios without permission.

Rental of Lots & RVs for Residential Purposes – In accordance with the Park's Covenants, lots shall be recreational vehicle lots and shall be used for no purpose other than recreational vehicle (camping) purposes. All rentals or leases of a Lot and/or RV unit to an individual or family shall be for a period not to exceed six (6) months during any twelve-month period. Owners may rent or lease to different individuals or family units so long as the period for any one of them does not exceed six months. Lot owners are responsible for ensuring that renters have their own vehicles capable of transporting their RV into and out of the park. The renter, under no circumstances, can use a transport company for ingress or egress into the Park. However, in accordance with the Covenants, (lot owners only) may use their lots and RVs as a residence, either temporarily or permanently. Any short- or long-term rental agreement shall involve renters who have a permanent address outside of Arrowhead Valley RV Park. Lot owners with long term rental agreements shall be responsible for ensuring that renters are using the lots for recreational purposes only and are therefore maintaining a permanent residence outside of Arrowhead Valley RV Park.

Rental of Owner Lots – Lot owners are responsible for all actions of their renters and will be fined accordingly, for any violation of the Park's Rules & Regulations by their renters. The online rental form, accessed on our website <https://arrowheadvalleyrvresort.com> must be completed in its entirety, by the lot owner. The form must be submitted prior to renter occupying lot. Failure to comply will result in \$100 fine to lot owner. The lot owner is responsible for ensuring the occupied/rented lot has its own power source. No extension/power cords can be used to access power from an adjoining lot. Owners have the responsibility to make renters aware there are to be NO pit bulls on the rental lot or within the Park. Lot owners will be assessed a fine for renter violation. During any rental period, the lot owner is required to post the General Rules for Renters on their shed. If the lot does not have a shed, the lot owner is required to provide the renter with a copy of the General Rules for Renters with the instructions for the renter to keep the document in their possession during the rental period.

Fines for Covenant & Rule Violations – Violations will be addressed by sending a certified Fine Invoice in the amount of \$100.00 due and payable upon receipt; however, if the violation is corrected within 30 days of the invoice date, the fine will be cancelled and credit issued to the owner's account. Every 30 days that elapse without compliance will result in another \$100.00 fine per violation. Should the total reach \$300.00 the matter will be referred to a collection attorney for collection and all attorney/collection fees will be added to the total amount owed. Should such fines go unpaid, the Board shall have the authority and responsibility to seek legal relief against the breaching violator in the Magistrate Court of Union County through property liens and foreclosure to pay said debt.

Owner Access of Covenants and Current Rules & Regulations – The Board of Directors is responsible for maintaining and providing access to the Park's Covenants and Current Rules & Regulations via the HOA website: <https://arrowheadvalleyrvresort.com> All lot owners are responsible for routinely checking the website to ensure they have current information regarding the Covenants and Current Rules & Regulations. Lot owners who require a hard copy of subject documents are responsible for obtaining the copies, as required, via the HOA website. Lot owners who do not have internet access are responsible for going to the Union County Courthouse and/or their local library to ensure they have access to current information. Rental of Lots & RVs for Residential Purposes – Lot owners may not rent their lots or rent RVs located on their lots for residential purposes. In accordance with the Park's Covenants, lots shall be recreational vehicle lots and shall be used for no purpose other than recreational vehicle (camping) purposes. All rentals or leases of a Lot and/or RV unit to an individual or family shall be for a period not to exceed six (6) months during any twelve-month period. Owners may rent or lease to different individuals or family units so long as the period for any one of them does not exceed six months. However, in accordance with the Covenants, (lot owners only) may use their lots and RVs as a residence, either temporarily or permanently. Any short- or long-term rental agreement shall involve renters who have a permanent address outside of the Park. Lot owners with long term rental agreements shall be responsible for ensuring that renters are using the lots for recreational purposes only and are therefore maintaining a permanent residence outside the park.

HOA Transfers – It is the responsibility for owners to ensure during the sell of their lot, that they transfer their HOA membership to the new owners. HOA Transfer Document is available to download in the owner's section at <https://arrowheadvalleyrvresort.com>. This form should be completed by the seller, or the closing attorney at a minimum of 4 days prior to closing. This will give the HOA Secretary and Treasurer the needed information for updating the roster and collecting HOA dues.

Revised by Arrowhead Valley RV Park HOA – May 24th, 2021

Violation of these Rules and Regulations are subject to monetary fines as defined in the By-Laws and Covenants.

