

**THE CHRISTMAS MOUNTAIN CAMPGROUND ASSOCIATION
PRV RULES AND REGULATIONS**

The Christmas Mountain Campground Association (“the Association”) has adopted the following Rules and Regulations pertaining to the use of Permanent Recreational Vehicles (PRV) and recreational facilities within the Campground. The Rules and Regulations will enable all owners, families, and guests to realize maximum enjoyment from the use of the Campground while assuring their health, safety and privacy.

Resort Management has the authority, at all times, to see that each of these Rules and Regulations are followed and enforced.

Your cooperation in observing these Rules and Regulations is appreciated and required.

PRV INFORMATION

- The PRV’s are divided into three areas and referred to as Phase I (Dog Leg), Phase II (3rd Hole) and Phase III (19 Hole Dr.).
- PRV owners are responsible for their own PRV repairs and/or improvements, yard maintenance, and utilities (gas/electric, cable TV, internet, etc.) and the owner will incur these costs. A cable service agreement must be signed with the approved cable provider prior to service being hooked up at any individual’s lot.
- It is the responsibility of each individual to establish a post office box at the local post office if they wish to receive mail while staying at Christmas Mountain Village. Personal mail and packages will not be accepted for owners at the resort business address.
- PRV units cannot be rented or leased.
- PRV’s can be sold by the owner.
- PRV owners can use their properties for 180 days during any calendar year. The only exception are those who have been granted year round living status as permitted through legal exception.
- PRV owners pay a yearly maintenance fee as determined by the current year’s budget.

SECTION A: GENERAL

1. The Board of Directors of the Association may amend or repeal any rules and regulations in whole or in part at any time, without prior notice, in its sole discretion by Board vote.
2. The Campground shall be used for recreational purposes only, such as camping, hiking, swimming, outdoor sports, and other recreational uses permitted by the Declaration of Covenants, Conditions and Restrictions for Christmas Mountain Campground (the “Declaration”). No Owner shall make a PRV his primary residence (unless legally entitled) or use any portion of the Campground for commercial purposes.
3. Owners and guests do not have the right to solicit on the property.
4. The Association assumes no responsibility for personal property left onsite or in and around any recreational facilities.
5. Security Personnel are on the property to ensure your safety and the safety of your guests. Any owner or guest who does not abide by the rules may be asked to leave by security or management.
6. Owners will not request help from employees for personal matters, unless prior written approval is obtained from Resort Management. Any request for personal maintenance services by employees must be requested and approved through the Manager’s office and paid for by the owner.

SECTION B: CHILDREN

1. Owners shall be held responsible for the actions of all children and guests. Owners may be held financially responsible for damage to Campground property and a damage assessment may be placed against them by the Board of Directors of the Association.
2. All juveniles under the age of 16 shall be at their parents PRV site or under the supervision of an adult between the hours of 10:00pm – 9:00am.
3. No juvenile under the age of 18 shall be on a PRV site overnight without the direct supervision of an adult.

SECTION C: PETS

1. PRV Owners, may only bring a maximum of two household pets into the Campground. This does not apply to service animals defined under ADA guidelines.
2. Pets are to be kept on a leash at all times and shall not be left unattended. Under no circumstances should a pet be allowed to run free. The owner is responsible for any damages caused by a pet.
3. Resort Management has the authority to remove unruly, loud, or misbehaving pets. If such pets are not removed Resort Management may have the pets removed, at the Owners expense.
4. Pets are not permitted in any resort building unless qualified as an ADA service animal.
5. Owners are responsible for the immediate sanitary disposal of pets' waste.

SECTION D: VEHICLES

1. The speed limit for all vehicles will be 10 miles per hour or as posted.
2. Vehicular traffic is allowed on designated roadways only and following established road signs.
3. Only licensed and insured street vehicles, driven by licensed operators, are permitted to use all roadways within the property abiding by all community and government guidelines.
4. Parking is allowed only in designated areas. No parking is allowed on access roads, grassy areas or other restricted areas.
5. Vehicles and permitted recreational vehicles to include ATV/UTV (to exclude golf carts) are to be parked on your site and in your driveway not extending into the roadway.
6. All additional vehicles, boats and trailers must be parked in the overflow parking lot located opposite of the registration building. All vehicles, trailers and boats left in overflow parking need to be registered with the front desk.
7. Golf carts are permitted. They must be registered, and proof of insurance must be provided. Drivers must be 16 years of age or older and hold a valid driver's license.
8. Non-working and abandoned vehicles (trucks, boats, trailers, golf carts, etc.) cannot be stored on PRV sites. Removal of these will be at the owner's expense after the owner is notified by certified mail from Resort Management.

9. No automotive repairs are to take place on the property or the owner's lot, unless authorized by Resort Management.

SECTION E: NOISE

1. All noise is to be kept at a volume which will not disturb others.
2. Loud talking, singing, playing of musical instruments or radios, or the operation of electric generators, etc., will not be permitted in the Campground after 10:00 p.m. or before 9:00 a.m., except organized activities sponsored and publicized by the Association for the benefit of all Owners.

SECTION F: CONDUCT

1. Any person who defaces, injures or destroys landscaping, property or equipment of the campground shall be held liable for its full value. Owners have total responsibility for the conduct of their children, pets and service animals, guests and any damages or liability they cause and incur. Owners are responsible for any acquired charges.
2. Neither the Association nor the Developer, Bluegreen Vacations Unlimited, are responsible for any loss or damage to any property owned by owners, their families or their guests.
3. All owners, their families, visitors and guests shall conduct themselves with decorum while on the premises of the campground and shall not indulge in loud and boisterous conduct.
4. Fire or other damage with respect to the campground and personal injury to owners, guests or others and damage to their property shall be immediately reported to management.
5. Serious offenses (unlawful conduct) which require reporting to law enforcement agencies, such as breaking and entering, theft, use of narcotics, etc., will be reported to the appropriate law enforcement agencies by Resort Management and may require action by the Association.
6. No recreational items (skateboards, roller skates, etc.) are allowed in parking areas, tennis courts, pool areas or inside of any building.

SECTION G: RECREATIONAL FACILITIES

1. All equipment and facilities, which are used by the owners, are done so at their own risk. Owners will be responsible for damage to equipment and or the non-return of the equipment.
2. The Board of Directors of the Association will determine schedules of availability for all the recreational facilities.
3. Resort Management has the responsibility and authority to close and/or evacuate recreational areas during inclement weather.
4. Children age 14 and under must be accompanied by parent or adult when using the swimming pool.
5. All owners and guests are expected to observe and obey the posted Rules and Regulations of any recreational facility.

6. Owners may use recreational facilities of the campground for private group gatherings by applying to Resort Management. The Association reserves the right to exclude other owners and guests from the facilities when such activities are taking place.

SECTION H: PRV SITE MAINTENANCE AND APPEARANCE

1. Electric lines, telephone lines, etc. are installed on the property. Any owner not inquiring as to the location of a line who cuts a line, will be responsible for the cost of the repair.
2. Each owner is responsible for keeping their property clean and neat.
3. The outside appearance of an owners RV must be in good condition. Exterior surfaces should be free of discoloration, rust, mildew, peeling, fading, etc.,
4. Garbage should be properly disposed of in the provided dumpsters.
5. No burning of trash or leaves on the property and all grass cutting, leaves, trimmings, etc., should be disposed of properly at the dump site located near RV storage.
6. Lots will be maintained by the owner. If the owner does not mow their grass (over 6 inches) or trim their lot Resort Management will have the property maintained and the owner will pay for this service. A flat rate of \$100.00 will be charged on a weekly basis for this service.
7. No permanent clotheslines or clothesline post will be constructed on the permanent sites. Temporary lines and drying devices will be allowed provided lines are not at a height which could be a danger to person walking in the area. Temporary lines must be removed when the site is not use.
8. The planting or removal of trees may not be done without the consent of Resort Management.
9. Carports are not permitted.
10. Absolutely no fence, either wood or metal, or any other obstruction is to be constructed around a PRV. Shrubs and trees may be used to obtain the same effect, but must first be approved by the Architectural Review Committee.
11. Approved barbecue devices (gas, charcoal or electric grill) are permitted, must be attended at all times.
12. Campfires and fire pits must be located 10 feet away from any PRV structure.
13. No double hook-ups, campers or tents on permanent sites.
14. Structures that are meant for temporary use such as portable pools/spa, outdoor hosting items, etc are not to be left up for extended periods of time.
15. Suitable outdoor furniture is permitted for use on decks. Decks should not be used for storage of items not used on a regular basis. Storage sheds should be used to house excess deck items, children's toys, lawn items, tools, equipment, garbage containers, etc.
16. Refrigerators visible outside the camping unit are not permitted.
17. Signs on RV are prohibited except for the following:
 - a. Owner's name signs.

- b. For sale signs that are either displayed in RV window (no larger than 20" by 20") or mounted on a post and placed in the center of the campsite.
18. If the RV is going to be on the PRV site longer than 6 months or is made to be permanent part of the lot (wheels removed) a skirt must be added. Removed wheels must be stored under the RV or out of public sight. Only approved mobile home, RV and wood skirting will be permitted. Owners must obtain approval from the Architectural Review Committee before skirting their units.
19. Small satellite dishes are permitted; all other antenna devices are prohibited unless approved by the Architectural Review Committee.
20. Owners should obtain a *Winterization* form from the maintenance building if not utilizing their site during the winter season. Underground pipes are the responsibility of Christmas Mountain Village; above ground pipes are the responsibility of the owner. Owners are responsible for turning off the water at the main supply valve, draining the pipes, and putting antifreeze in the toilets and drains. Additional preventative measures include window maintenance, the placement of moisture-absorbing products throughout your dwelling to protect against mold and mildew and unplugging all non-essential electric devices.

SECTION I: MODIFICATIONS AND ADDITIONS

1. All site and structure modifications and/or additions must be approved by the Architectural Review Committee (ARC). All site and structural modifications and/or additions must be detailed on the approved PRV Architectural Review Committee Request form and submitted for consideration.
2. No structure should be placed on a permanent site without the prior approval of the ARC.
3. All modifications and/or additions will be the sole responsibility of the owner.
4. Regardless of whether or not two contiguous lots are owned by the same person, all written approvals will be considered separate and independent.