

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

The Christmas Mountain Campground Association (“the Association”) has adopted the following Rules and Regulations pertaining to the use of campsites, cottages 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.

**SECTION A: GENERAL**

1. The Board of Directors of the Association may amend or repeal these Rules and Regulations in whole or in part at any time, without prior notice, in its sole discretion.
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 campsite or cottage his primary residence 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. Developer may use any unoccupied campsites at any time for whatever purpose it desires in accordance with these Rules and Regulations, including but not limited to social activities held to promote sales or rental of campsites.
5. The Association may suspend all rights of any owner, including their right to use any campsite or recreational facilities in the campground, during the period of any continuing violation of these Rules and Regulations by such owner after the existence of said violation has been declared by the Association and noticed to the owner. Any suspension of use rights will not warrant any refund of fees or charges.
6. The Association, Developer nor Resort Management assume any responsibility for personal property left in the campground, cottages, or in or around any recreational facilities.
7. Separate Rules and Regulations regarding the use of park model units may be adopted by the Association. These Rules and Regulations will be posted in each park model unit.
8. 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.
9. The developer, its successors and assigns reserves the right to develop additional phases within the campground.

**SECTION B: REGISTRATION**

1. All campground owners must register at the reservation office upon arrival and follow all reservation processes in place.
2. In the event the owner’s recreational vehicle requires a larger than usual campsite, the owner should indicate this fact when making the reservation and an appropriate campsite will be assigned at the time of reservation.

3. Wilderness and RV campsite registration and check-in time is between 12:00pm and 9:00pm, unless other arrangements are made at the time of reservation. Failure to register by 9:00pm may result in forfeiture of the entire reservation period as well as any requested site number, and a \$25.00 non-cancellation fee.
4. Check-in time for the cottages is 4:00pm, check-out time is 10:00am. Check-out time for RV's is 11:00am.
5. A use fee, as determined by the Christmas Mountain Campground board approved budget, will be charged to cottage owners who use their cottage. This fee will also be charged to cottage owners who obtain a week for exchange purposes.
6. Christmas Mountain Village UDI, flex and guaranteed week owners may make a bonus reservation 45 days or less in advance.

#### **SECTION C: 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 place against them by the Board of Directors of the Association.
2. All juveniles under the age of 16 shall be at their parents campsite or cottage 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 campsite or in a cottage overnight without the direct supervision of an adult.

#### **SECTION D: PETS**

1. RV and wilderness owners, only, may 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 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. Pet owners are responsible for the immediate sanitary disposal of pets' waste.

#### **SECTION E: 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 traffic pattern.
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. Only two (2) vehicles (to include UTV/ATV) will be allowed per campsite/cottage location. Vehicles are to be parked on your site or in your driveway and not extending into the roadway. A minimum of two wheels for each vehicle must be on the driveway. Golf carts are not subject to this rule.
6. All additional vehicles, boats, trailers and car dollies must be parked in the overflow parking lot located opposite of the registration building. All vehicles, trailers, boats and car dollies left in overflow parking need to be registered with the front desk. Overflow parking may only be utilized while owner is on site with reservation.
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. No automotive repairs, to include oil changes, are permitted on property. A tow truck will be permitted on property for any vehicle in disrepair with the advance notification of Resort Management.
9. No vehicle or RV washing is allowed.

#### **SECTION F: 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 10:00pm or before 9:00am, except organized activities sponsored and publicized by the Association for the benefit of all owners.

#### **SECTION G: CAMPING**

The following types of camping units and occupancy will be permitted on campsites.

**Wilderness Campsites:** Only tents or similar equipment may be placed on wilderness campsites. No recreational vehicle may be placed on these campsites. Occupancy and use is limited to wilderness members or the Developer. A maximum of one (1) non-sleeping utility trailer, not to exceed 14ft, is permitted per site.

**Recreational Vehicle Campsites:** With the exception of park model recreational vehicles, recreational vehicles and one tent may be placed on any recreational vehicle campsite. Recreational vehicles include travel trailer, truck camper, motor homes, fifth wheel trailer and pop-ups. All recreational vehicles shall be maintained in an operable condition. Occupancy and use is limited to recreational vehicle members or the Developer. Recreational vehicles may not exceed forty-five (45) feet in length. Recreational vehicles shall be parked only in areas designated for such use, and neither cars nor recreational vehicles shall be parked in such a manner as to impede or prevent ready access to campsites or traffic along the roads in the campground.

**Cottage Campsite** means a campsite on which a cottage has been erected by the Developer. Occupancy and use are limited to cottage members.

1. Overnight sleeping is not permitted anywhere in the campground, except at assigned campsites.
2. Please be considerate and respectful of your fellow owners and guests. Do not walk through occupied sites or through private residential lots.
3. Owners/guests are responsible for keeping their campsites clean and neat. Items including, but not limited to, inappropriate site ornaments, decorations, blinking lights, outdoor refrigerator and freezers and oversized wood piles are not allowed. No wood or personal property are to be stored in common areas.
4. Carports are not permitted.

5. All camping equipment, including RVs, are to be presentable and in functioning order while on property.
6. All debris and garbage shall be placed in provided dumpsters. The entire campsite, including barbecue grills, are to be cleaned before leaving. The Association may clean any campsite left in a state of disorder and remove trash, debris and similar materials left by an owner or his guest. A cleaning fee of \$50.00 will be charged for such service.
7. Self-contained vehicle waste storage tanks, when parked on a site, must have the outlet plugged except when using a dumping station or sewer connection.
8. Fires are allowed in barbecue grills or in designated campfire areas only. Owners are not permitted to burn trash or other refuse on a campsite. All fires must be completely extinguished before leaving. The Association may prohibit building fires at any time a fire hazard exists.
9. No Owner, other than the Developer or its successors or assigns, shall ever rent or offer for rental any campsite within the campground.
10. Blocks must be placed under your jacks. Owners will be held responsible for any damages cause by not adhering this this rule.

#### **SECTION H: AVAILABILITY OF CAMPSITES AND RESERVATION PROCEDURES**

1. Reservations for campsites and cottages will be required. Reservations may be made no more than one year (365 days) prior to the beginning of the stay and may be cancelled up to forty-eight (48) hours before the first day of the reserved period. Failure to arrive on the day of the reservation will result in forfeiture of the reservation and the levy of a personal service charge of \$25.00 will be assessed. Any service charges must be paid before you can use your next reservation. Cancellation of a cottage reservation will result in a \$35.00 administrative fee.
2. Except as provided in the above item, no owners shall be entitled to any refund, payment, or credit in the event of failure to make use of the campground
3. Owners arriving at the campground without an advance reservation are not guaranteed admission and may not be admitted if the campground is full.
4. Campsites are filled on a first-come, first-serve basis as determined by registration. Specific campsites cannot be reserved.
5. Owners may use or occupy only the type of campsite to which their class of membership in the Association entitles them, i.e., wilderness members may use and occupy wilderness campsites only.
6. At any given time, an owner may not have outstanding, more than three different time periods reserved, with the exception of a fourth reservation at 10 days.
7. A cottage owner may have only one (1) outstanding red reservation at any given time.
8. The maximum number of consecutive nights per reservation is seven (7).
9. A reservation is considered used the day following check-in. An owner may occupy a campsite for a maximum of fourteen (14) consecutive nights and this will be considered as two (2) reservations. The owners will not be permitted to use an RV site for the following seven (7) nights.
10. Guest reservations are limited to three (3) times per year, per owner at a cost of \$50 per night.

11. All campground usage is governed by state and DNR regulations. These laws take priority over the campground Rules and Regulations.
12. Each Owner may make RV/Wilderness campsite reservation through owner services during normal operating hours at 844-757-6938. Cottage reservations can be booked online or through owner services.
13. Owners who have occupied the campground on one of the major holiday week-ends (Memorial Day, Independence Day, Labor Day) may not make a reservation for another major holiday in the same year until forty-eight (48) hours prior to the beginning of the holiday. Owners without reservation made in accordance with these Rules and Regulations are not guaranteed admission on any holiday.
14. Owners are responsible for checking the accuracy of the reservation dates specified in the confirmation.
15. The maximum of persons who may occupy a campsite is seven (7). Cottage occupancy is a maximum of six (6).
16. A cancellation fee will be charge if a reservation is not cancelled within 48 hours of the arrival date. This fee will also be assessed to no show reservations.
17. RCI Spacebanking requires either a Friday to Friday or a Saturday to Saturday reservation (you must spacebank seven (7) nights exchange. Occupancy for an RCI exchange is a maximum of six (6). A housekeeping fee, budgeted annually, is required per week exchanged through RCI payable at the time of reservation.
18. Reservations are required to be in the name of the guests staying on site.
19. No owner may leave their RV or wilderness site unattended for more than 72 hours.
20. RV/wilderness owners need to check in with the front desk at the beginning of every new reservation.
21. RVs cannot be left within the campground without a reservation.

## **SECTION I: WINTER CAMPING**

1. Statement of Understanding
  - a. Winter camping is an opportunity afforded owners in good standing by the HOA Board of Directors and Resort Management. It is not a deeded right nor a deeded amenity. The Board of Directors holds the right to offer, amend or terminate winter camping and to notify all owners no later than August 1<sup>st</sup> of any calendar year unless a decision of a governing locality or agency must be addressed timely.
  - b. The Board of Directors and Resort Management shall decide the number and location of winter camping sites and shall confirm the location for each winter camping reservation at time of payment in full.
  - c. To be in good standing is to have no monies owed to either the Association or the resort and to not have had use rights suspended nor any trespass warrants issued.
2. Timeframe
  - a. Winter camping will be available from November 1st through March 31st.
  - b. Reservations for winter camping will be accepted from August 1st through September 30th and are on a first come first serve basis.
  - c. Winter camping must be paid in full no later than September 30th.
3. Cost
  - a. The cost for winter camping without utilities shall be \$500.
  - b. The cost for winter camping with utilities shall be \$1,250.
  - c. This fee is due for any duration of the dates above; there will be no proration.

#### 4. Services

- a. The following services are included in winter camping:
  - i. RV Site Space
  - ii. Utilities
  - iii. Road Maintenance of the winter camping lane(s)

#### 5. Requirements

- a. Winter camping is offered for the owner's personal use only. This means the camper must be registered to the campground owner and any use during winter camping requires the owner to be present.
- b. All Rules and Regulations of the Association must be abided by as a condition of the winter camping opportunity.
- c. During winter camping, only the RV is permitted to be stored on the site. The site is not a storage unit for anything other than the RV and cut wood that an owner may have delivered at their own expense.
- d. An owner may utilize winter camping at their own risk. The Association, Developer nor Resort Management assume any responsibility for personal property, loss or damages.

### **SECTION J: 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 will at all times be fully responsible for the conduct of their children, pets, and guests.
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. No owners shall have the right to make alterations or repairs to any site, building or recreational facility within the campground, nor shall any owner create or allow any disorder within the campground.
4. No owner or guest shall attach any signs, placards, displays, attachments or structures to any campsites, cottages, buildings, structures or trees within the campground. This includes ropes, clotheslines and hammocks. Owners and/or guests assume all risks for any and all items placed in the ground.
5. 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. Activities, games or sports which may disrupt the campground and the surrounding community will not be allowed.
6. Natural vegetation may not be cut or otherwise disturbed.
7. Owners may not cut firewood, but may collect dead tree fall from the ground with the consent of Resort Management. Any firewood brought in by a camper must adhere to current Wisconsin DNR guidelines.
8. 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.
9. No recreational items (skateboards, roller skates, etc.) are allowed in parking areas, tennis courts, pool areas or inside of any building.
10. Please be considerate and respectful of fellow owners and guests. Do not walk through occupied accommodations.

11. 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 staff and may require action by the Association.

#### **SECTION K: GUESTS**

1. An Owner may have "day guests" at the campground. The number of day guests is, however, limited to four (4) persons or one (1) family unit per day. All day guests are required to vacate the campground by 10:00pm. All day guest vehicles must secure a parking pass at the front desk.
2. Reserving a site for a guest will be counted against your three (3) outstanding reservations, applicable fees apply.
3. The permitted number of guests may be increased or decreased at the sole discretion of the Board of Directors of the Association.
4. All guests are required to abide by these Rules and Regulations set forth within.
5. 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.

#### **SECTION L: RECREATIONAL FACILITIES**

1. Owners and their immediate family members who would like to utilize the recreational facilities on a daily basis, permitting availability, must first register at the reservation office. All guests are subject to resort's day use policy. Any overnight use must be in compliance with the reservation procedures established herein.
2. 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.
3. The Board of Directors of the Association will determine schedules of availability for all the recreational facilities.
4. Resort Management has the responsibility and authority to close and/or evacuate recreational areas during inclement weather.
5. Children age 14 and under must be accompanied by parent or adult when using the swimming pool.
6. All owners and guests are expected to observe and obey the posted Rules and Regulations of any recreational facility.
7. 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 M: HUNTING AND WEAPONS**

1. No hunting is permitted on Christmas Mountain Village property.
2. No weapon (firearm, bow and arrow, air gun, BB Gun, slingshot, sling, fireworks, etc.) may be worn or discharged on Christmas Mountain Village property.