

CHRISTMAS MOUNTAIN VILLAGE CAMPGROUND ASSOCIATION
PERMANENT R.V. LOTS ~ RULES AND REGULATIONS
Amendments and Definitions of Existing Rules – August 17, 2001

- Security Personnel are on the property to ensure your safety and the safety of your guests. Any owner or guest who will not abide by the rules will be asked to leave.
- Neighborhood disputes are not the concern of the employees unless Campground or Christmas Mountain Village Property is involved.
- Children under the age of 16 must be accompanied by an adult when using the facilities. The owner will assume responsibility for their children and their guest's children. Children are not permitted to drive a golf cart unless 16 years of age even when accompanied by an adult.
- Any and all personal property of the owners will not be the responsibility of Christmas Mountain Campground.
- 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.
- No recreational items (skateboards, roller skates, etc.) are allowed in the parking areas, tennis courts, and pool areas or inside of the buildings.
- Residents and their guests must comply with the rules of the golf course that are posted and/or in writing. All must check in the Golf Shop before golfing. No pets or children under the age of six are permitted on the golf course without permission of the Golf Professional or Manager. No Jogging, walking, bicycles, skateboard, roller stakes or other type of recreational items are allowed on the golf course.
- Owners will not request help from employees for personal matters, unless prior written approval is obtained from the Manager. Any request for personal maintenance services by employees must be requested and approved through the Manager's office and paid for by the owner.
- Pets - The number may be limited at the Resort Management's discretion. Pets are not to run free. Pets may be tied or chained outside as long as they remain on their own property and not left unattended. Animals are not allowed within the properties common areas.
~~The pet must be on a leash when being walked. The owner is responsible for damage caused by a pet and is responsible for the removal of droppings.~~
- Electric lines, telephone lines, etc., are installed on the property. Any owner not inquiring as to the location of a line and cuts a line will be responsible for the cost of repair. Cable is not furnished.
- Each owner is responsible for keeping their property clean and neat. Garbage should be properly disposed of. No burning of trash or leaves on the property and all grass cutting, leaves, trimmings, etc. should be disposed of in bags and not left on the property or dumped in the woods or vacant lots.
- Lots will be maintained by the owner. If the owner does not mow their grass or trim their lot the Management Company will have the property maintained and the owner will pay for this service. A flat rate of \$25.00 will be charged for this service.
- No structure or tree planting will be done on the owner's property without the consent of Resort Management.
- No trees will be removed from any lot without Christmas Mountain Village Property Management approval.

- There will be no boats, trailers, etc., permitted to be parked on the owner's site without Management approval and a dated pass.
 - No automotive repair will be done on the property or the owner's lot.
 - No carports will be permitted.
 - The outside appearance of an owner's RV must be in good condition. Exterior surfaces should be free of discoloration, rust, mildew, peeling, fading, etc.,
 - Only awnings designed for RV use are permitted. Awnings may not exceed the lesser of either the length of the trailer they are attached to or 30 feet. Maximum width is 10 feet. Awnings must slide in original equipment tracks. Awning posts must be metal.
 - Flagpoles are permitted with Management approval.
 - Clothes lines -- 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 will be removed when the site is not in use
 - Only suitable outside furniture will be permitted. No fences, equipment, tools, garbage containers, etc. will be permitted. Some light equipment may be kept in a storage shed.
 - Size and shape of a shed or screened in porch to be approved by Resort Management. Decks are permitted but first must be approved by Resort Management
 - Absolutely no fence, either wood or metal, or any other obstruction is to be constructed around an RV. Shrubs and trees may be used to obtain the same effect. Corner fence is allowed -- 1 corner post 3 feet in height; rail 8 feet in length angled from top of post to ground.
 - If the RV is to be made a permanent part (wheels removed) of the lot a skirt must be added.
 - Wheels, which are removed from camping units, must be stored under the RV or in a shed located on the campsite must have approved skirting if he wishes to remove the wheels.
 - Only approved mobile home, RV and wood skirting will be permitted. Wood skirting must be T111 painted to match the trailer or trim on the trailer. Owners must obtain approval from Resort Management before skirting their units. All skirting must be approved in advance.
-
- Refrigerators visible outside the camping unit are not permitted.
 - All cooking fires and/or campfires must be in a proper area or approved barbecue devices and must be attended at all times. Cooking fires must be located 10 feet away from RV.
 - No owner shall permit anyone to use their lot/unit during their absence unless prior notice is given to Property Management. Renting or leasing of units is not permitted.
 - Signs on RV are prohibited except for the following:
 - Owners name signs are permitted.
 - For sale signs are allowed as long as they are displayed in RV window and no larger than 20" by 20." For sale sign may be mounted on a post and placed in the center of the campsite
 - No double hook-ups or tents on permanent sites.
 - Owners do not have the right to solicit on the property.
 - The Christmas Mountain Campground Board of Directors 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.
 - Lighting will be placed on the site by the developer. The service charge for electricity will be the responsibility of the individual site owner.

- SETBACKS – All structures (i.e. recreational vehicles, park models units, steps, stairs, decks, etc.) must be at least 10 feet from the lot lines.
 - ROADS – All roads are one way and everyone is expected to abide by this rule
 - MAIL – 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.
 - CABLE TV – A service agreement must be signed with Christmas Mountain Cablevision Company prior to service being hooked up at any individual's lot. This agreement will be available for either a 6-month or 1 year term.
 - ANTENNAES – Antennas will not be allowed without with prior approval from Resort Management. Towers, large satellite dishes and/or pole structures will not be allowed.
 - ADDITIONS TO THE LOTS – Any additional concrete, blacktop, decks, sheds or accessories, etc., will be the sole responsibility of the property owner. Prior approval must be from Resort Management.
 - CONTIGUOUS LOTS – Regardless of whether or not two contiguous lots are owned by the same person, all setbacks, written approvals, etc., will be considered separate and independent. Approval for one does not automatically constitute approval for the other.
 - GOLF CARTS – All personal private carts must be registered with Resort Management. Proof of liability insurance must be disclosed with registration. All carts must have running and break lights. Carts must be operated under the manufacturers guidelines. Only licensed drivers are allowed to operate the golf carts and carts are not licensed for use on Christmas Mountain Road. Failure to abide by these cart usage rules will result in the forfeiture of use in the Campground.
-