

CHRISTMAS MOUNTAIN VILLAGE™
A Bluegreen Vacation Club® Resort

CAMPGROUND/COTTAGE
OWNER'S MANUAL

CHRISTMAS MOUNTAIN VILLAGE

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 and their families and guests to realize maximum enjoyment from the use of the Campground while assuring their health, safety and privacy.

The Campground Supervisor or other authorized staff member has the authority at all times to see that each of these Rules and Regulations are carried out and to enforce them by the suspension or revocation of privilege to use, or by any other means appropriate to the situation, at his discretion. Any waiver of these Rules and Regulations may be authorized only by the resident manager or authorized staff member.

Your cooperation in observing these Rules and Regulations is appreciated.

GENERAL

SECTION "A"

1. One Ownership Card will be issued to each family and should be presented for identification upon check-in. Owners staying on an R.V. site or in the Wilderness section arrive through back campground gate and register at the reservation office. Cottage Owners, Park Model owners will check-in at the reservation office.
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.



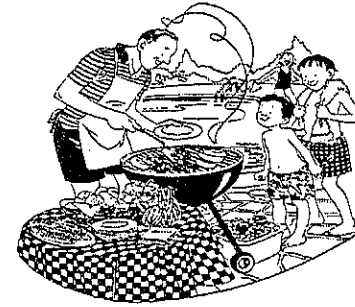
REGISTRATION

SECTION "B"

1. All Cottage Owners must register at the reservation office upon arrival. Owners must present their ownership card and confirmation and furnish the names of all persons using the Campground for the period of the reservation.
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 R.V. Campsite registration and check-in time is between 12:00 p.m. and 9:00 p.m., unless other arrangements are made at the time of reservation. Failure to register by 9:00 p.m. may result in forfeiture of the entire reservation period as well as any requested site number, and a \$25.00 non-cancellation fee.~~

Check-in time for the Cottages is 3:00 p.m., check-out time is 10:00 a.m. Check-out time for RV's is 11:00 a.m.

4. Owners may use the Campground recreational facilities on a daily space available basis upon first registering at the reservation office. This use right shall only be applicable to Owners and their immediate families on a daily basis and such use right shall be restricted to "day quest" status. Any overnight use must be in compliance with the reservation procedures established herein.
5. A use fee of \$48.00 per stay 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, Guaranteed week owners may make a bonus reservation 45 days or less in advance.



CHILDREN

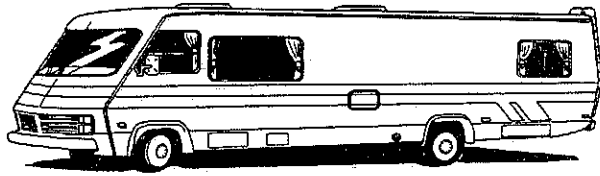
SECTION "C"

1. Parents shall be held responsible for the actions of their children. Parents 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 Campsite or Cottage or under the supervision of an adult after 10:00p.m.
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.

PETS

SECTION "D"

1. ~~R.V. and Wilderness Owners, only, may bring a maximum of two household pets into the Campground. Only ordinary household pets will be permitted. NO horses or other livestock will be permitted.~~
2. ~~Pets are to be kept on a leash and shall not be left unattended.~~
3. The Campground Supervisor may request Owners to remove unruly, loud, or misbehaving pets. If such pets are not removed the Campground Supervisor may have the pets removed, at the Owner's expense.
4. Pets are not permitted in any Cottage, in the Cottage area, Campground building, or recreational facility.
5. ~~Owners are responsible for the sanitary disposal of pets' waste.~~



VEHICLE

SECTION "E"

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.
3. Motorized bikes, cycles, scooters and A.T.V.'s are not permitted. Licensed motorcycles may be driven by licensed operators to and from Campsites. No unlicensed vehicles or drivers are allowed unless approved by the Campground Supervisor.
4. Parking is allowed only in designated areas. No parking is allowed on access roads, greenbelts or other restricted areas.
5. Parking at Campsites must be on a Campsite driveway.
6. Only two (2) vehicles will be allowed per Campsite/Cottage location. Other vehicles and all boats must be parked in the extra parking lot.
7. Golf carts are permitted. They have to be registered with the front desk. Drivers have to be 16 yrs or older.
8. Please put blocks under your jacks.

NOISE

SECTION "F"

1. Radios, T.V.'s, record players, tape recorders, etc., are 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.
3. Use of chain saws is not allowed.



CAMPING

SECTION "G"

1. 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.

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 campers, motor homes, 5th 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 is limited to Cottage members.

2. Overnight sleeping is not permitted anywhere in the Campground, except at assigned Campsites.
3. Please be considerate and respectful of your fellow owners and campers. Do not walk through occupied sites or through private residential lots.

4. All debris and garbage shall be placed in containers provided. 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 \$25.00 will be charged for such service.
5. 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.
6. 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.
7. No Owner, other than the Developer or its successors or assigns, shall ever rent or offer for rental any Campsite within the Campground.



AVAILABILITY OF CAMPSITES AND RESERVATION PROCEDURES

SECTION "H"

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. Owners arriving at the Campground without an advance reservation are not guaranteed admission and may not be admitted if the Campground is full.
3. Campsites are filled on a first-come, first-served basis.
4. 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.
5. ~~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.~~
6. A Cottage Owner may have only one (1) outstanding red reservation at any given time.
7. ~~The maximum number of consecutive nights an owner may reserve is seven (7).~~

8. A reservation is considered used the day following check-in. An owner may occupy a Campsite for fourteen (14) consecutive nights and this will be considered as two (2) reservations. The owners will not be permitted to use an R.V. site for the following seven (7) nights.
9. Each Owner may make RV/WDL Campsite reservations any day after 9:00a.m. at 608-254-3940. Reservations may be made at the resort reservation office, in writing or by telephone. Cottages may be requested Monday-Friday 8:00a.m. - 6:00p.m. EST or Saturday from 10:00a.m. - 5:00p.m. EST at 1-877-688-9889
10. Owners who have occupied the Campground on one of the major holiday week-ends (New Year's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving and Christmas) 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.
11. Owners are responsible for checking the accuracy of the reservation dates specified in the confirmation.
12. The maximum number of persons who may occupy a Campsite is seven, unless the Owner's immediate family includes more than that number. (Cottage occupancy is a maximum of six.)
13. Except as provided on Paragraph 1., no Owners shall be entitled to any refund, payment, or credit in the event of failure to make use of the Campground.
14. A cancellation fee will be charge if a reservation is not cancelled within 48 hours of the arrival date.
15. RCI Spacebanking requires either a Friday to Friday reservation or a Saturday to Saturday reservation (you must spacebank seven (7) nights to exchange). Occupancy for an RCI exchange is a maximum of six (6). A Housekeeping fee of \$48.00 is required per week exchanged through RCI payable at the time of reservation.
16. Owners will be allowed to utilize a site for any number of consecutive days for the time period beginning November 1 to April 30. The fee for this winter camping will be \$195.00. Reservations for winter camping must be made before November 1. An owner may also utilize the Campground during the winter months using the standard reservation procedures.

CONDUCT

SECTION "I"

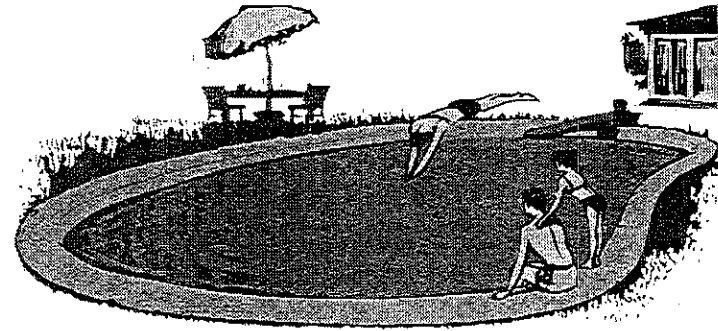
1. Any person who defaces, injures or destroys property or equipment of the Campground shall be held liable for its full value. Owners will at all times be fully responsible for the conduct of their children, pets, and guests.
2. Neither the Association nor the Developer, Dellona Enterprises Inc., are 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 alternations or repairs to any site, cottage 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.
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 Campground Supervisor's consent.
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 the management.
9. 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 the Campground Supervisor and will require action by the Association.



GUESTS

SECTION "J"

1. An Owner may have "day guests" at the Campground. The number of day guests is, however, limited to four persons or one family unit per day. All day guests are required to vacate the Campground by 10:00 p.m.
2. ~~Reserving a site for a guest will be counted against your three (3) outstanding reservations.~~
3. The permitted number of guests may be increased or decreased at the sole discretion of the Board of Directors of the Association.
4. Owners have total responsibility for the conduct of their children, guests, and personal charges, and any damages or liability they incur.



RECREATIONAL FACILITIES

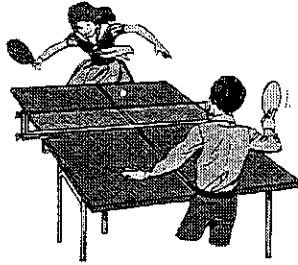
SECTION "K"

1. The Board of Directors of the Association will determine schedules of availability for all the recreational facilities.
2. The Campground Supervisor has the authority to close the pool during inclement weather.
3. ~~Children age 14 and under must be accompanied by parent or adult (over 16) when using the swimming pool.~~
4. All Owners and guests are expected to observe the posted pool Rules and Regulations.
5. Owners may use recreational facilities of the Campground for private group gatherings by applying to the Campground Supervisor. The Association reserves the right to exclude other Owners and guests from the facilities when such activities are taking place.

HUNTING AND WEAPONS

SECTION "L"

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 at the Campground or recreational facilities.



MISCELLANEOUS

SECTION "M"

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. All facilities of the Campground are used by Owners and their guests at their own risk.
3. Developer may use any unoccupied Campsite 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.
4. 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.
5. The management assumes no responsibility for personal property left in the Campground, Cottages, or in or around any recreational facilities.
6. 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.
7. Developer, its successors and assigns reserves the right to develop additional phases within the Campground.

EXCHANGE

SECTION "N"

1. Please refer to appropriate directories for instructions on how to use the exchange companies services.

