

**FOREST HILLS RESORT
RULES AND REGULATIONS**

Effective June 1, 2024

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Conduct. All persons at the Resort shall conduct themselves in such a way as to not unreasonably disturb or disrupt the enjoyment of the facility by others. In particular, noise shall be limited between the hours of 10:00 p.m. and 8:00 a.m. Resort Tenants and FH Members will be solely and completely responsible at all times for the conduct of themselves, their family members and guests, including any damage caused to property of the Resort or others. Resort reserves the right to immediately evict or eject any Tenant, visitor, guest or FH Member, for disruptive, abusive or damaging conduct.

Children under the age of 21 shall be supervised and shall be the sole responsibility of the Tenant or FH Member with whom the child is staying or visiting. Anyone under 21 must return to their Campsite by 10:00 p.m. unless accompanied by an adult.

The sale of alcohol to, or the consumption of alcohol by persons under 21 is forbidden and shall be cause of immediate eviction or ejection. Use or possession of tobacco by minors in the Resort public areas is prohibited.

Guests. Tenants and FH Members may have guests at any time at no additional charge, so long as the guests are staying in the Tenant's or FH Member's unit. A guest or tenant using a separate or additional tent of any size or recreational camper will be charged the current guest camping fee for each night of the stay (this includes any tents or campers set up on the Tenant's or FH Member's Campsite). Guests may obtain the use of a separate Campsite on a space available basis as determined at the discretion of the Resort Manager. Although guests are welcome, guest sites are typically not available on holiday weekends. Therefore, guests must expect to share the Tenant's or FH Member's Campsite on holidays or to be located in an overflow area as designated by the Resort Manager (again, at the current guest camping fee per night). Tenants or FH Members must be checked in prior to the arrival of their guests and must occupy their Campsite during their guest's entire. Each guest family is allowed no more than 3 visits per year at the current guest site fee. Reservations are required and accepted up to 14 days in advance for guest sites. Tenant's must make all guest sites reservations, they cannot be made by the guest.

Fire Rules. Fires are permitted in fire rings/grills only. Fires are to be attended to at all times and must be extinguished when not attended to. Non-combustible material may not be placed in fire rings/grills. Fire rings may not be moved or removed without the prior approval of the Resort Manager. No items or rocks with exception curved landscape bricks are to be placed around the fire ring/grill.

Pets. All pets must be kept on a leash at all times to avoid any disturbance to other campers. Tenant's and FH Member's are responsible for cleaning up after pets staying on their campsite. If a pet causes a disturbance to include barking, the Resort may require the immediate removal of the pet and may prohibit the pet from the Resort thereafter. Pets are not allowed on the golf course at any time including being in your golf cart. Pets are also not to be walked anywhere on the Golf Course or in the sand area of the playground.

On-Site Storage. Boats, personal watercrafts and vehicles to include utility trailers may not be left on the Campsite when the Tenant or Member is not occupying the Campsite. If a boat, personal watercraft, vehicle, or utility trailer is found left on the site while FH Member or Tenant is not occupying their unit, it will be charged the current storage fee and usage will be suspended till the fee is paid at Resort Office. Off-site storage is available for Tenants and FH Members only upon payment of the current annual fee (**per vehicle**), which must be paid in full prior to storage. All vehicles placed in storage for any period of time must have an assigned space and gate card issued by the Resort Manager. Resort shall not be liable for any loss or damage to the property or contents left in on-site storage. Tenants and FH Members must maintain

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current registration and insurance on all vehicles in on-site storage. Resort may move boats or vehicles left on the Campsite or non-assigned storage space in Tenant's or FH Member's absence.

Identification Cards. Each Tenant or FH Member shall be issued an identification card, which must be displayed at the time of registration in the resort. The identification card is only for use by those persons named on the identification card and photo identification may be required. The identification card is not transferable and may not be loaned to any other person. This includes car passes and loaning to others could be cause for immediate eviction.

Garbage Removal. Bagged garbage may be dumped in the areas designated by the Resort Manager. Garbage removal is available only for daily-bagged garbage while on property. All garbage shall be bagged prior to being placed in the dumpsters. Any Tenant or FH Member found to place non-bagged items or hazardous materials in the dumpster area will be assessed a fine determined by the Resort and possible eviction and or suspension of resort usage may occur. If tenant has an item other than bagged garbage, they may check with Resort Office for charge of removal and the Resort Office will make arrangements for pick-up by the Disposal Company from tenant's site

ATV's, Golf Carts, and Motorized Scooters. ATV's may be operated within the Resort for the sole purpose of traveling directly to and from the Campsite only and not for transportation within the Resort. ATV's are otherwise to be used outside the Resort. Golf carts and ATV's are not to be operated within the Resort by anyone under the age of 16, regardless of whether the operator is being supervised by an adult. Golf carts are to not have more passengers than the number of seating available. State ATV guidelines will be followed for transportation in and out of Resort entrance. Motorized Scooters of any kind will not be allowed within the Resort without the consent of Resort Management, unless for handicap purposes. The Resort Manager has the discretion to **revoke usage** of any golf cart or ATV that has not abided by the above rules.

Speed Limit. Vehicle travel within the resort to include ATV's and Golf carts shall be limited to no more than 5 MPH at all times. Tenants and FH Members are responsible for notifying their guests of the speed limit in advance of any visit.

Parking. Vehicles may not be parked in any way which interferes with or obstructs traffic within the Resort. Vehicles shall not be parked on or in contact with the roadways. Additional parking is available in the large entrance parking lot.

Pool Rules. There is no lifeguard on duty at the swimming pool. All Tenants, FH Members, guests and visitors use the pool at their own risk and are responsible for the safety of themselves, their family members and guests. The following rules apply to pool use and are to be observed at all times:

- a. Children under 12 years of age must be supervised by an adult at all times;
- b. Infants are required to wear swimming diapers or plastic pants in the pool;
- c. Glass containers are not permitted;
- d. No running or diving is allowed; and
- e. Pets are **not** permitted within the pool area.

Reservations. Campsite reservations are accepted for guests up to 14 days in advance. All sites are deemed "available" until a camping vehicle is placed upon the site and registered with the Resort Office. NO REFUNDS of guest site fees will be given for early departures.

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Signs. No sign of any kind may be displayed in public view without prior approval and consent of the Resort Manager. A bulletin board exists for announcements and general notices from the resort and as space permits, by Tenants or FH Members.

Rules Applicable to Tenants Only

Campsite Maintenance. To allow for maintenance of your site during the week, Tenant's are required to remove all lawn ornaments, furniture, and other obstructions from the grassy area upon departure. This includes dog tie-out and clotheslines. If tenant chooses to maintain their own lawn care, they will need to notify the office, and if at any time it is not completed on a weekly basis, FH Staff has the right to maintain. Tenants are also required to keep entire leased site neat and orderly to include under decks and units. The resort manager reserves the right to issue warnings to tenants if site is not kept orderly. Seasonal weekly maintenance does not include leaves. If you choose to rake leaves, they will need to be transported to our debris pile (ask at office) and be removed from all bags. Staff does mulch in spring and fall while mowing.

Electrical Usage. Tenant's recreational campers and homes may be plugged in at all times between April 15th and October 1st. Between October 1st and April 15th, Tenant's are required to unplug their units. Air conditioners and heaters **must** be turned off when the unit is not occupied. If air conditioners or heaters are found on while there is no one occupying the unit, the unit will be unplugged at no responsibility to the Resort and tenant will be issued a warning of eviction.

ADDITIONAL REFRIGERATORS or OTHER APPLIANCES: As of April 15th, 2016 and due to extreme electrical cost, Tenant's may not have a refrigerator over 5 cubic feet in size, clothes washer, clothes dryer outside their unit or located in sheds. Tenants may have a refrigerator over 5 cubic feet or 110v washer & dryer with a \$75.00 surcharge for electricity. Tenant's must notify the office and pay the surcharge prior to placement and usage. Resort Manager has the right to view inside sheds if they suspect that tenants has not paid surcharge on larger refrigerators or have any other appliances that are not allowed.

Skirting of ALL units. As of April 15, 2015 current tenants are required and have till **May 1st of 2016** to skirt their units. This will ensure and enhance the look of the entire resort. Any newly purchased park homes will have 1 year from date of purchase to complete skirting of unit. Note: Any skirting material that cannot with stand weed whipping require an 8-12 inch border from skirting to be maintained by tenant.

**As of May 1, 2016, any units that have not completed skirting may apply for a 30 day extension. If an extension has not been applied for or the skirting is not completed at the end of the 30 day extension, a \$25 per month violation fee will be charged and resort usage will be suspended until paid. Extension forms are available at Resort Office if needed.

Seasonal Site Vehicle Qualifications & Restrictions. All camping vehicles placed on Leased Sites must be a factory manufactured recreational vehicle and approved by the Resort Manager. All units must be under 400 square feet interior. Park homes under 400 square fee interior are permitted. Units with a manufactured date of 2005 or newer may be sold on sites with lease transfer and transfer fee payment to Resort Office. Please note: Units older than a 2005 manufactured date may renew lease but may not be sold with lease transfer **without** management approval.

Unit Resale and Lease Transfers. As of April 15th, 2015 the following rules apply to resale and transfers of lease lots.

- Tenant must be current with **all lease fees** prior to offering unit for sale.

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- Tenants **must** notify Resort Office prior to offering or displaying any signage of sale of unit with transfer of lease site. Units are not legal to be listed with realtors as they are motor vehicle titled and do not include property with legal description.
- All lots located in the new park home development, must be a 12 wide pitch roof park model home to qualify for resale and lease transfer. If currently occupied by a travel trailer or park trailer, they will qualify for renewal only with current tenant but not qualify for lease transfer.
- Current Lease Tenants must complete transfer paperwork and pay current transfer fee with Resort Office **prior** to new tenant taking possession and beginning usage. (Lease Transfer - \$200.00 for 2015)

Rental or Sublease. At **no time** may a Tenant rent or sublease their unit and/or leased site.

Any Site Alteration, Decks, Sheds, and Other Structures. No more than one camping vehicle is allowed on a site. **Any** additional camping vehicles or tents placed on the site will be charged the current guest camping fee per night whether occupied or not. Any units or tents that fail to be registered with the Resort Gate Attendants will be charged a \$10.00 service fee in addition to the current camping fee. No additional man-made structures/sheds will be allowed on the sites to include deck covers or screened in porches without prior Resort GM approval. Any decks, sheds, additions or screen houses and or alterations to the site (this would include **ALL** landscaping) will not be allowed without a written request to the Resort Manager to receive approval. Decks, sheds, additions and screen houses may also be required to seek a building and or land use permit from the County if needed but only after approval from Resort Management. Resort Management will have the sole discretion for these items.

Rules Applicable to Use of Golf Course

Forest Hills Golf Cart Rental. Rental carts are to be used strictly on the golf course and not within the RV area of the Resort. Carts are also to be returned immediately following the registered round of golf. ALL passengers are to be registered with the Pro Shop prior to play.

Private Golf Carts on Course. All private golf carts must be inspected by the Course Superintendent and display an inspection sticker prior to use on the course. All carts and passengers must be registered and check in with Tee Time at the Pro Shop prior to play.

Forest Hills Resort is not responsible for any damages or loss to your RV, personal property due to fires, accidental errant golf balls, vandalism, or for damage caused by natural elements. Each seasonal tenant must assume all liability for any injury or damage that may arise on the premises of their site and indemnify management and its employees against all claims filed by parties injured or damaged by the action or inaction of themselves, their family or visitors. In addition, management shall not be responsible or liable to you for any damage, theft, or injury that may be occasioned by or through either the acts or omissions of other persons on the resort property.

Amendment and Interpretation. Resort reserves the right to amend these Rules and Regulation, or to additional Rules and Regulations, in its sole discretion. The Resort Manager shall have sole responsibility for interpretation and application of the Rules and Regulations. The Resort Manager shall have the discretion to liberally apply these rules for the health, safety, welfare and enjoyment of Tenants, Members and guests and for the protection of the property of Resort and others.

Violation. Violations of these Rules and Regulations shall be grounds for immediate eviction or ejection from the Resort Manager. Fees paid to Resort shall be non-refundable in the event of such eviction or ejection and each Tenant, Member or guest agrees to promptly remove all vehicles, campers and other property from the Resort in that event.

Rules Applicable to Forest Hills MEMBERS (Not Tenants)

Maximum Stay. The maximum stay of Forest Hills Golf & RV Members is fourteen (14) days. At least seven (7) days must elapse between stays. Reservations are recommended and will be accepted up to 30 days in advance.

Unattended Vehicles. Camping vehicles on-site under a Forest Hill Member registration may not be left unattended on a site for more than twelve (12) hours (i.e., overnight). The Resort, at the FH Member's expense, will remove any camping vehicle left unattended for more than twelve (12) hours from the site. The Resort shall have the authority to move equipment, vehicles and belonging of Members and guests without notice and without liability to the Resort. The Resort will not be responsible for any loss, damage or injury caused during the removal of unattended vehicles from a site.