

WOODWINDS RV CLUB OWNERS' ASSOCIATION, INC.

PARK RULES AND REGULATIONS

(Park means from the gate inward to the Elk Waterfall)

Park rules are in effect 24 hours/day all year, regardless if the Park is Open or Closed

1. Only one recreational vehicle is allowed per site.
2. No commercial advertising is permitted within the resort other than Realtor signs for units which are for sale.
3. RV generators may not be operated except for testing or in case of emergency.
4. Clothes may not be hung outside to dry.
5. All RV's must be self-contained.
6. No RV's with soft-sided features are allowed.
7. **All sites must be kept clean and free of debris.** This includes Pine Cones/Needles, limbs, and miscellaneous discarded/unused items. Wheelbarrows, garden tools, building materials and other similar items must be out of public view. These items should be kept inside and/or in an enclosed area out of site. The Grounds Committee may clean unsightly lots after informing the owner. The cost for the cleaning will be assessed to the unit owner.
8. **No more than two pets can be maintained per Lot. Only 2 Pets allowed per owner/owners regardless of the number of sites owned.** . Pet(s) are restricted to the owner's property **or on a leash attached to the owners hand** at all times when off the owners property and pet owner must pick up pet excrement **at the time it occurs.** Aggressive pets are defined by the US Department of Health are prohibited.
9. **Woodwinds is an adult park.** Supervised children are allowed to visit for periods no longer than two weeks total during the open season. Should they be deemed a nuisance, a 24-hour notice to terminate visit will be given.
10. **NO WOODBURNING FIRES ARE ALLOWED IN THE PARK.** In addition, the rules of the U.S. Forestry Department, the local Sheriff's Dept. and the local Fire Dept. must be followed.
11. **Trash must be placed in plastic garbage bags ,Tied Securely** and placed in the chained garbage dumpster at the park entrance. Trash may not be left out on the deck overnight. **All cardboard boxes must be broken down prior to placing in the dumpster. If the Park is closed, trash must be taken out of the park.**
12. Park quiet hours are between 10:00 P.M. and 7:00 A.M.
13. Owners shall provide their guests with the Woodwinds Park Rules and Regulations and will be held responsible for any nuisance, damage or disregard of rules by said guests. Should guests have pets who become a nuisance, 24-hour notice to leave will be given.
14. **When unit owners are not present in the park** and plan to have guests, they shall arrange for another owner who is present to act as a Host for the guests. The designated Host will be responsible for answering any questions the guests may have regarding the Rules and Regulations, will inform the guests of any infraction of the rules and, should the infractions continue, inform the unit owner who will then instruct his/her guests to leave. In the event the owner is not available, the Host will assume the responsibility.
15. **All rules are to be followed.** Problems, if they occur, should be discussed with the owner or guest Host for resolution. Failure to comply with the above rules could result in a request for the guest(s) to leave the park. If owners are not in compliance **legal action against the owner could occur.**
16. During the time the park is closed (**typically from October 1 to May 1**) Owners have the right to use their units (although water and trash pickup will not be available).
17. **The above rules apply 24 hours a day for the ENTIRE year, regardless if the Park is Open or Closed.**

GENERAL INFORMATION

The park is supplied by well water and conservative use is appreciated.