

# CAMP FLORIDA PROPERTY OWNERS' ASSOCIATION, Inc. ("POA")

## Rules & Regulations

(Violation of any of the following items will be subject to a **\$50 per day** fine unless stated otherwise below)

1. **SPEED LIMIT**: 15 MPH in the park. Pedestrians, walkers, and bicyclists have the right of way on all roadways. Violators will be fined **\$75** per occurrence.
2. **TRASH**: Facilities are available in the storage area. All household trash must be placed in the appropriate container, as indicated on the sign at the trash area. Violators will be fined **\$50** per occurrence.
3. **ATV's**: Are NOT ALLOWED in the park. **UTV's** are permissible if the vehicle is licensed, insured, tagged, equipped with headlights, taillights, brake lights, turn signals, windshield and wipers and approved for use on county/state roads and highways.
4. **GOLF CARTS/MOTORIZED VEHICLES**: All drivers must be 16 years old and are required to comply with Florida State Law. Golf carts without working lights are not permitted on the streets after dark. Violators will be fined **\$75** per occurrence.
5. **PETS**: See Camp Florida POA Pet Policy approved by the Board of Directors on 2-2-23 for restrictions. Violators will be fined **\$50** per day.
6. **BOATS**: Are allowed in one of the 13 boat slips which are assigned on a first come, first serve basis. Register in the POA office for a slip. A boat ramp is available. Please keep all water vehicles at least 75 feet away from the docks when boating or skiing. Boats are allowed to stay on lots but must be parked on concrete. No mooring on shore per the Department of Resources edicts. Violators will be fined **\$50** per occurrence.
7. **CLOTHESLINES**: May not be tied from structures in the park. Frame type lines may be attached to RV's only and only umbrella type lines are allowed. Violators will be fined **\$25** per occurrence.
8. **FIRES**: Must be confined to approved grills and or containers with lids. County and State laws take precedence as to when fires are prohibited. The POA will follow these warnings. Violators will be fined **\$25** per occurrence.
9. **FIREWORKS**: Fireworks or discharging of a firearm is not allowed in the park. Violators will be fined **\$100** per occurrence.
10. **TENTS**: pop-up campers, truck campers and converted buses are NOT ALLOWED. No pop-up canopies, screen rooms, or kites are permitted. Screen rooms are permitted if the structure is constructed of rigid frame and roof is metal, fiberglass or heavy canvas and anchored to poured concrete slab to ensure stability during hurricane like conditions. ARC committee approval is required prior to installation. Pop-up canopies are permitted for family/friend gatherings but must be taken down at the end of the day.
11. **SWIMMING**: Is allowed from 8:00 AM to sunset. No lifeguard is on duty at any time. Swimming is at your own risk. No floats or rafts are allowed in the pool. No bicycles, skateboards, roller blades or ride on toys are allowed in the pool area. **GLASS CONTAINERS ARE NOT ALLOWED AT THE POOL**. Violators will be fined **\$100** per occurrence.
12. **RECREATIONAL FACILITIES**: Are available without charge to include tennis, shuffleboard, pickle ball, horseshoes, putting green, fire pit, bocce ball, darts, basketball, and billiards. Remember no one under the age of 16 is permitted in the recreation areas of the pool house without adult supervision, including the exercise room.
13. **VACANT LOTS**: Do not park in them as they may be rented or may be privately owned. Violators will be fined **\$50** per occurrence.
14. **OVERNIGHT PARKING**: Is not allowed on common ground or communal area parking lots without expressed permission from the Board of Director's or management.
15. **VEHICLES**: All vehicles, boats, trailers, cars, trucks, golf carts & cargo trailers must be parked on concrete or a concrete pad per item # 2 of the Line in the Sand document dated 1/6/11. Violators will be fined **\$50** per day.
16. **CAMP FLORIDA POA**: Is private property and as such we reserve the right to refuse entry and the right to enforce the rules. Violation of POA's rules and general antisocial behavior will result in removal from the park for guests and or loss of privileges or fines for property owners.
17. **WEEDS**: Property owners are responsible for keeping their property in a neat, attractive, and cultivated condition. Violators will be fined **\$50** per day.
18. **VEHICLE PLACARDS**: All vehicles entering CF property must have a placard or CF decal displayed on the car windshield or on the vehicle mirror. Pink Seasonal guest & Blue Resort Guest Pass for visitors and Camp Florida decals for property owners are available at the POA office. All vehicles without placards/decals are subject to removal from the park.
19. **QUIET HOURS**: Park Quiet Hours are 11:00 pm until 7:00 am unless it is a scheduled POA Event. Violators will be fined **\$100** per occurrence.
20. **RENTER/GUEST CHECK IN**: All Renter/Guests must check in at the POA Office within 24hrs of arrival. The POA office is located at 231 Shoreline Drive.
21. **STORAGE/UTILITY TRAILERS**: All Storage trailers/Utility trailers stored on personal lots must not exceed 100 square feet in size. Violators will be fined **\$50** per day.
22. **½ Lot Rentals**: No ½ lot rentals permitted. This is in accord with the Highland County Land Development rules. Violators will be fined **\$50** per day.
23. **All other violations** of the covenants, by-laws, and Rules & Regulations of the Camp Florida Property Owners Association not listed above will be fined **\$50** per day.