

2025 CAMP-A-WYLE CONDO ASSOCIATION

RULES AND REGULATIONS

**These Rules & Regulations were passed on February 24, 2024
by a vote of the Owners of Camp-A-Wyle Condominium Association.**

1. **CHILDREN:** Parents and Grand-parents are responsible for the actions and safety of the children that are in their care.
2. **PETS:** ALL OWNERS AND RENTERS ARE RESPONSIBLE FOR THEIR PETS AT ALL TIMES. All pets are to be on a six (6) foot leash when outdoors except when confined by a physical fence sufficient to restrain their pet. Invisible fences are not permitted. Tethering or tying out must be in accordance with Hernando County Ordinance. Pets are not allowed in the enclosed pool area, bathhouses, or clubhouse. All pet owners must pick up after their pet and dispose of it properly in a bag when on common ground or private property. Households are limited to two pets (dogs or cats). Dogs shall be restrained from excessive barking or howling. All Hernando County ordinances concerning the control of pets are applicable. Aggressive dogs, unusual pets, or livestock will not be permitted. Owners of service dogs must register their dog with the office attesting to the dog's legitimate status as a service dog and detailing what task the dog is trained to perform. Service dogs are not considered "pets". Failure to register will void the dog's exemption to any rules contained in this document and reduce their status to "pet". All outdoor pets and service dogs will be in compliance with state and local laws in regard to licensing and immunization.
3. **LOT LINES:** Hedges must be placed no closer than one foot from the lot line. Fences cannot be more than four (4) feet high. Fencing must be approved by the Board of Directors prior to installation. Lot lines are to be respected and members should avoid walking or driving on other member's lots without their permission. Objects will not be placed along the road that would impede the flow of traffic.
4. **SWIMMING POOL:** The pool is to be locked at all times. One pool key will be issued to every unit. Pool keys are not to leave the Park. Pool keys may be used by a guest, but not on a permanent basis and must be returned to the homeowner after each use. Wristbands will be issued to homeowners of record ONLY. They are non-transferable and may only be used by those they were issued to. Temporary wristbands will be issued to guests at a cost of \$3.00 for a "daily wristband" or \$10.00 for a "weekly wristband". Wristbands will be available for purchase at the office during business hours. They will be marked with an expiration date by office staff. Extensions to the date or replacement bands can be granted upon request. Visiting FAMILY can be issued temporary wristbands for the duration of their stay. All persons inside the pool area must either be wearing a wristband or have one with them in the pool area. HOMEOWNERS / TENANTS / CAMPERS ARE RESPONSIBLE FOR THEIR GUESTS and MUST be in the park while guests are utilizing the pool.

Camp-A-Wyle Condo Association, Inc. does not provide lifeguards at the pool at any time. **ALL PERSONS SWIM AT THEIR OWN RISK.** Children under the age of sixteen (16) must be accompanied by an adult. Small scale floatation equipment such as noodles and arm floats are allowed in the pool. Large scale floatation devices such as rafts, inner tubes, or floating chairs that accommodate ONE PERSON will be allowed. Snorkels and fins are prohibited. No

cut-offs or street apparel is allowed; swim apparel only. Children not toilet-trained must wear "swimmies" (swim pants) when in the pool enclosure. No smoking, alcohol or food is allowed in the enclosed pool area. ONLY water in a clear plastic container may be in the enclosed pool area. No glass in or around the pool area. No alcoholic beverages are permitted within twenty-five (25) feet of the pool area. No person under the influence of alcohol may use the pool. No pets or loud music are allowed in the enclosed pool area. No running, diving, jumping or cannon balling. Inappropriate language, actions, or behavior will not be tolerated.

Rules posted at the pool are incorporated in these rules as if fully set forth and must be obeyed. All rules will be enforced for the safety and health of our homeowners and their guests. Violators will be subject to fines and loss of privileges. **VIOLATIONS AND ANY LIABILITIES CAUSED BY SUCH WILL BE ENFORCED UPON THE HOMEOWNERS.**

5. **ROADS, PARKING AND SPEED:** Roads throughout the Park are one-way with the exception of Grizzly Bear Lane. Should you need to travel against traffic for ANY reason, you must get approval from the Board of Directors. Parking on common property must be in designated parking spaces only. The speed limit for all motorized vehicles of any type is ten (10) miles per hour. All motorized vehicles and golf carts are to follow the ten (10) mile per hour speed limit. All motorized vehicles except golf carts are not permitted on common area grass. Exception: Pool handicap parking area and overflow parking at the clubhouse.
6. **TRASH:** Kindly place all household garbage in plastic bags (not shopping bags) and tie closed before putting in the trash can. Please make sure your trash can is free of bugs or they will not pick it up. All persons must keep the park clean by picking up papers, cans, and bottles. No heavy or large objects shall be placed in or around the garbage cans or in the dumpster area. Large trash items such as household furniture, tables, chairs, couches, beds, dressers, Refrigerators, and construction material will be picked up twice a month by maintenance staff. Large items will be removed at a fee. The fee schedule will be set up by the board of Directors, will be reasonable and adjusted only for inflation. All Contractor and Handymen who perform building or landscaping jobs are responsible for the immediate removal of all debris. Owners may dispose of their own landscape debris. If you want Camp-A-Wyle to dispose of it for you, leaves must be bagged, and branches tied into bundle no more than six feet in length and stacked for easy pick-up. Yard waste shall be placed in front of the owner's house by the road on Tuesday evening after 6:00 PM for Wednesday pick-up.
7. **OWNERS:** Failure to maintain your property includes, but is not limited to, excessive clutter, broken windows, debris or trash around the property or structure, weeds or untrimmed foliage, unsafe conditions, or unkempt structure is subject to Board of Directors enforcement action.
8. **RENTAL TENANTS:** All renters will require a criminal background check prior to renting and to be paid by owner. The Owner is responsible to obtain a "TENANT INFORMATION FORM" from the office, which must be completed by the applicant. Prior to occupancy, the Board of Directors will schedule a meeting with the applicant. If the applicant lives out of state, the meeting may take place by phone. The Owner is responsible to enforce the Camp-A-Wyle Rules and Regulations. Should there be any violations of the Rules and Regulations by a tenant, fines may be imposed against the owner, and the Board shall have the right to seek the removal of tenants and guests who do not conform to the Rules & Regulations of the park. All overnight guests staying less than fourteen (14) days shall register at the office within twenty-four (24) hours. If the office is closed, the next business day. Owners/tenants will be held responsible for all guest registration in and out. All guests' pets shall be registered and shall not exceed the limit of two (2) pets per household. Guests of rental tenants and owners staying

more than fourteen (14) days must register at the office, be approved by the owner and the Board of Directors and will require a background check paid by the tenant, owner or guest. The Owner will be responsible for all keys issued to their property, which includes mailbox and pool keys. Keys will be issued to Owners only. If at the time of the tenant vacating the property the keys are lost or not returned, the Owner will pay a \$50.00 replacement fee. Any structural work on rental properties must be done by a licensed contractor, as required by the county. The homeowner is responsible for any unpaid invoices left by a tenant.

9. **WATERING: The** underground irrigation of lawns is generally permitted but only on such days and at such times as permitted by state and municipal authorities. Sprinkling by hand (hose) is allowed as needed.
10. **BUILDING: When** changing or making additions to the structure of a unit, the owner must first obtain a Hernando County Permit, when required, and obtain approval from the Board of Directors. This includes, but is not limited to, the placing of Park Models, sheds, room additions and sprinkler systems. County Zoning Ordinances must be followed. Outside independent contractors (also includes inside and outside Park handymen and lawn service) are allowed to perform work in the Park Monday through Saturday between the hours of 8:00 A.M. and 6:00 P.M. only. Emergency exceptions will include plumbing, electrical or A/C issues.
11. **VEHICLES/BOATS:** Trailers, motor homes, utility trailers or boats must be stored in the storage area at all times, with the exception that they may be moved to the owner's property for a period of no more than seventy-two (72) hours and only for the purpose of loading and unloading. After seventy-two (72) hours, the vehicle must be removed from the property and either removed from the Park or returned to the storage area. Moving a vehicle/boat from one lot to another lot is not an option. Boats may be moored in the water along the edge of the lake. Winter residents must put their boats in storage before they leave. No tractor trailers are allowed in the Park except for local deliveries. No disabled, unregistered, or uninsured vehicles are to be parked at a unit, common area, or storage site. Repairs to vehicles, motor homes, trailers or boats may be performed on a lot, in the maintenance area or in the storage area not to exceed three (3) days. Extensions must be approved by the Board of Directors.
12. **FIREWORKS:** Fireworks are not allowed in the park.
13. **SEWAGE:** All types of gray water (sink, toilet) must be disposed of in the sewer system as required by Florida Law.
14. **FIRES:** No trash fires or open fires are allowed. Fire pits allowed if it has a screen on top and a base. No smoking or vaping of any type allowed in the Clubhouse or other public buildings.
15. **MOTORIZED VEHICLES:**
 - A. Automobiles, etc.: All automobiles, SUV's, pickup trucks, motorcycles and other common passenger vehicles are hereinafter referred to as vehicles. Each lot is limited to two vehicles with the exception of golf carts.
 - B. As to all Motor Vehicles: Operators of all motorized vehicles and golf carts are bound by all traffic regulations in the park. Camp-A-Wyle may demand proof of insurance be provided to it with the exception of golf carts.

C. All types ATV's, motorized trail bikes and Go-Carts are not allowed to be used in the Park or on common property.

16. **GOLF CARTS:** Only drivers, sixteen (16) years of age or older, may operate golf carts on the common property. Drivers of golf carts are bound by all traffic regulations in the park. Golf carts must be equipped with operating head lights, tail lights and horns. Owners shall maintain their own liability insurance.
17. **OWNERS AND RESIDENTS:** All owners, tenants, guest and residents shall respect all common areas and report any abuse to the park office. All vehicles shall park in designated parking areas only, with the exception of their own driveways. Quiet hours are 10:00 P.M. to 7:00 A.M. Any disturbances that the Board deems a nuisance shall be subject to enforcement. No illegal activities are permitted in any unit or on the Common Elements. No person, whether owner, tenant, family member or guest, is permitted to reside on Camp-A-Wyle Condominium property who is a convicted felon from any state.
18. **SOLICITORS:** All solicitation is prohibited, with the exception of CAW Social Committee fundraising efforts.
19. **PEDESTRIANS / WHEELCHAIRS / MOTORIZED SCOOTERS / BICYCLES:** After dark the use of some type of lighting and/or reflective tape for visibility is required.
20. **FOR SALE SIGNS:** A maximum of two (2) signs will be allowed on the property or dwelling and must not exceed 18 x 24 inches. If only lot is for sale, signs must note this.
21. **FIREARMS:** Firearms, BB guns, or other weapons that could be harmful to other people or animals, must not be fired or otherwise used in the park.
22. **LIVING UNITS:** There will be only one (1) living unit per lot and one (1) utility hook-up per lot. (Hernando County Ordinance)
23. **STORAGE:** Management of the Storage Lot is at the discretion of the Board of Directors. The Board of Directors will make specific rules to control the use of the Storage Lot. No unit may use more than one FREE vehicle space in the storage. Spaces are available on a first come, first serve basis WITH caw Owners having priority. Use of the Storage Lot is AT-YOUR-OWN-RISK. Vehicles, Boats or trailers in the storage area must have a current State registration, have a current license plate or sticker attached. Storage spaces rented to the general public must have a criminal background check. A copy of the current registration must be turned into the Camp-A-Wyle office every year. All items in the storage lot must be in working order. No commercial vehicles shall be stored in the storage area. A "commercial vehicle" shall be defined as any vehicle which carries tools or equipment on the exterior of the vehicle that is used in a trade or business, or has markings on the exterior of the vehicle (other than markings typical of decorative markings installed by a manufacturer or by a dealer at the time of sale) promoting a trade, business or other activity. Persons shall renew permission annually to place any item in storage. If permission is not made, then the item will be moved at the owner's expense, or it will be deemed abandoned and the Association shall dispose of the item according to the law. The Association may require that items stored in the storage area to be moved once a year for maintenance of the area.
Two (2) vehicles may occupy one space in the storage lot. These two (2) will be limited to the following combinations:
 - A. Tow Vehicle attached to Travel Trailer

- B. Tow Vehicle attached to 5th Wheel Trailer
- C. Tow Vehicle attached to Boat Trailer
- D. Tow Vehicle attached to Utility Trailer
- E. Tow Dolly will be stowed behind or in front of Motor homes.
- F. Two vehicles may park tandem.

All of the above combinations will not exceed forty-five (45) feet in length.

24. **DUMPSTER AREA:** Dumpsters are for the disposal of household trash collected by our maintenance staff and for their use only. DO NOT place any trash items in or around the dumpster area.
25. **F-LOTS AND OWNER RENTAL LOTS:** Management of the F-Lots is at the discretion of the Board of Directors. The Board of Directors will make specific rules to control the use of the F-Lots. Any unit presenting for rental on the F-Lots or owner rental lots must be twelve (12) years or less in age and/or in well maintained condition. Long-term (staying longer than one (1) month must be approved by the Board of Directors and pass a background check, completed at their expense. F-Lot renters must be given a copy and follow all Rules & Regulations.

Revision History:

February 25, 2023 ballot changes to #2, #4, #5, #6, #7, #10, #15, #18, #23 #25, remove parts of #25, #12

February 26, 2022 ballot changes to #4, #7, #8, #11, #15, #17, remove #18, #20, remove #21, #25.
February 27, 2021 ballot changes to #6, #8, #14, #17, #22, #25 and #27.
February 29, 2020 ballot changes to #2, #3, #4, #6, #7 and #17.
February 23, 2019 ballot changes to #2, #3, #5, #8, #9, #10, #14, #15, #25 and #27.
February 24, 2024 ballot changes to #1, #5, and #11