

STANDING RULES

FLORIDA SKP CO-OP, INC.

As Amended February 16, 2009

ARTICLE I: - PURPOSE, AMENDMENTS, FINANCIAL

SECTION 1: - PURPOSE

These rules are written to provide Standards by which we all can live together in harmony.

SECTION 2: - AMENDMENTS

A. Amendments to the Standing Rules may be accomplished in the following ways:

1. An amendment to the Standing Rules may be implemented by the Board of Directors at any time, if it is declared an emergency (as defined in BY-LAWS ARTICLE VIII, Section 2.B ), but must be approved by the membership at the next annual meeting if this rule is to become permanent.

2. Rule changes may be recommended by the Standing Rule Committee to the Board of Directors for voting of the membership at the next annual meeting. These changes must be presented to the membership for a vote. The Board of Directors may or may not support these changes.

3. A twenty (20) membership petition may be presented to the Board of Directors, requesting a change in the Standing Rules. This (20) membership petition may also call for a Special Membership Meeting for the purpose of accomplishing this requested change to the Standing Rules. This petition to amend the Standing Rules shall be presented to the Board of Directors at least sixty (60) days prior to the next membership meeting.

4. At any membership meeting any membership may propose a motion to amend the Standing Rules.

a. If the sponsor of a proposal makes a reference to either a state, county or municipal law, regulation, policy, statute, or ordinance, the proposal must be accompanied with a copy of said reference paragraph and page number only of reference.

B. An amendment to the Standing Rules requires a majority vote of the entire membership with the following exception:

1. An amendment to the Standing Rules regarding SITE PLAN (ARTICLE III) requires an affirmative two-thirds (2/3) vote of the entire membership.

C. A Special Membership Meeting to amend a Standing Rule may be called only one time between annual membership meetings to address any one subject and no such meeting shall be scheduled between April 30th and November 1.

SECTION 3: FINANCIAL

- A. To insure continuity in Co-op affairs, all financial transactions and/or negotiations involving more than \$1,000.00 shall be conducted with more than one Director present. All financial transactions involving more than \$1,000.00 shall require a majority vote of the Board.

ARTICLE II - MEMBER RESPONSIBILITY

SECTION 1: GUEST

- A. Members are responsible for the actions of and any damages caused by their guests or by the persons living in their RV's. Use of our facilities shall be limited to Resort members, SKP members in residence, or guests of resort members.
- B. Resort members may have guests in their RV's, providing the resort member is in residence. If the resort member is not in residence, guests with written permission, may stay in the resort member's RV, for a period not to exceed two (2) weeks.
- C. A site not in the rental pool may be assigned to guests in their own RV providing they are SKP's in good standing and have written permission from the member and the member assumes all responsibility for the guests. The member assigning the site will share in the rental pool for the period occupied, and the assigned occupant must pay the Co-op the normal rental rate.
- D. Our resort is an SKP membership park and each RV, at check-in, shall include a SKP with a current membership card. As a way to introduce our friends to the SKP way of life, members in residence may sponsor a one time only visit of non-SKPs in the guest's own RV for up to seven days, space available at the normal rental rate.
- E. Family members may visit in their own RV or in a member's additional RV on a member's or rental site, for up to fourteen (14) days annually.

SECTION 2: - RUBBISH DISPOSAL

- A. Dumpsters are provided at the North end of park. Please use plastic bags securely tied. Crush aluminum cans into the container located in the laundry room. Newspapers in paper bags should be brought to the Clubhouse on Monday morning by 9:30 AM. All corrugated cardboard boxes must be flattened and put in the dumpster.

SECTION 3: - PETS

- A. To comply with Florida statutes pet owners must present a current rabies immunization certificate.

Members are responsible for the actions of and any damages caused by their pets. .Pets shall be defined as dogs, cats and birds. No other animal, reptile or unusual species are allowed. Dogs and cats shall be kept on leash no longer than 6 feet at all times. No pets shall be allowed in buildings or common-use areas. Dogs and cats will walk in the street and not on other member's sites. Pet owners shall pick up solid waste and keep pet noise under control. There shall be a maximum of two (2) pets per membership. No pets be left unattended outside. No pets to be left unattended overnight. Feeding of wild or stray animals is prohibited.

- B. Dogs and cats will walk in the street until they reach the designated pet areas (area in front of the co-op, green area inside the hedges at either side of the entry signs, and the area between the catch basin and the neighbors' pasture fence). The owners shall control their pets so that the pet will not reach any plantings.
- C. There is a weight restriction of 40 pounds for all pets, excluding a service dog.
- D. During emergency situations, i.e. hurricanes etc, pets may be brought to a designated area of the clubhouse. Owner must be present; clean up/keep quiet.

#### SECTION 4: - FEES AND ASSESSMENTS

- A. The upkeep of the site is the responsibility of the member. Should the upkeep of a site cause any expense to the Co-op, that expense shall be charged as a fee to the member.
- B. In instances where a member is delinquent (past 30 Days in payment of maintenance fees, fines, utilities, &/or taxes, he/she will be charged an additional 1 ½% per month, NOT to exceed 18% annually. To the extent interchange hereunder exceeds the legal permitted interest rate, the interchange hereunder shall be reduced to the legal rate. Before a member departs the Resort, the Park Attendant will read the electric meter, and the amount of the bill shall be paid before departure. If a member intends to depart before office hours, see the Office the day before. If your stay is long-term, you shall be billed monthly for electricity used. There shall be a \$5.00 fine for any electric bill not paid within ten (10) days after billing. A member not in residence will have (10) ten additional days to pay the bill. A member who is not current in the payment of all fees and assessments shall not be a member in good standing.

#### SECTION 5: - DISPUTES

- A. If a dispute should develop between members of the Co-op or members and the Co-op, and they are unable to settle their disputes, they should take their problem to the Grievance Committee. This committee shall attempt to arbitrate the dispute. If this fails, it may be referred to the Board for a hearing.

#### SECTION 6: -DISASTER CLEANUP

- A. A member has ninety (90) days from date of last disaster to clean their site. All debris on site will be cleaned up, unsightly interior of screen rooms, RV and sheds will be cleaned and made presentable while waiting for repairs.
- B. In an Emergency a temporary unit may be brought in. Refer to zoning, Art. 3, Sec. 1, Paragraph C.

ARTICLE III - SITE PLAN

SECTION 1: SITE PLAN DEFINITION

A. Overall site plan of the Florida SKP Resort shall consist of 128 sites and all common-use buildings and adjacent land known as green areas, storage and boondock areas. Individual site plan consists of the individual sites within our resort.

SECTION 2: INDIVIDUAL SITE PLAN RESTRICTIONS

A. No RV or storage shed or screen room, shall be located closer than five (5) feet to the rear or side site lines, or fifteen (15) feet to the front site line, nor closer than ten (10) feet to another RV unit, storage shed or screen room. Sites adjacent to Green Areas are not required to have five (5) foot set-back on Green Area side only.

B. Any site developed after 1996 must conform to the new county zoning laws: No RV or attachment thereof or storage shed or screen room shall be located closer than seven and one-half (7.5) feet to the rear or side site lines, or fifteen (15) feet to the front site line, nor closer than fifteen (15) feet to another RV unit, it's attachments or storage shed or screen room. Sites adjacent to green areas are not required to have a seven and one-half (7.5) foot set back on green area side only.

ARTICLE IV - SITE MANAGEMENT

SECTION 1: PERMITS (refer to Zoning Rules Article II).

A. Members shall obtain approval in advance from the Zoning Committee for any project, including but not limited to paving, patio, shed, fence, digging deeper than twelve (12) inches, skirting, screen room, deck, utilities to the shed, ground mount air-conditioners, tie-downs, permanently installed units, or propane cylinders.

B. For some of these projects the County Zoning Board requires a Building permit be issued in advance and the member may not obtain these permits. The Co-op's representative shall obtain the permit. The Zoning Committee shall determine which projects require a building permit, obtain these permits and collect from the member any fees required. Members must understand that the permit must be issued in advance, and that there may be a delay.

C. Members are expected to follow the recommendations of the Landscape Committee before any planting.

SECTION 2: SHEDS AND LIVING AREAS TAXABLE AS "LA LIVING AREA/ CLASS 3".

A. Refer to Zoning Committee rules pertaining to sheds and "LA LIVING AREAS/CLASS 3".

When a member (s) terminates his/her (their) membership, all large appliances such as washers, dryers, and refrigerators shall be removed from the site at the member's expense, unless the new member elects

to purchase same.

- B. Members are permitted to install washers and dryers in their sheds, subject to Co-op and County permits. Washers and dryers may not be installed in any other site improvement except a screen room that is taxable as "LA LIVING AREA/CLASS 3". Washers, dryers, refrigerators, and any other large appliance may be installed and/or operated only within the interior of the shed or a screen room that is taxable as "LA Living Area/Class 3". A decision regarding any dubious installation or operation of a large appliance by a member shall be left to the discretion of the Zoning Committee.

### SECTION 3: RV UNIT

- A. Refer to Zoning Committee rules pertaining to the RV unit.

### SECTION 4: SITE STRUCTURES

- A. In the event a membership is terminated, the screen or glass room, deck, patio cover and rig shall be removed at member's expense, unless the new member elects to purchase same.

### SECTION 5: SITE RESTRICTIONS

- A. Sites are angled; you shall back in and pull out in that direction. RV parking shall be on the "utility" side of the site.
- B. The sewer hose on each site shall have tight fitting connections between the RV and the sewer inlet. The hose shall be supported with no sag creating an air trap.
- C. A second water hose shall be connected to the water line at all times for fire safety.
- D. Open fires are not permitted except at the Resort camp-fire ring as long as it is continually attended.
- E. Minor service and repairs are permitted on sites by Florida SKP Co-op members and their authorized agents only. For the member's convenience, there also will be space available in the maintenance building for this work. The Office or Park Attendant will schedule the availability of the building.
- F. Only one collapsible or retractable clothesline either attached to the rear of the RV or temporarily installed in a sleeve in the ground at the rear of the RV is permitted on a site.
- G. The site (other than patio, shed, pad, drive and walkways) shall be covered with grass, plant cover or stone with barrier.
- H. Landscape watering and vehicle washing are restricted by law in this area. The current rules are posted in the clubhouse.

### SECTION 6: PARKING

A. A site is limited to one RV and two vehicles. Temporary parking by visitors is not a violation. A small RV used for daily transportation (Van, or truck with slide-in) shall be considered a vehicle. Vehicles shall not be parked in the street; maximum four (4) hour parking is allowed on a green area. No member shall store any vehicles or equipment in retreat area, except at the discretion of the Board.

B. Members may have three (3) days for loading and unloading. If your RV doesn't fit on your own site, you may park on an additional site as long as the member has no objections, and to be coordinated with the office. Rental fees will not be charged for such temporary use and site shall remain in the rental pool.

#### SECTION 7: STORAGE

A. Storage area is for Florida SKP Co-op members only. Stored items permitted are vehicle, RV, storage or utility trailer, camper shell, motorcycle and boat with or without trailer. Tow dollies may be stored at rear of member site.

B. No major appliance shall be stored and/or installed anywhere on the site except in the storage shed, a screen room that is taxable as "LA Living Area/Class 3" or within the recreation vehicle.

#### SECTION 7a: VEHICLE STORAGE

A. A member may not have more than one (1) space in the storage area. Space will be assigned by park attendant; space will remain assigned until member no longer has a requirement.

B. Propane must be turned off while vehicle is in storage and no other flammables are to be left in vehicle unless in approved containers.

C. Member must have liability and damage insurance for any vehicle in storage and have that insurance on record in the office.

#### SECTION 7b: BOAT/TRAILER STORAGE

A. All boats on boat trailers/storage trailers must be stored in designated boat storage/storage trailer area as assigned by park attendant.

B. Boats on trailers may only be put on members lot the day before use.

C. Boats/storage trailers must have liability insurance. Insurance to be on file in the office.

#### SECTION 8: SEWER SYSTEM

A. The sewer system is designed for the allowable use of RV's at the flow rate of one hundred fifteen (115) gallons per site per day. We must not abuse the system. Only bio-degradable agents shall be used. The use of garbage disposals is not permitted. The Board shall monitor the total sewage flow rate. If the use of washing machines in one hundred twenty eight (128) RV's presents a problem, washing machine use shall be limited to our laundry facilities

B. The flushing of holding tanks with hose connected to drinking water supply outlet is prohibited by

Florida SKP Co-op. The Florida Department of Environmental Protection states that it is a violation of Florida Code governing water systems. It is also a violation of general safety practices relating to the operation of wastewater treatment plants and sanitary sewer systems. Some of the devices that have a high potential for a cross connection are: **NO FLUSH, RV HYDROFLUSH AND EZ RINSE WAND.**

#### SECTION 9: RENTAL POOL

- A. Members are encouraged to put their site in the rental pool during their absence. This is not only to help defray operating expenses but also to provide an opportunity for a fellow SKP to enjoy our Resort (caring and sharing). No member's site can be in rental pool if member is in the Resort. If a member's site is available for rental, the member shares in that month's rental pool, whether or not the site is rented. When making a site available, the member shall give Park Attendant in writing the date the site is available, and for how long. A new rental form shall be made out each time the member leaves the Resort. To regain use of the site, the member shall give Park Attendant eight (8) days notice. If a member returns to the park prior to the eighth day of notice, and their assigned site is rented, they may either be temporarily assigned another site (space available) or be permitted to BOONDOCK until the notice period of 8 days is completed.
- B. Forty percent (40%) of the rental pool is credited to the Co-op, sixty (60%) of the rental pool is credited to the member's annual maintenance fee, for more than one year, if necessary. Rental Pool Credit shall not exceed \$599 for any given calendar year. Upon termination of membership, this credit is forfeited beyond any maintenance fee due. The rental pool period is November 1 through April 30.
- C. The Co-op shall assume responsibility for any damage caused to a site while in the rental pool. It shall be the Co-op's responsibility to collect from the person causing damage, and repair such damage.
- D. A member with a site containing a screen room, glassed room, patio cover and/or deck shall not hold the co-op and/or guest liable for damage to these structure while in the rental pool. Park Office shall have the discretion to refuse site entry into the rental pool if structures are felt to impede access/use.

### ARTICLE V - RESORT MANAGEMENT

#### SECTION 1: BUSINESS SIGNS

- A. No business signs shall be erected in the Resort. Should an SKP have a sign permanently installed on their RV upon arrival, he/she shall not be required to remove it.

#### SECTION 2: SOLICITATION

- A. No door-to-door soliciting or canvassing shall be permitted, except for activities sponsored by Fun N Sun or the Board of Directors.

#### SECTION 3: GENERATORS

- A. Generators may be run between 8:00 A.M. and 8:00 P.M. only. Quiet hours are between 10:00 P.M. and 8:00 A.M.

#### SECTION 4: COURTESY

- A. Do not walk through an occupied site.
- B. All Vegetation/Plantings and your personal items shall be confined to your assigned site. Vegetation/Plantings must be trimmed at members expense, so as to not interfere with the adjacent members property and also clear of the electric pedestal.
- C. No **New** plantings on the site line dividing the two sites.
- D. When membership changes, the new member must comply with paragraphs "B" & "C" above for all plantings on the members site.
- E. Paragraphs "B", "C", & "D" above are effective February 19, 2001.

#### SECTION 5: SPEED LIMIT

- A. The Resort maximum speed limit is ten (10) miles per hour. All vehicles including scooters, motor bikes, golf carts and bicycles must adhere to the speed limit.
  - a. **GOLF CARTS**  
Only Electric powered golf carts will be used in the FL SKP Co-Op.
  - b. To prohibit the use of any ATV's in the park.

#### SECTION 6: FIRES

- A. Open fires are permitted only at the Resort camp-fire ring as long as it is continually attended.

#### SECTION 7: SMOKING

- A. No smoking is permitted in the clubhouse and other common-use buildings.
- B. No smoking in any area where food is consumed.

#### SECTION 8: POOL

- A. All members and guests shall abide by posted rules at the swimming pool. Children under 14 must be supervised by an adult. No person may enter Clubhouse past bathrooms in wet swimsuit.

#### SECTION 9: CLUB HOUSE

- A. Use of the Clubhouse facilities is on an "all members" basis with the programmed Co-op activities taking priority over private, individual, or sub-group uses. The Clubhouse Committee will schedule the availability of the building. Minors using the facility shall be supervised by a member. Individuals or

groups sponsoring activities in the Clubhouse are responsible for cleaning.

#### SECTION 10: RESORT OPERATION

- A. RENTAL SITES: during the period from January 1 through March 31, the park attendant may rent a site to a SKP guest for a maximum period of one (1) month.
- B. The rental period may be extended (1) month at a time, based on SKP demand for rental sites measured by the presence of SKP guests in the retreat area waiting for a rental site.

#### ARTICLE VI - RULES FOR ALL GUESTS

#### SECTION 1: GUEST DEFINITION

- A. A guest is anyone other than a FL. SKP CO-OP member. A guest of a FL. SKP CO-OP member must abide by all guest rules.

#### SECTION 2: RULES FOR GUESTS

- A. Guests on rental sites may, with Office notification, be absent for up to seven (7) days. Exceptions (i.e., illness, or family deaths, etc.) need to be coordinated with the Office.
- B. No picking of fruit from any site is allowed.
- C. No storage by guests is permitted except for boats ON trailers/storage trailers, as assigned by park attendants when space is available in storage area only.
- D. Sewer lines must have a tight fitting connection at the sewer inlet. Hose must be supported with no sag creating an air trap.
- E. THE FLUSHING OF HOLDING TANKS WITH HOSE CONNECTED TO DRINKING WATER SUPPLY OUTLET IS PROHIBITED BY THE FLORIDA SKP CO-OP.

JUSTIFICATION: The Florida department of environmental protection states that it is a violation of Florida code governing water systems. It is also a violation of general safety practices relating to the operation of wastewater treatment plants and sanitary sewer systems. Some of the devices that have a high potential for a cross connection are: NO FUSS FLUSH, RV HYDROFLUSH AND EZ RINSE WAND.

- F. Only one (1) collapsible clothes line is permitted, placed at the rear of the RV.
- G. RV parking shall be accomplished by backing on the "utility" side of the site and observing the setback requirements: 5 feet to side and rear of the lot and 15 feet to the front. No parking on concrete except rig pad and driveway by any type of vehicle other than bicycle and moped.
- H. Vehicle washing and landscape watering is restricted by law. The current rules are posted in the

clubhouse.

- I. Generators may be operated between 8:00 AM and 8:00 PM in the retreat area. Park quiet time is 10:00 PM to 8:00 AM. Be a good neighbor - vent generator noise and exhaust fumes away from neighbor's campsite.
- J. Open fires are not permitted, except at the Resort camp-fire ring as long as it is continually attended.
- K. Business signs may not be displayed in the park unless they were attached to vehicle before entering. Ask at office about Bulletin Board advertising.
- L. Site is limited to one (1) RV and two (2) vehicles.
- M. No vehicle service or repairs are permitted on the site. We have space at the maintenance building for this work. Please contact the Park Attendant for availability.
- N. You are responsible for any damage to any site or park property.
- O. If you don't abide by the rules you are subject to expulsion.
- P. Check out time is 11:00 A.M. For early checkout see the Office.  
JUSTIFICATION: Office is closed at noon.
- Q. Laundry products containing PHOSPHATE OR PHOSPHORUS ARE NOT permitted. They may damage our sewer treatment system.
- R. BOONDOCK AREA: Spaces are marked and guests should stay in the assigned space. Peak season stays will be limited. No party can stay in boondock over 7 days if there is an open site available. Guests in the boondock area MAY NOT BE ABSENT from the park overnight.
- S. Only patio furniture and accessories and cycles may be left outside an R.V.
- T. Peak season rentals will be limited.
- U. PETS/DOG and CAT WALK:
  - 1. To comply with Florida statutes pet owners must present a current rabies immunization certificate. Guests are responsible for the actions of and any damages caused by their pets. Pets shall be defined as dogs, cats and birds. No other animal, reptile or unusual species are allowed. Dogs and cats shall be kept on a leash no longer than 6 feet at all times. No pets shall be allowed in buildings or common-use areas. Dogs and cats will walk in street and not on other member's sites. Pet owners shall pick up solid waste and keep pets noise under control. There shall be a maximum of two (2) pets per unit. No pets be left unattended outside. No pets be left unattended overnight. Feeding of wild or stray animals is prohibited.
  - 2. Dogs and cats will walk in the street until they reach the designated pet areas (area in front of the

co-op, green area inside the hedges at either side of the entry signs, and the area between the catch basin and the neighbors' pasture fence). The owners shall control their pets so that the pet will not reach any plantings.

3. There is a weight restriction of 40 pounds for all pets, excluding a service dog.

### SECTION 3: GENERAL INFORMATION FOR GUESTS

- A. Mail must be sent to General Delivery, Zolfo Springs, Fl. 33890 or General Delivery Wauchula, Fl. 33873.
- B. Office phone: 863-735-1499. Emergency messages will be delivered to guest site. Other messages will be posted. Emergency #911 is in use in our area. Report all accidents to Office. If you have an emergency, call-out, sound your horn and use lights at night. Dumpsters are provided at North end of park. Please use plastic bags securely tied. Crush aluminum cans into container located in the laundry room. Newspaper in paper bags should be brought to the Clubhouse on Monday morning by 9:30 AM. All corrugated cardboard boxes must be flattened and put in the dumpster.
- C. The hose you find connected to the water line is for fire safety and may be contaminated. It is not for connection to RV.
- D. CAUTION: The ant hills you may find could be home to the fearful fire ants. Please advise the Park Attendant of any large ant mounds in order that they may be treated.
- E. Now that you have read this, come on over and join us for socializing and hugs. HAPPY HOUR AT 4:00 PM. on days as posted on the clubhouse bulletin board.