

HICKORY WOODS CAMPGROUND, INC.

RULES & REGULATIONS

AS AMENDED

August, 2013

President: Gary Abrams
Vice President: Dennis Eskens
Treasurer: Suellen Brafford
Secretary: Betsey Anderson

RULES & REGULATIONS HICKORY WOODS CAMPGROUND, INC.

Amended August 2013

The following rules and regulations have been adopted by the Board of Directors of Hickory Woods Campground, Inc., for the mutual benefit of all campers and guests. These rules and regulations may be changed by majority vote of the Board of Directors. Fine Procedures are included.

1. General management of the campground shall be conducted by the elected directors or its representatives hereinafter referred to as the Board. The Hickory Woods Board of Directors shall hold year-round monthly directors' meetings for the purpose of addressing the business needs of the campground in an effective manner. At the discretion of the director majority, said meetings may be canceled in the event of inclement weather or other reasons beyond their control. (Rev. 7/2010)
2. Lots are to be used exclusively for temporary family camping April through October. Per Franklin County rules members may not use Hickory Woods Campground as a mailing address. If necessary, a post office box must be obtained. Personal mail will not be forwarded. (Rev 11/2010)
3. During out of season camping (November through March), only weekend camping from Friday 10:00 a.m. through Sunday 7:00 p.m. is permitted. Arrangements must be made through security for electric service to be turned on during permitted time. Exceptions to this rule is Thanksgiving week and Christmas week and use of electric on Mondays, Tuesdays and Thursdays from 10:00 a.m. to 5:00 p.m.

Thanksgiving: three days before and three days after.
Christmas: four days before and departure not later than January 2.
Fine: \$25.00 per night
4. Only commercially produced recreational vehicles manufactured within the last 20 years (maximum length 40 feet) are permitted. The manufacture year does not apply to recreational vehicles positioned in Hickory Woods Campground, Inc., as of February 1, 2003. Mobile homes (house trailers), converted school buses, commercial buses, converted trucks or other commercial type vehicles are strictly prohibited. All recreational vehicles must be approved by the Board.

5. One permanent camping unit is permitted per lot. If you have guests with camping units, it is permissible to lodge two additional temporary RV units on your lot. Guests must remove their camping units at the end of their visit. The board of directors reserves the right to have any unit that has become a nuisance to the campground community removed from the camp ground at the owner's expense. The use of generators in these instances is prohibited. No exceptions. Owners shall remind their guests that they must comply with all campground rules and regulations. (Rev. 11/2010)
6. The campground speed limit shall be five (5) mph in all areas. No camping or parking on roads or easements is permitted. Mini bikes, electric go-carts, quad runners or similar vehicles are strictly prohibited. Security must be notified when handicapped vehicles are to be used. (Rev. 11/2010)
7. No hunting, shooting of firearms or fireworks is permitted at Hickory Woods Campground. Sparklers will be the only exception to this rule. Trapping is permitted only for the purpose of removing and relocating wildlife creating a campground nuisance.
8. Riding of bicycles after dark without proper lighting is prohibited.
9. No animals other than household pets (dogs and cats) shall be allowed on any lot. Household pets must be restrained on a leash or under constant supervision while on their lot(s). Household pets walking on public campground property or visiting another lot with their owner must be restrained on a leash. Pet owners are responsible for cleanup/removal of their pet's waste. Pets will not be permitted at any sponsored campground function under any circumstances.
10. All trash and garbage must be kept in plastic bags or other suitable containers and placed in trash bin. The campground will furnish trash bin. Trash placed on the ground will not be picked up by the driver.
11. One storage shed permitted per lot. Storage sheds may not be used as living space and may not contain bathroom facilities attached to the waste sewer system or emptying into a pit or tank. Sheds must be no larger than 16 ft. by 12 ft. (floor space no larger than 192 sq. ft.) by 12 ft. high. (Rev. 02/2013)
12. Before erecting a shed or any other structure, modifications such as adding a deck, awning or lean-to, the lot owners must present a request form stating the size, design and location to the Board for approval. County building permits must be obtained before construction and must be visibly displayed during construction. No changes may be made to camping trailers such as addition of added living space. Only

exceptions are screened deck or patio. Tarps are permitted for winter storage. Screen room must contain a minimum of 70% screen or windows. Owners shall not air condition these enclosures. (Rev. 11/2010)

13. All fires must be contained in a fire ring or fireplace and must be attended at all times. No burning of leaves, brush, or tree waste is permitted in roadways. No fires of any kind are permitted in the campground when the water lines are shut off (November 1 – April 1). (Rev. 2/2009)
14. No tree over four (4) inches in diameter may be removed without permission from a minimum of two Board members. No lot owner shall alter the natural drainage on or around his lot. (Rev. 6/2010)
15. Lot owners having children, guests or visitors are responsible for their conduct or any damages, either malicious or accidental, that they may incur. Anyone caught vandalizing any property will be required to pay for damages and may also face criminal charges. A monetary reward (based on cost to repair damages) will be paid for the arrest and conviction of anyone responsible for such acts. (Rev. 11/2010)
16. No lot shall be used to conduct a business or profession. Unlawful or offensive activities shall not be permitted nor shall anything be allowed which is a nuisance to the neighborhood.
17. All lots and any improvements thereon shall at all times be maintained in an attractive manner. Grass and weeds shall be mowed, and there shall be no rubbish accumulation or unsightly personal property. The Board, in the mutual interest of all, reserves the right to enter any unattended lot for the purpose of improving the appearance, mowing weeds and removing trash without being classified as a trespasser, or being liable for damages to property removed. Assessment of \$100.00 fine will be charged per work order only after ten (10) days notice.
18. Quiet hours will be observed between 11:00 p.m. to 8:00 a.m. On holiday weekends quiet hours will be Midnight to 8:00 a.m. Live or recorded music may not be played at a level that is audible more than 50 feet from the edge of the lot playing the music. (Rev. 9/2010)
19. Complaints from lot owners must be submitted to the Board or Security, in writing. If necessary, security will contact local law enforcement. Situations requiring immediate action should be handled directly by Security.
20. No outside toilets shall be allowed within the campground. No disposal of sewage or waste from any lot or campers is permitted except through a proper waste collection system approved by the Indiana State Board of Health. Prior to making any

underground sewer changes, owners must (1) submit a written approval request to the Hickory Woods Campground Board of Directors, **and** (2) properly notify Brookville Lake Regional Waste District in accordance with established utility regulations. Violators will be reported to the Brookville Lake Regional Waste District and could result in considerable monetary fines. (Rev. 4/2010)

21. The Board shall be entitled to assess lot owners an annual assessment fee. Such shall be due and payable May 1st of each year, unless prior arrangements are made with the Board. Payments made by installment payments must have prior Board approval and will carry 10% interest on unpaid balance monthly. At the discretion of the Board, legal action shall be taken against all unpaid annual assessments (90 days after due date). Any and all cost of litigation will be passed on to the lot owner. Electrical boxes will be locked May 16th or as soon as practical until assessments are paid in full.
22. Property owners must notify Security of the names of guests that are allowed to use their lot or personal property. Security must be given names and phone numbers for emergency purposes. In case of regular usage by a member of a family, a call notifying security of their arrival and length of stay will suffice. (Rev. 11/2010)
23. The Board must be advised in writing of any change of address or phone number of lot owners. The Board should also have a list of phone numbers and persons to be contacted in case of emergency.
24. The campground office or Security will have information available regarding police and medical assistance, should the need arise.
25. Owners will be assessed an annual fee to be determined by the board of directors for boat and RV storage. Lot numbers will be assigned to owners and/or their immediate family members, on a first come – first served basis. All owners using the boat/RV yard shall sign an agreement waiver to be kept on file in the campground office. Fee for Lot owners \$100 for the year. Non lot owners \$150 for the year. (Rev. 4/2013)
26. No wood is to be taken from Hickory Woods Campground premises, unless other arrangements are made with the Board. Any trees/wood from the common ground areas are to remain the property of Hickory Woods Campground for use in the pavilion. (Rev. 8/2013)
27. Small fences for children and/or pets and small privacy fences must be submitted to the Board for approval prior to installation. (Rev. 11/2010)
28. All electric and water lines will be inspected by the Board at least annually for safety and health reasons. Plumbing and wiring connected to campground utilities are the responsibility of the lot owner. Any electrical service upgrades from 30 amps to 50

amp maximum shall be made by a licensed electrician with proof of insurance on file in the campground office. (Rev. 4/2010)

29. All sewage lines will be inspected by the Board at least annually for compliance with health and sanitary rules. Any member moving their camper from their lot must place a temporary cap over the open pipe to prevent foreign objects from fouling the pumps. (Rev. 11/2010)
30. Flowers, plants or shrubs over three feet (3') in height must be planted at least three feet (3') from the road edge.
31. The Board has the authority to order the removal of any structure encroaching on a utility easement at cost to property owner.
32. Lots owned by Hickory Woods Campground Inc., or the shelter house shall not be used for private parties by any member or guest without written approval of the board.
33. Members may display only a boat or RV they wish to sell for a maximum of 14 consecutive days in the front field (boat storage side). Any other item must obtain board approval. (Rev. 11/2010)
34. Use of electrical appliances which require large amounts of electricity, gas and/or water are not permitted to be used in the campground. Including, but not limited to, washers, dryers, hot tubs, Jacuzzis, spas or similar units. They must be disconnected or disabled to the satisfaction of the Board. Certain items of necessity, such as extra refrigerators and air conditioners are permitted with a special assessment to pay for the utilities they use. There will be no pro-ration of electrical assessments. **To curtail electrical expenses, owners must turn off air-conditioners, electric heaters, and lights as well as minimize all unnecessary electrical usage when campsite is vacant for a 24-hour period.** (Rev. 9/2012)
35. The sign-up procedure for signing anything from the garage is required. The use of the large tractor and/or power equipment will be restricted for campground use only. Qualified users may operate Ford tractor for the purpose of spreading gravel on private lots. Ford tractor may be used to move camping trailers (up to 35 feet total length from hitch to bumper) only at the discretion of the Board of Directors. Hickory Woods Campground, Inc., is not responsible for damage or injuries resulting from use of campground equipment. (Rev. 11/2010)
36. Upon notification of the death of a lot owner, Hickory Woods Campground, Inc. will send flowers to the funeral home or make a donation in the deceased's memory to a charitable cause specified by the family. Expressions of condolence will be conveyed in the form of a sympathy card to lot owners who have lost loved ones.

37. Golf carts are permitted with the strictly enforced guidelines outlined below.

- Only licensed drivers may operate a golf cart.
- Electric or Gas golf carts permitted; there is an additional \$50 annual fee for electric
- All golf cart owners must provide proof of insurance for their golf cart.
- Owner's lot number must be posted on the cart in four-inch numbers.
- All golf carts must have working lights on front and rear of cart.
- Absolutely no more passengers than seats provided.
- Only original equipment seating is approved for passengers. No built on seats of any type will be permitted.
- Campground speed limits apply to all golf carts.

The Board of Directors has final determination for golf cart privileges and can revoke privileges and/or enforce additional fines for repeat offenders, recklessness, and anyone they deem to be unsafe. (Rev 11/2010)

First Offense – Stern warning by security.

Second Offense - \$50.00 fine to lot owner

Third Offense – Cart privileges suspended for one (1) year.

38. Election Proceedings: The following procedures have been established for election of the Corporation's Board of Directors.

Each July 1, a candidate sign-up sheet shall be posted on the Hickory Woods Information Board located near the bath house. A corporation member in good standing with intent to seek a position on the Board of Directors has not more than twenty (20) days to write their name and lot number on said sign-up sheet indicating their candidacy intention. Those seeking one of the four officer positions during the officer election year must designate the specific office (one office only) or they shall not be considered a valid candidate. At noon on July 20, the sign-up sheet shall be removed and a ballot drafted listing the names of all candidates.

Candidate ballots shall be distributed to corporation members in good standing at the annual election meeting. The President of the Corporation shall appoint a committee for the purpose of tallying the ballots and confirming election results. Said results shall be announced at the annual election meeting. (Rev. 6/2010)

39. All Hickory Woods Campground owners, by affixing their signature on the deed to their property, agree to abide by and adhere to the Bylaws and Rules and Regulations of the corporation that could change from time to time. All offenses shall be addressed, documented and discharged as follows: (Rev. 11/2010)

First Offense: Verbal warning/reprimand (with law enforcement assistance, if required) followed up with immediate written documentation to be placed in owner's permanent file.

Second Offense: Possible law enforcement involvement with monetary fine and/or campground privilege suspension to include use of all common ground.

Third Offense: Up to \$1,000 fine payable within 90 days; no exceptions.

Fine Procedure

- This procedure to be followed in the event the Board of Directors and Property Owners cannot resolve problems.
- The Board of Directors checks the validity of the complaint and if the violation is valid, notifies the property owner of such violation in an attempt to resolve the problem.
- The lot owner will have an agreed upon time period to correct the violation. If the violation is not corrected by the end of that time period, then the Board of Directors will assess a fine commencing from the first notification date. The fine for violation of Rule 34, for example, is \$25.00 per day in violation. Minimum fine is \$25 per violation.
- If the fine is not paid within 90 days of occurrence, the lots electrical box will be locked. 3% monthly interest will be added to any unpaid balance.
(Rev. 4/2013)