

## **PARADISE VALLEY CAMPGROUND PARK RULES '15**

1. **SPEED LIMIT:** 10 miles per hour for all vehicles, including golf carts. (Fine: \$25.00)
2. **QUIET HOURS:** 11:00 PM until 8:00 AM (Fine: \$25.00)
3. **TRASH:** Household garbage ONLY is to be deposited in the dumpsters by lot owners or renters. Yard trash (leaves and branches) will be picked up once per week. Leaves are to be bagged and branches must be cut into sections no longer than 4 feet, must be tied together and placed at the front of an individual's lot, and NOT on common ground or in the ditch, Bags and branches must be placed at least 2 feet from the road. No personal trash, paint or aerosol cans are to be mixed with the leaves. Items that do not go in the dumpsters (items other than household garbage) are to be taken to the County Landfill or to the "Roll Off" container, by lot owners. No trash or garbage of any kind may be brought into Paradise Valley Campground whether by a lot owner or renters. (Fine: \$30.00)
4. **PETS:** All pets must be on a leash at all times when on common property. **OWNERS MUST PICK UP AFTER THEIR PETS. BARKING DOGS MUST BE CONTROLLED BY THEIR OWNERS SO AS NOT TO BE A NUISANCE TO NEIGHBORS).** Due to Paradise Valley's insurance company's regulations, the following canines will no longer be allowed in our Campground by owners or renters: Staffordshire terrier, American Terrier, Bull Terrier, Doberman Pincher, German Shepherds, Rottweiler or any combination thereof. In addition, any dog (regardless of breed or size) with a bite history and/or any dog used for the purpose of guarding the premises will also be prohibited. (Fine: \$25.00)
5. **GOLF CARTS:** Golf carts are to be operated ONLY by a LICENSED DRIVER 16 years of age or older as required by Georgia State Laws. Owner of golf cart is fully responsible for any injury to persons and/or property. Golf Carts shall display the owner's lot number and when driven after dark must be equipped with headlights and either tail lights or rear reflectors. No carts may be driven on private property (other than the cart owner's) nor on greenbelt area. (Fine: \$25.00)
6. **GUESTS/CHILDREN:** Lot owners are responsible to ensure their guests/renters abide by all campground rules and regulations, and must provide a copy of the rules to anyone using or renting their lot. Children under 16 years of age playing in the street must be supervised by a responsible adult. (Fine: \$15.00)
7. **TOWN CREEK:** Town Creek is a State of Georgia regulated trout stream and all State Laws apply to use and restrictions of this area. No fishing is permitted from the bridge. Anyone 16 years of age or older is required to have a fishing license and a trout stamp. The building of any kind of dam or the moving of large stones in the creek is strictly prohibited. No trees or vegetation of any kind is to be removed from the sides of Town Creek. (Fine: \$25.00)
8. **POOL RULES:**
  - Pool hours are from 9:00 AM until 9:00 PM
  - No lifeguard is on duty. Swim at your own risk.
  - Safety barrier (rope across pool) must remain in place at all times per Georgia State Law. - Shower before entering pool.
  - Pool is for lot owners, their guests and renters.
  - All guests must be accompanied by a lot owner or lot renter. -No pets allowed in pool area.
  - Proper swimming attire is required (no cut-offs, diapers, etc.). -
  - Maximum pool capacity is 35 persons. -No diving or jumping into pool.

-No running, no gum, food or glass containers allowed in pool area.  
-All children under 16 years of age and all non-swimmers must be accompanied by a responsible adult.

**-NO LARGE FLOTATION DEVICES (SUCH AS AIR MATTRESSES) ARE ALLOWED. -**

Noodles and small circular devices for children are allowed.

**-NO ALCOHOL IS ALLOWED IN THE POOL AREA. (Fine: \$20.00)**

9. **USE OF PAVILION:** The pavilion may be used for private functions by Campground members. Private functions will not be permitted if the requested date conflicts with a regularly scheduled activity of the Campground. Arrangements must be made through the Board of Directors. A fifty dollar (\$50.00) deposit is required.

10. No tents, screen rooms or canopies may be erected on common ground. (Fine: \$20.00)

11. No motorbikes, motorcycles, motor scooters, all-terrain vehicles or other vehicles of that type may be operated on the properties except such vehicles which are licensed and equipped with a noise-restricting muffler may be used for ingress and egress from public roads to the individual lots. (Fine: \$20.00)

12. No camping shall be permitted in any area designated as common property, streets or service driveways. (Fine: \$20.00)

13. **PARKING:** No vehicle shall be parked on or along any street or service driveway or common property, except as such area may be from time to time so designated for parking while work is being done in the park. (Fine: \$20.00)

14. **TRAILER PARKING AREA:**

Owner's lot number and a current license tag must be on any trailer in the parking area. Only one (1) trailer per lot may be parked in this area. Parking area shall be for utility trailers, in good repair only, and not exceeding sixteen (16) feet in length (cargo area). All trailers must be parked in assigned space only. Trailer parking spaces will be available at a cost of one hundred-twenty dollars (\$120.00) per year (May 1<sup>st</sup> through April 30<sup>th</sup>) or ten dollars (\$10.00) per month. Short term rental spaces will be available at a cost of one dollar (\$1.00) per day. Daily renters must notify the treasurer prior to parking their trailer in a space. Subletting of lots is NOT permitted. Requests for rental space will be accepted from September 15<sup>th</sup> through October 15<sup>th</sup> of each year for the following fiscal year.

**Rule 14: Addition:** Trailer Park Area: All long term trailer spot rental (six months or longer) must be used by the owner of a lot in PVC. Owner must submit to the Treasurer of PVC current information on the type of trailer, length and a current tag number. Due to the limited number of spaces, owners will be entitled to one space (when available) no matter the number of lots owned. Spaces are available on a first come basis. (Fine: \$20.00)

15. Any individual who disrupts a Paradise Valley public meeting or gathering, who voices snide remarks, foul language, name calling or exhibits disorderly conduct of any kind, will be asked to leave the immediate area. (Fine: \$45.00)

16. **ROLL OFF DUMPSTER:**

- A. Household trash and perishable items are not allowed.
- B. Grass cuttings, leaves and other yard trash CANNOT be put in the roll-off. Leaves and grass cuttings are to be bagged and placed in front of the owner's lot at least two (2) feet from the street, NOT on the street or in the ditch, for weekly pick-up. Limbs are to be cut into four (4) foot sections, bundles, tied and placed in front of the owner's lot at least two (2) feet from the street, NOT on the street or in the ditch, for weekly pick-up.
- C. Building materials and scrap lumber may be placed in the roll-off ONLY if the construction is being done solely by the lot owner and not outside contractor is used on the project.

- D. Outside contractors are NOT allowed to use the roll-off for any reason. THERE ARE NO EXCEPTIONS! They must take their scrap materials off the premises of Paradise Valley Campground for disposal.
- E. Paint cans must be opened and can only be discarded in the roll-off if the paint is dry inside. (Fine: Minimum of \$100.00)

- 17. Real Estate property in Paradise Valley Campground may be listed on the For Sale by Owner (FSBO) at the front entrance. The ad must be 5 1/2" X 8 1/2" (this will enable more ads to be displayed on the board vs 8 1/2" X 11" ads). Please see a Board member to place your property on the FSBO board.
- 18. Real Estate property for sale ads CANNOT be placed on the bulletin boards located at the laundry room. The boards are for fliers for activities in the Campground and community news. Any flier or picture listing real estate will be removed. The boards will be monitored by the Activity Committee.

**PVC RULE ADDITIONS**

According to the PVC Covenants all "Real Property" within PVC is "Common Area". Our water and sewer system are "Real Property" and therefore "Common Area". Common Areas are covered under the "Rules" of PVC.

- 19. The responsibility of shutting the water off to individual lots belongs to the owner of that lot. The water to a lot must be cut off any time a lot will be vacated for forty eight (48) hours or longer. The water must be cut off at the main shut off valve to the lot. Failure to shut the water off at the main valve (to the lot) and resulting in a busted pipe, causing a loss of water and unnecessary use of the pump house (electricity, chemicals and equipment), the owner of the lot will be responsible for all losses, plus a fine. (Fine: \$200.00 plus all expenses, including any charges by Service Company.)
- 20. Due to the limited number of PVC Mail Boxes, all boxes will be for PVC property owners only.

**PROTOCOL FOR VIOLATIONS TO THE RULES**

**First offense:** If the owner is in the Park, two members of the Board of Directors will speak to the owner. If the owner is not present in the campground, they will be contacted by phone or mail.

**Second Offense:** A letter will be written to the owner.

**Third Offense:** A fine will be levied for violation of any Rule.

These rules shall be enforced by the Board of Directors as stated in Article II Section 5 of the Revised Declaration of the Covenants, Conditions and Restrictions for Paradise Valley Campground, Inc.

Paradise Valley Campground lot owners, their guests and renters are respectfully requested to observe and assist in adherence to our Campground Rules, Covenants, Conditions and Restrictions. Remember that it is our responsibility to help keep our campground safe and beautiful.

All suggestions and complaints must be in writing and signed by the lot owner and presented to the Board of Directors. Any complaint made against a lot owner will be made available to the accused owner to review.

**THESE RULES WERE ADOPTED BY THE PARADISE VALLEY CAMPGROUND OWNER'S ASSN, INC. BOARD OF DIRECTORS ON SATURDAY, 2014 & modified June 13, 2015.**