

2023

ANNUAL MAILING

For Members Only





Hello Holiday RV Park Members,

It has been my privilege to serve as your Board President. Now that 2022 has ended, and we have welcomed in 2023, we are ready for another successful year at our Park.

I would like to welcome in Aaron Cartwright as our new Park Manager. Aaron started his employment at Holiday RV Park in June of 2014 as a Reservation Agent. He was promoted to Senior Reservation Agent in August of 2017. Aaron's hard work, dedication and great knowledge of Park operations have landed him the Park Managers position in October of 2022. When you have a chance, say "hi" and congratulations to him.

Last year we welcomed in three new members to the Board of Directors. Talley Snow and Darin Batty were elected to the Board in March, and Denise Gagliardi was appointed in October by the Board of Directors. I would like to thank the existing Board of Directors for contributing their time and effort for the betterment of our Park and our business.

Transparency was still a key goal for the Board in 2022. We worked solidly to make sure that every member could enjoy an open line of communication with the Board to build trust and accountability throughout our Park. As members, we encourage you to exercise your rights and value your opinion.

The construction of new restrooms, showers and clubhouse facilities was completed and opened to the members in June. It was a pleasant and happy sight to see everyone enjoying the new facilities and pool again. I do want to thank the members for their time, patience and understanding during the construction period.

I would like to thank all our employees for their hard work and due diligence in keep the Park operating successfully. GREAT JOB STAFF.

On behalf of the Holiday RV Park Board of Directors, thank you for making 2022 a great year and we look forward, as members together, to bring in a successful 2023.

Charles Nunes

President - Holiday RV Park Owners Association



2023 Timeline of Events



January

- 1st - Assessment Mailing - Due February
- 14th - Board Meeting
- 14th - Review Board Job Descriptions
- 15th - Monthly Contracts Due
- 30th - Annual Mailing to Members

February

- 1st - Park Property Tax Due - 2nd Installment
- 1st - Member Assessment Payments Due
- 11th - Board Meeting

March

- 1st - Loss of Privileges for Late Assessments
- 11th - Annual Meeting & Event
- 11th - Confidentiality Agreements for Directors
- 11th - Election of Officers
- 13th - Update Secretary of State - Officers
- 18th - Placement of Directors
- 23rd - 7 Day Notice to Comply to Monthlies

April

- 1st - Late Fees for Delinquent Assessments
- 8th - Board Meeting
- 10th - Update Business Accounts to Officers
- 12th - Park Property Taxes Delinquent
- 15th - Snowbird Season Ends

May

- 13th - Board Meeting
- 13th - Review Guest Survey

June

- 1st - Assessment Mailing - Due July
- 1st - Notice of Monthly Contracts Ready to Sign
- 10th - Board Meeting
- 10th - Review Snowbird Application Process
- 10th - Review Monthly Tenant Compliance
- 23rd - 7 Day Notice to Comply to Monthlies

July

- 1st - Snowbird Applications Available
- 1st - Member Assessment Payments Due
- 8th - Board Meeting
- 15th - Board & Office File Review
- 15th - Monthly Contracts Due

August

- 1st - Snowbird Applications Due
- 1st - Loss of Privileges for Late Assessments
- 12th - Board Meeting
- 12th - Review and Assign Year End Tasks
- 12th - Finalize Snowbird Approvals
- 12th - Review Board Candidate Resume Process

September

- 1st - Late Fees for Delinquent Assessments
- 1st - Snowbird Contracts Ready for Signing
- 9th - Board Meeting
- 9th - Finalize Employee Bonuses & Holiday Event
- 9th - Review 2024 Rates, Fees and Assessments
- 9th - Review 2024 Annual and Capital Budget
- 9th - Review 2024 Rules and Regulations
- 9th - Annual Meeting Planning
- 15th - Snowbird Contract Signing Deadline
- 15th - Snowbird Season Starts
- 23rd - 7 Day Notice to Comply to Monthlies

October

- 1st - Prepare for Annual Mailing
- 14th - Board Meeting
- 14th - Finalize Rates, Fees and Assessments
- 14th - Finalize 2024 Annual and Capital Budget
- 14th - Announce 2025 Board Openings
- 14th - Finalize Annual Meeting Plans
- 14th - Appoint Election Chairperson
- 14th - Review 2024 Annual Mailing Packet
- 14th - Review 2024 Employee Handbook
- 14th - Review 2024/2025 Timeline

November

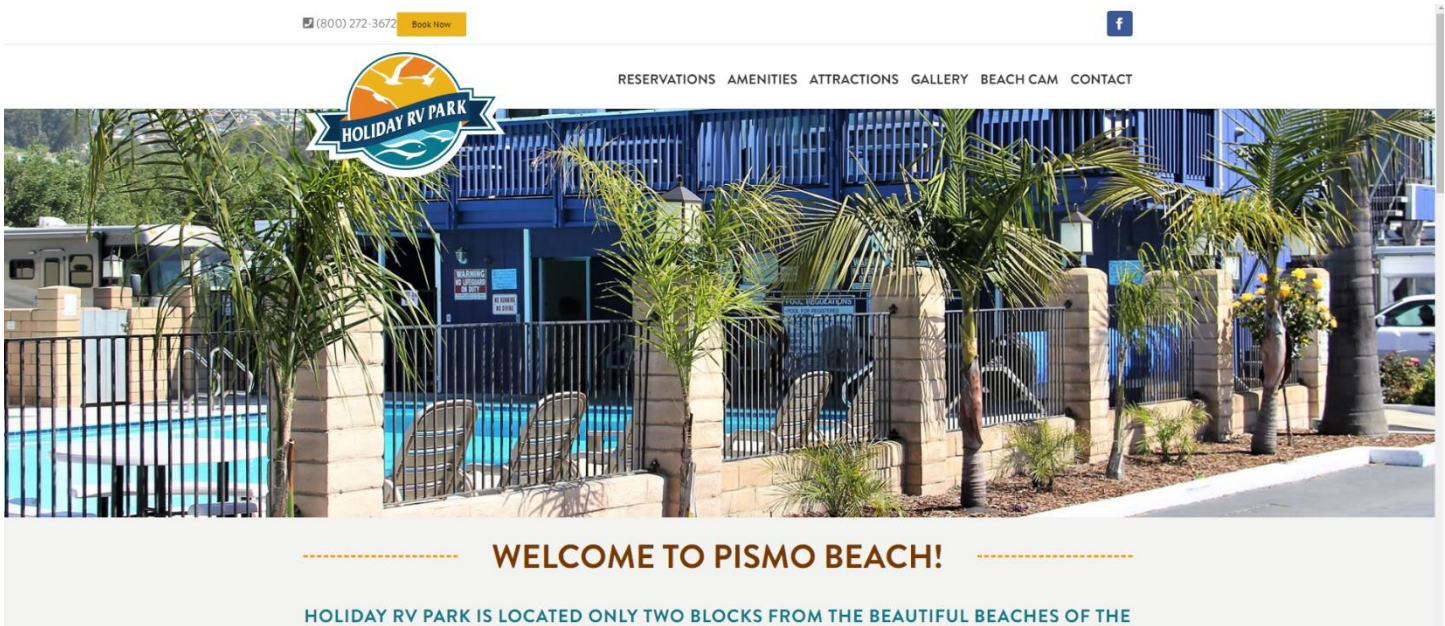
- 1st - Notice of Monthly Contracts Ready to Sign
- 1st - Park Property Taxes Due - 1st Installment
- 11th - Board Meeting
- 11th - Finalize 2024 Rules and Regulations
- 11th - Finalize 2024 Annual Mailing
- 11th - Review Employee Evaluations
- 11th - Review Monthly Tenant Compliance
- 11th - Finalize 2024/2025 Timeline
- 11th - Discuss Letter from Board to Members

December

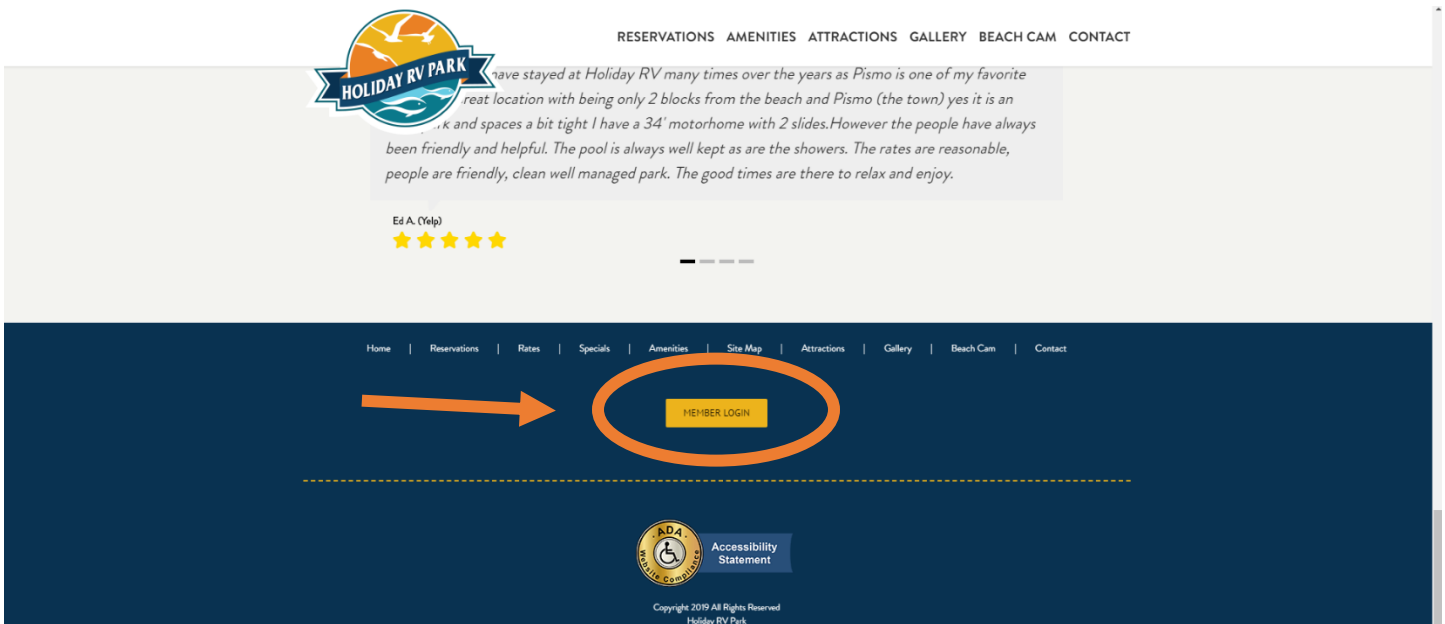
- 1st - Notice of Monthly Contracts Ready to Sign
- 9th - Board Meeting
- 9th - Finalize Letter from Board to Members
- 9th - Finalize Employee Evaluations
- 9th - Finalize 2024 Employee Handbook
- 9th - Board Resumes Due for Candidates
- 10th - Park Property Taxes Delinquent
- 23rd - 7 Day Notice to Comply to Monthlies

Holiday RV Park Members Portal Login Instructions

1.) Please visit our website at <http://www.holidayrvpark.org>



2.) Scroll down to the bottom of the page and click the orange link for “Member Login”



3.) You will be redirected to a login page. Please use the following credentials to login:

Username: HRVP

Password: Holiday1978

Depending on your internet browser's cookie settings, it may take a second login attempt to access the Members Portal

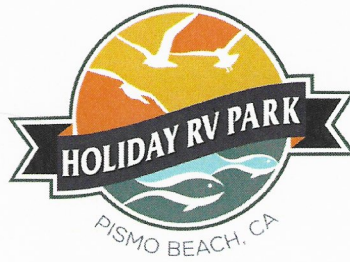
4.) Browse and print any documents at your convenience!



Member Prime Days for 2023

New Year's Day	January 1	1 day
Spring Break & Easter	March 31 – April 9	10 days
Memorial Day Weekend	May 26 – May 29	4 days
Pismo Beach Car Show	June 2 – 4	3 days
Summer	July 1 – September 4	65 days
Clam Festival	TBD	3 days
Thanksgiving	November 21 – November 26	6 days
Christmas	December 22 – 31	10 days

Total Member Prime Days: 102 Days



Hello Holiday RV Park Members,

January 1, 2023

It is with great honor to serve as your Elected Chairperson this year. I would like to personally thank each individual member that submitted their resume for election this year. Without further ado, I confirm each person listed below has been reviewed and is qualified to run for election this year.

***Joyce Aldrich, Connie Berki, Lorena Lemus,
Mark Schieber, Don Smith and John Watkins***

The Holiday RV Park Annual Elections and Tabulations consist of:

Election Chairperson, Administrative Assistant of Elections, Election Tabulator,
Inspector of Elections, and Sorters

If you would like to volunteer, please contact Aaron for details.

Once again it is an honor to serve as your Election Chairperson and we look forward to seeing you all at our Annual March Meeting.

Respectfully,

Talley Snow (Jan 23, 2023 10:56 MST)

Talley Snow - Board of Directors Secretary – Chairperson of Elections 2022/2023

Name & Location:

Joyce Aldrich

Brookings, CA

**Work History and Qualifications:**

I have been a public servant serving local governments for most of my career, beginning in 1989. I have had the pleasure of serving as Housing, Community and Economic Development Manager for the County of El Dorado, leaving there after a term of 21 years of employment to branch out and offer Consulting services as an Executive Consultant to the San Luis Obispo Workforce Investment Board serving a 32 member board that had to comply with the Brown Act. I also served as the Executive Director of the Monterey County Workforce Development Board serving a 32-member board. Currently I am a Consultant supporting Monterey County in their Lead role overseeing the region of Santa Cruz, Monterey, San Benito Counties. I have worked for more than 30 years doing my best to better communities, through housing development, economic development for small businesses, and workforce development for both businesses and individuals.

Vision for the Park:

I have enjoyed the opportunity of being an owner with my husband in the Park since 2009. We have been snowbirds off and on since that time. I treasure our time here and hope to continue for years to come. I know there have been challenges in the park, not only from the Board, but also due to changes in the economy. I feel there has been a lack of understanding of the Board's actions at times, but if re-elected I will continue to strive towards greater transparency so there is understanding of what needs to be accomplished today – and tomorrow – in order for our Park to continue to thrive so we can enjoy our time here, whether monthly, snow birding, or visits throughout the year.

The Park has gone through a lot of changes in the last 2.5 years. The loan for the new Restrooms and Clubhouse was approved by the membership allowing the Business Manager and Board of Directors to approve the reconstruction of both buildings. Members – and guests, are now able to enjoy both the new restrooms and clubhouse on a daily basis. Have there been challenges along the way? Absolutely! Not only for the members but for the Board of Directors to make sure overall the membership is satisfied with the outcome of the new construction. I can't say it has been 'easy', but it has been accomplished. We need to continue as members to work together toward solutions that allows the maintenance to be done without impacting our pocketbooks to the point of needing to sell off shares. We as owners of the Park need to continue to come together and submit proposals of how change can be made so the Board recognizes our interests. We have seen great progress with the membership's voices being heard, I hope to help in continuing the open communication process if I am elected for another three years.

So please consider me, Joyce Aldrich, for another three years on your Board.

Name & Location:

Connie Berki

San Diego, CA

**Work History and Qualifications:**

Administrative Coordinator – Scripps Green Hospital (6/2015 – Present)

I coordinate patients getting to stem cell transplant for various cancers. I use Outlook, Excel, Word, Office, Power Point, and various hospital programs. I manage doctor calendars along with transplant calendars for patients. Customer service is an integral part of my job. Manage Bone Marrow Transplant meetings and the minutes

Lead Concierge – Sharp Memorial Hospital (8/2008 – 6/2015)

I supervised a staff of 100, managed the meetings including Power Point presentations, helped guest and patients maneuver the hospital campus, which included a mental health hospital, serviced out of town guests visiting patients with hotels and flight arrangements.

Owner/Secretary/Treasurer – California Auto Specialist (10/1992 – 8/2008)

I filmed commercials, maintained cooperate documents and the meeting minutes. I maintained the accounting for all checking accounts, worked with customer financial institutions for money flow in the corporation, managed business office personnel and accounting for the corporation.

I believe I am qualified for the board, because I have a Bachelor of Science degree in Business Administration. I have owned and managed a business. I currently work in healthcare, but in the administration side. I have great customer service. My father, Gene Allen, encouraged me to buy a share in the park, because I have been coming to Pismo Beach since I was a child.

Vision for the Park:

My vision for Holiday RV Park is to create a memorable experience for vacationers and their families. I have come to the park for several years and enjoy meeting people that live here along with vacationing families. I am business oriented and feel the park should run like a business while making a profit for all repairs and upgrades needed. I believe that part of the charm of a smaller park, is that it is similar to a small town providing great customer service to everyone. Holiday RV Park should be a vacation destination that helps your worries disappear with the small community beach life.

Name & Location:

Lorena Lemus

Clovis, CA

**Work History and Qualifications:**

- Previously served as your Board of Director.
 - Secretary (2019-2020)
 - Vice President (2020-2021)
 - President (2021-2022)
- Experienced with Microsoft Outlook, Word, Excel, PowerPoint, Teams, GoToMeeting, SharePoint and Zoom.
- Over +20 plus years in Customer Service, Logistics, Order Management, International Business and Order Process Improvements.

Vision for the Park:

Thank you for taking the time to review my resume. If elected, my promise to you is to serve as your representative with integrity, dignity, respect, and humbleness. This park means a lot to me because I consider this place as “my home away from home.” This park has so much to offer, and I want to be a part of it. I am fully committed to being a part of a Team and Member Representative. Thank you for your kind consideration.

Name & Location:

Mark Schieber

Pismo Beach, CA

**Work History and Qualifications:**

I have been a Member for 7 years and have come to greatly enjoy the Park, our community, the Owners, and staff. I have been staying “full time” and “part-time” in the Park for several years, which offers me a balanced perspective of the RVer’s lifestyle that other candidates may not understand. I have served on the Holiday RV Park Board since 2018, in addition to other boards. During my service with the current Board I have often reached out and worked across both side of the table on many issues. I am Pro Owner and Pro Park and invite all levels of discussion and debate.

I have worked in the RV and RV campground industry for over 20 years. I am often tasked with resolving grievances and I work hard to find resolutions that are beneficial to both my customers and my business. I know there are always two sides to any story, and I believe that listening and acting are the two most important steps in solving any conflicts.

Many of our Park Owners have been complimentary and supportive about my work on the Board because they know I always give straight answers, whether it is to the Board itself or another Owner. When faced with a decision, I choose what is right, not sides, and will always explain my choice. I look forward to another opportunity to continue to share my experience and perspective to rebuild and grow the Park for current and future Members.

Vision for the Park:

To continue to improve and maintain the facilities for all current and future Members to enjoy equally; as well as support a culture that speaks to respect, fairness, and community. I feel the Park continues to achieve this by way of fresh ideas, forward thinking attitudes, considering all options old and new and incorporating this culture, which reminds us that as Members we all have a responsibility to each other, future HRVP Owners as well as support our Owners’ interests today.

Name & Location:

Don Smith

Bakersfield, CA

**Work History and Qualifications:**

I am an enthusiastic and driven executive manager with over 30 years of extensive government, corporate, and private sector business experience.

I have been involved in business start-ups as an entrepreneur and in numerous business restructurings. Also, as an executive director, I managed two billion in assets at six North American locations with over 200 employees in the pharmaceutical industry. Additionally, I have developed, implemented, and overseen several public/private partnerships. I believe these professional experiences will play an integral role in supporting the Holiday RV Park to become a more inclusive and transparent financially and fiscally responsible organization for its 875 shareholders, which is long overdue.

Vision for the Park:

When our family purchased a share in the park in the 90's it was much easier to use and share owners' time, make reservations, and enjoy time while at the park. Our family would like to experience this going forward.

The park is a California Nonprofit Corporation – Mutual Benefit and should be run as such. I would like to see more transparency and owner input regarding future decisions that affect all owners. Executive meetings should be for legal and employment purposes only, not for items the board chooses not to discuss in general session.

I would like to see all monthly meetings live streamed and saved for future viewing on the owners' portal. This way all owners can attend or review a current or previous meeting at their convenience. In addition, owners should also be able to ask questions during live stream meetings.

The construction of the clubhouse and bathrooms should have been managed differently. There are still numerous items that need to be addressed with the contractor. These are not being overseen professionally, nor is the contractor being held accountable for these pending deficiencies. As a construction professional who currently oversees over 500 million dollars in union construction annually, I look forward to addressing these matters if elected to the board.

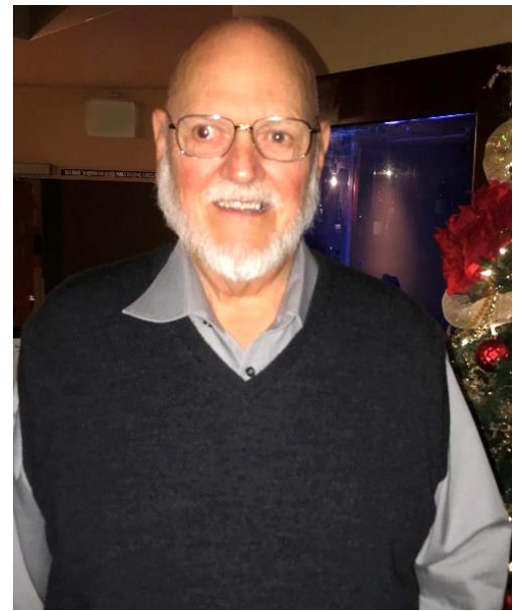
Finally, the board needs to work together in a more professional and transparent manner to meet the needs of all owners. The current financial approach does not represent an accurate long-term view of the entire organization and needs modifications for financial equality and sustainability.

Thank you for your consideration!

Name & Location:

John Watkins

Bakersfield, CA

**Work History and Qualifications:**

I am the owner of several newspaper, magazine and printing businesses.

I served one HRVP Board term, took a break and then was elected to a second term. I understand the history of the Park and have served as President, Secretary and other Board positions. This, if re-elected, would be my last term as a director due to term limits.

I am a strong believer in transparency and have continued to communicate with members and other board members. May not like what my opinion was, but I put it out there for consideration.

Vision for the Park:

To continue and maintain monetary responsibility and keep the Park moving forward with improved share value. When I first joined the Board, shares were going for as low as \$7,000. Today, with the new construction completed shares are selling well over \$17,500.

Financial responsibility is a central principle of my vision. Working with fellow board members we have all kept the park solvent and made necessary and long overdue improvements. Now we need to build our reserves back up to the \$1 million mark. We need to keep making plans to improve park facilities such as our roads.

I would be honored to have your vote for a chance to continue moving the Park in an upward trend for success.



Notice of Annual Meeting

The 2023 Annual Meeting of the Holiday RV Park Owners Association will be held as follows:

Place: Portuguese Hall of Arroyo Grande
707 Huasna Rd, Arroyo Grande, CA 93420
Date: Saturday, March 11th, 2023
Time: 10 am (doors will open at 9:30 am)

Election of Officers:

Three seats on the Board of Directors are up for election at the March 11th, 2023 Annual Meeting. The resumes of all the candidates are enclosed. The Board of Directors makes no endorsements. The following members have declared their intention to run for the vacancies on the Board:

Joyce Aldrich, Connie Berki, Lorena Lemus, Mark Schieber, Don Smith, John Watkins

Ballot and Proxy:

Enclosed are the election ballot and proxy forms. Ballots must be returned & received no later than March 11th, 2023 at 10 am. You are entitled to vote with a ballot or designate an agent or proxy for each membership (share) you own. If you choose to vote by proxy, you are authorizing the proxy to vote for you on your behalf on the Board of Director's election, amendments to the CC&R's and bylaws, and all issues brought before the assembly.

In accordance with Article III, Section 8 of the Bylaws; Every person entitled to vote or execute consents shall have the right to do so either in person or by one or more agents authorized by a written proxy executed by such person or his duly authorized agent and filed with the Secretary of the Association. Any proxy duly executed is not revoked and continues in full force and effect until: (i) an instrument revoking it or a duly executed proxy bearing a later date is filed with the Secretary of the Association prior to the vote pursuant thereto or (ii) the person executing the proxy attends the meeting and votes in person provided that no such proxy shall be valid after the expiration of thirty (30) days from the date of its execution, unless the person executing it specifies therein the length of time for which such proxy is to continue in force.

Notwithstanding the foregoing, a proxy shall expire thirty (30) days from the date of its execution, unless the person executing it specifies a longer period of time that such proxy is to continue in full force and effect.

Quorum:

Since it is necessary to have a quorum (438 memberships) present, either in person or by mail it is very important that you send in your ballot even if you do not plan on attending in person. If a quorum is not reached, the Annual Meeting must be adjourned and no business shall be permitted. All expenses incurred for printing 875 ballots and envelopes, postage and rental fees for the Portuguese Hall of Arroyo Grande would be considered a total loss.

Tabulation and Election Results:

Once a secret ballot is received by the inspector of elections, it shall be irrevocable. No persons, including a member of the Association, Board of Directors or Holiday RV Park employee shall open or review a secret ballot before official tabulation.

All votes shall be counted and tabulated by the inspector or inspectors of elections.

Any candidate or other member of the Association may witness the counting and tabulation of votes.

The tabulated results of the election shall be promptly reported to the Board of Directors, recorded in the minutes of the next meeting of the Board of Directors, and available for review by the Association. Within 15 days of the election, the Board shall mail or publish the tabulated results of the election to the Association.

THERE WILL BE NO POLITICKING, SOLICITING OR CAMPAIGNING WITHIN
100 YARDS OF THE ASSOCIATION HALL.



Agenda

Holiday RV Park
Owners Association Meeting
Saturday, March 11, 2023 - Annual Meeting
10:00 am

Call to Order
Flag Salute
Roll Call
Minutes to Previous Meeting
Correspondence
President's Address
Certification of Quorum

Charles Nunes
TBD
Talley Snow
Talley Snow
Mark Schieber
Charles Nunes
Talley Snow

Committee Reports

Financial Reports
Management
Collections
Park Use
Park Maintenance
Rules & Regulations
Public Relations / Publicity
Manager's Report

John Watkins
Darin Batty
Tom Barcellos
Denise Gagliardi
Charlie Weeks
Joyce Aldrich
Mark Schieber
Aaron Cartwright

2023 Election Results

Announcement of Ballot Results

Talley Snow

Old Business

1. TBA

New Business

1. 2023 Operating & Capital Budget

Member's Comments

Board Member's Comments

All Motions

Executive Session

1. Selection of New Officers



Board of Directors

Lorena Lemus (2019 – 2022) – President (Absent)
Mark Schieber (2020 – 2023) – Vice President
Charlie Weeks (2021 – 2024) – Secretary
John Watkins (2020 – 2023) – Treasurer
Brenda Critzer (2021 – 2024) – Management
Charles Nunes (2019 – 2022) – Maintenance

Tom Barcellos (2021 – 2024) – Collections
Joyce Aldrich (2020 – 2023) – Park Use & Public Relations
Fernando Da Silva (2019 – 2022) – Rules and Regulations

Members Present – 39

Meeting called to order at 10:00 am by Mark Schieber.

Flag salute led by Charles Nunes.

Mark Schieber asked for a moment of silence in observance of the recent passings of Kari Olafsson (Locker 291), Annie Delmage (Locker 73) and Brien Carlson (Locker 134).

Charlie Weeks reminded the member in attendance that any unreturned ballots must be submitted now.

Dona Weeks (Locker 7) made a motion to approve the minutes of the March 13, 2021 meeting, seconded by Lesli Leigh (Locker 88).

Correspondence – Joyce Aldrich

Thanks to everyone for turning out and joining us on this beautiful day! The trend this year has been more members visiting the Park, which we are thrilled to see. While I don't have any specific correspondence for this meeting, I have recently received comments about the construction as we near the end of the project.

President's Address

1. Please turn off all cell phones.
2. This meeting is restricted to members only.
3. This is a volunteer Board. No one is paid for their time. Board members are reimbursed for out-of-pocket expenses.
4. Discussion of issues can become heated and emotional, but everyone deserves to be treated with dignity and respect.
5. All meetings of the Board are open to any members of the Association. Members who are not on the Board may not participate in any deliberations or discussions unless expressly so authorized by a quorum of the Board of Directors.
6. Members may participate in the meeting during the Member's Comments section of the agenda.
7. Questions, comments or suggestions will be referred to a Board member, as appropriate or taken into consideration by the Board for research, review and discussion, and placed on next month's agenda.
8. Holiday RV Park's meetings and procedures are governed by our bylaws, CC&Rs and rules adopted by the Board.

Certification of Quorum – Charlie Weeks

As the Chairman of Elections, I can report that the ballots were tabulated yesterday evening by a group of volunteers and I. A total of 525 ballots were received, which is more than enough to certify a quorum today.

Committee Reports

Financial Report – John Watkins

Park Accounts	Balance (12/31/21)	Annual Comparison	Jan - Dec 2021	Jan - Dec 2020	Difference	% Change
Mechanics Bank-Operating	\$55,428.07	Income	\$1,200,794.35	\$1,344,508.67	-\$143,714.32	-11%
Mech. – Laundry	\$16,235.62	Expense	\$873,910.60	\$933,222.40	-\$59,311.80	-6%
Mech. – Dues	\$27,298.95	Net Income	\$326,883.75	\$411,286.27	-\$84,402.52	-21%
Mech. – Emergency Reserves	\$52,003.96					
Mech. – CIM Reserves	\$161,223.52					
Morgan Stanley Dean Witter	\$25,089.87					

The last year Holiday RV has been under construction, we've lost usable RV sites and we've lost revenue. That being said, I'm happy to report that we are still financially solid under these trying conditions. The staff has managed the Park extremely well and kept our balance sheet strong. Thanks to careful management of our expenses, we only had to take a \$450,000 loan to see construction through, which is significantly less than estimated.

Dale Critzer (Locker 166) made a motion to approve the annual financials, seconded by Ed Dewitt (Locker 334).

Management – Brenda Critzer

Things are moving rapidly as the restroom construction concludes. We'll be reopening 10 additional RV sites for rental again very soon.

Collections – Tom Barcellos

In the last year we've had to foreclose a pair of shares, and I'm pleased to report that those shares sold at auction for over \$17,000. It's great to see the increasing value of our investments reflects the improvements we're making to the Park's facilities. This year we are anticipating at least 3 more shares entering the foreclosure process due to lack of payment.

Park Use – Joyce Aldrich

Our annual occupancy is up over last year, but revenues are down, as John mentioned. This is attributed to an increase in members using their shares compared to the previous year that was heavily skewed by COVID. We look forward to more guests joining us this summer once all the brand-new facilities are open again.

Park Maintenance – Charles Nunes

We've recently serviced the Park's forklift, repaired the sewage lift station, and resolved some electrical issues at the RV site pedestals. The maintenance staff continues to clean and maintain the Park, as always.

Comment from Debra McCorkle (Locker 578) – What's the status of the streetsweeper?

The sweeper was no longer working and beyond regular repair, so the Board decided to sell the machine to a scrapyard some time ago. We don't have any current plans to replace it.

Rules and Regulations – Fernando Da Silva

This is my last meeting, and I would like to humbly thank everyone for the opportunity to serve on this Board. It's been a great experience!

Public Relations – Joyce Aldrich

We have a greater presence on social media, including Facebook, Instagram, etc. There has been a steady flow of information about construction added to those services over the last year. If you don't use that kind of social media, please visit the membership portal on the website instead, we welcome your comments!

Comment from Debra McCorkle (Locker 578) – I saw on the website that the pool is not opening until 2023, is that still true?

That's not accurate, but keep in mind that approval to open the Park's facilities is granted by the Department of Housing and Community Development (HCD). Until HCD says "yes" to the whole project, we don't get to open anything!

Comment from Talley Snow (Locker 818) – I know that question had been raised on the Park's Facebook page previously, and I appreciated it being responded to, rather than leaving it unresolved.

Comment from Tom Barcellos – The clubhouse is basically done, it made no sense to finish the pool other construction was going on. The final installation of the pool equipment is ongoing, and there have been delays in finding suitable parts to construct the drainage system. We *hope* to have that construction finished in about 30 days. Again, as Joyce stated, none of the facilities will be reopening until HCD has approved their use.

Comment from Kim McKenzie (Locker 107) – As stated in previous meetings, there was damage to the pool interior during construction. What's the resolution on who is responsible for paying those expenses?

Comment from Tom Barcellos – Those costs will be split between Holiday RV and the contractor. All swimming pools have a lifespan on how long the concrete and finish will last.

Comment from Debra McCorkle (Locker 578) – Are we under budget?

Comment from Tom Barcellos – We're currently about \$2,500 over budget, which is pretty good considering the pandemic.

Manager's Report – Julie Hill

I would like to thank all the members for attending today's meeting, it's nice to see everyone in person again after taking a year off due to COVID. Please join us for lunch this afternoon following the meeting. Thanks so much to the Board for working very hard this year to help take care of the Park, at a lot of time and expense in their personal lives. Remember that this is volunteer Board, they're not employees. Much of their work is done behind the scenes and after they have come home from their own jobs and business that they run.

2022 Election Results:

Comment from Charlie Weeks – A committee of members and volunteers met yesterday evening to count all the ballots; and I've got to say that the work was impeccable! There is no doubt in my mind that we have accurate results. At one point we were a single ballot off, but after an hour's time spent, we found the correction. I was impressed with the thoroughness of the procedure. The election results are as follows:

- Charles Nunes – 347 votes
- Talley Snow – 345 votes
- Darin Batty – 251 votes
- Denise Gagliardi – 163 votes

- George Lemus – 161 votes and Bonnie Thomas – 161 votes (tie)
- Jerry Bodine – 108 votes

Congratulations to our new and returning Board Members: Charles, Talley and Darin!

Old Business

None.

New Business

1. 2022 Operating & Capital Budget – John Watkins

In your annual packet you received a budget that the Board approved last fall, and it includes the rates for this year as adopted by the Board. Based on trends, we are anticipating a healthy income like previous years. We've got capital improvements allocated for the roads, landscaping and our IT equipment. Now, let's keep in mind that gas prices were very different 6 months ago! We will adjust our spending to account for inflation and diminished revenue where it is possible. I think it may be forthright for future treasurers to reevaluate our budget quarterly.

Member's Comments

Anna Brown (Locker 1) – Is there any thoughts on what the potential expenses might be for the Park when it comes to guests charging electric cars onsite?

Response from Mark Schieber – That subject comes up for discussion every couple of years or so, and it runs hot and cold. Some Board members are very keen to start adding fees for that additional usage, and others are concerned it opens a door to eventually charge extra fees for golf carts or outdoor appliances. Our current opinion as a Board is that we've made enough adjustments to our rates based on all the costs the Park incurs, not just for electricity. I think that we will continue to discuss the topic yearly to see where we're at. Maybe someday we'll see more electric cars here than not!

Debra McCorkle (Locker 578) – I heard a rumor that the Board is going to cut back on the allotted number of snowbirds in the Park. Is there any truth to that?

Response from Mark Schieber – That's not the case. The number of snowbirds allowed every year is an arbitrary figure that the Board can change anytime. Long ago, it might have been 30 snowbirds, a few years ago it was 60, and so on. There are no active discussions among the Board to raise or lower that number, but that usually happens before a new snowbird season starts. In case anyone didn't know, the current limit on snowbird spaces is 60 in the rules and regulations.

Talley Snow (Locker 818) – I've got a few questions that some members wanted me to ask the Board, beginning with why the office is closed for lunch. I understand there are staffing issues, but can we not alternate breaks? Another member had moved 2 years ago, and the office still had not verified their address properly, so they did not receive their ballots until they had to call the office again and ask; even then it was a jpeg file of the ballot and not a printed copy. Lastly, the bylaws on the website were corrected, but still rewritten compared to older copies. Why is that?

Response from Mark Schieber – We leave scheduling decisions up to the manager. When it starts getting busy we actually extended our hours on certain days to accommodate our guests. Sorry to hear that member did not receive their ballot in a timely manner; we expect the office to have that resolved for any future mailings, as it can be a process. As far as the bylaws go, I know that I saw a few typos and brought it to Aaron's attention. I believe he got that resolved and Fernando let me know that the bylaws have been referred to our attorney's attention.

Debra McCorkle (Locker 578) – Is extra vehicle parking \$5 or \$10 this year?

Response from Mark Schieber – Parking is \$10 currently. Rates and fees are always subject to change.

Kim McKenzie (Locker 107) – I am aware of numerous people that applied for snowbird that were owners and were not approved ahead of non-owners. We used to post a list of all the snowbirds that were approved; now we don't. I think that the Board should not approve non-owners over owners if the RVs will fit. Also, there are so many rules not being followed in the Park right now. Lastly, I've seen a lot of expired license plates on the RVs here recently. I don't even understand how these folks can have insurance on their units.

Response from Mark Schieber – I tend to agree with you on snowbird member priority, but you did qualify that the square peg must fit into the round hole. Size constraints are probably the biggest concern when it comes time to approve snowbirds.

Response from Brenda Critzer – There are numerous reasons that a person may not qualify for a snowbird space, and we have those listed on the front page of the snowbird application. It's not just size or being a member that matters. It is a privilege to snowbird, and sometimes members and non-members are not welcome to snowbird if they cannot follow the rules as established by the Board.

Debra McCorkle (Locker 578) – The woman staying next to me bought a share and trailer but was denied snowbird because you had reached your limit. She's been next to me the whole season paying over \$1,200 a month because of that. Why couldn't we make an exception? I don't understand how she could be allowed to stay there the whole season but still be denied.

Response from Mark Schieber – The honest answer is that the snowbird season was established years ago because the assumption was that we needed to attract business when it was slow; nowadays we don't need to attract as much business. Demand always exceeds the number of spaces we can offer each snowbird season. If we don't stick to our limit of 60 snowbirds, a few exceptions here or there will quickly add up to a lot more members here permanently. Remember that an owner's time is *guaranteed*, and sometimes we cannot honor that because we've got too many snowbirds. It's a difficult business decision, because the rules state that we are supposed to make a snowbird to leave so an owner can use their time. Keep in mind that only the free time is an entitlement, any snowbirds allowed are because of an *agreement* between the Park and that owner. I understand that it's disappointing that your neighbor was not approved, but there are legitimate concerns at work in making these decisions.

Response from Tom Barcellos – To Mark's point, there was a time before Julie when the previous manager approved way too many snowbirds without the Board's consent. We're talking about more than 75 snowbirds, which severely limited the enjoyment of other members that wanted to use their time. We've since gotten that under control, and our philosophy is that no one should be buying a share to try and snowbird. Instead, folks that have owned a share for a long time should have the opportunity to snowbird if they apply. If someone buys a share we're not obligated to rent them a snowbird space.

Shirley Torres (Locker 759) – I would like to know why monthly tenants must abide by a 7-day occupancy requirement, while the snowbirds can be gone as long as they want to? Also, can family members use my free time? I think that the requirement should be lifted while the gas prices are high, and the pandemic is still active.

Response from Brenda Critzer – There is a very long waiting list for members that want to have a monthly site, over 200 members long. If someone is not considerate enough to use their monthly space for at least a week per quarter, then maybe it's time to let someone else have an opportunity to. Snowbirds only get an agreement to rent a space for part of the year, unlike the monthlies.

Response from Mark Schieber – We're dealing with a construct that has been in place for a very long time, and the Board is trying to satisfy everyone's needed. I understand your viewpoint as a monthly is that you shouldn't have to abide by a requirement to be here for a week, but there's also other members that have stated that all monthlies should. As far as using your free time, it must be for a household member. Of course, that is a separate concern from your monthly agreement. I don't think that the Board will accept gas prices as a legitimate reason to waive an occupancy requirement. We did waive it for COVID for over a year, because we do feel that health concerns are a legitimate reason and we had government

agencies enforcing mandates on us to restrict travel. It is unlikely that COVID will ever disappear completely, we've all got to find a way to return to our everyday lives eventually.

Debra McCorkle (Locker 578) – I've seen over the years a number of RVs that are parked here when people are supposed to be using their free time, and it's obvious that nobody is staying there. Certainly, that is taking spaces away from another member. Don't we have a rule against that?

Response from Mark Schieber – Time is time; whether you stay or not, each member is guaranteed use of their 42 free days.

Mary Halberg (Locker 661) – Why do monthly tenants have to sign rental agreements twice per year, while the snowbirds only sign one?

Response from Mark Schieber – To avoid establishing residency at the Park. That's also why snowbird season is not nearly as long as it used to be. Same reason why we ask that people store their RV here for 2 days following the end of a rental term. I know that it's a little weird, but that's the construct I was referring to before.

Board Member's Comments

Charlie Weeks (Locker 7) – Our bookkeeper, Liz, did a phenomenal job tabulating votes yesterday without being distracted by all the conversation and moving around during the whole process.

Charles Nunes made a motion to adjourn to executive session, seconded by Fernando Da Silva.

All Motions

Dona Weeks (Locker 7) made a motion to approve the minutes of the March 13, 2021 meeting, seconded by Lesli Leigh (Locker 88).

Roll Call: All members present voted unanimously to approve the motion; motion carried.

Dale Critzer (Locker 166) made a motion to approve the annual financials, seconded by Ed Dewitt (Locker 334).

Roll Call: All members present voted unanimously to approve the motion; motion carried.

Charles Nunes made a motion to adjourn to executive session, seconded by Fernando Da Silva.

Meeting adjourned at 11:10 am.

Respectfully Submitted,

Charlie Weeks

Board of Directors – Secretary

Cc

Aaron Cartwright

Senior Reservation Agent

2023 Rates

Updated: 9/9/22 - JW, LC, JH

Members	2022	10%	2023 Final
Daily Non-Prime	\$39.00	\$42.90	\$42
Daily Prime	\$45.00	\$49.50	\$49
Daily Non-Prime Pull Thru	\$78.00	Pull Thru Rate is Doubled	\$84
Daily Prime Pull Thru	\$84.00	Pull Thru Rate is Doubled	\$98
700 sites	\$65.00	\$71.50	\$71
Snow Bird	\$675.00	\$742.50	\$742
Snow Bird Pull Thru	\$1,350.00	Pull Thru Rate is Doubled	\$1,484
Short Term Occupant	\$945.00	\$1,039.50	\$1,039
Monthly	\$547.00	Rate set June 2022 (15% increase)	\$630
Dues	\$236.00	Rate set June 2022 (20% Increase)	\$283
Non-Members	2022	10%	2023 Final
Daily Non-Prime	\$65.00	\$71.50	\$71
Daily Prime/Weekends	\$80.00	\$88.00	\$88
Daily Non-Prime Pull Thru	\$130.00	Pull Thru Rate is Doubled	\$142
Daily Prime Pull Thru	\$160.00	Pull Thru Rate is Doubled	\$176
700 sites	\$80.00	\$88.00	\$88
Weekly	\$405.00	\$649.00	\$443
Snowbird	\$1,125.00	\$1,237.50	\$1,237
\$10 Monthly Mail Pick-up Fee			

2023 Capital Budget - Proposed

Updated: 9/9/22 - JW, LC, JH

Capital Improvments	2019	2020	2021	2022	2023
Laundry Room ADA	\$2,500.00		\$0.00		
Pool Walkway ADA	\$2,500.00		\$0.00		
Men's Restroom Walkway ADA	\$2,500.00		\$0.00		
Clubhouse Handrails ADA	\$1,500.00		\$0.00		
Elevator/Lift ADA	\$90,000.00		\$0.00		
Planning Restroom Improvement	\$15,000.00		\$0.00		
Restroom/Elevator ADA		\$500,000.00	\$0.00		
Washing Machines		\$27,000.00	\$0.00		
Roads			\$0.00	\$50,000.00	
Landscaping			\$0.00	\$40,000.00	
IT-Computer Work Stations			\$0.00	\$25,000.00	\$37,000.00
Totals:	\$114,000.00	\$527,000.00	\$0.00	\$115,000.00	\$37,000.00

2023 Income Comparison - Proposed

Updated: 9/9/22 - JW, LC, JH

Income	2019	2020	2021	2022	2023
					8% or actual
Assessment Dues	\$180,255.00	\$197,750.00	\$189,000.00	\$206,500.00	\$247,800.00
Daily/Weekly Rents	\$325,000.00	\$357,500.00	\$317,000.00	\$460,000.00	\$488,000.00
Monthly Rents	\$231,840.00	\$274,560.00	\$243,432.00	\$262,560.00	\$305,000.00
Snowbird Rents	\$276,395.00	\$310,000.00	\$290,215.00	\$330,000.00	\$302,400.00
Laundry Room	\$23,500.00	\$25,000.00	\$19,000.00	\$25,000.00	\$32,000.00
Paid Parking	\$4,200.00	\$8,000.00	\$4,000.00	\$6,000.00	\$9,000.00
Mobile Home Rents	\$20,000.00	\$10,000.00	\$6,600.00	\$6,600.00	\$0.00
Transfer Fees	\$500.00	\$600.00	\$600.00	\$700.00	\$700.00
RV Storage Fees	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
Other	\$2,000.00	\$2,000.00	\$4,000.00	\$4,000.00	\$0.00
Total Income	\$1,068,690.00	\$1,190,410.00	\$1,078,847.00	\$1,306,360.00	\$1,384,900.00

2023 Expenses Comparison - Proposed

Updated: 9/9/22 - JW, LC, JH

Expense	2019	2020	2021	2022	2023
Business Promotional	\$6,000	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
Computer IT	\$27,000	\$30,000.00	\$30,000.00	\$35,000.00	\$35,000.00
Meetings/Events	\$5,400	\$5,600.00	\$5,600.00	\$6,000.00	\$22,500.00
Professional Development/Training	\$5,000	\$5,000.00	\$7,500.00	\$7,500.00	\$8,000.00
Professional Fees	\$60,500	\$60,500.00	\$60,000.00	\$75,000.00	\$75,000.00
Golf Carts	\$1,500	\$2,500.00	\$2,625.00	\$3,000.00	\$10,000.00
Auto Expense	\$3,000	\$3,000.00	\$3,400.00	\$4,000.00	\$1,500.00
Bank Fees & Charges	\$17,256	\$21,000.00	\$24,500.00	\$30,000.00	\$25,000.00
Taxes	\$80,300	\$80,300.00	\$80,000.00	\$87,000.00	\$103,000.00
Utilities	\$250,000	\$250,000.00	\$260,000.00	\$280,000.00	\$305,000.00
Insurance	\$63,000	\$63,000.00	\$50,000.00	\$55,000.00	\$75,000.00
Licenses & Permits	\$2,000	\$2,000.00	\$7,500.00	\$2,000.00	\$2,000.00
Payroll/HR	\$325,000	\$325,000.00	\$300,000.00	\$315,000.00	\$350,000.00
Repairs & Maintenance	\$38,850	\$50,000.00	\$35,000.00	\$35,000.00	\$25,000.00
Office	\$21,575	\$25,000.00	\$22,000.00	\$25,000.00	\$35,000.00
Supplies	\$8,000	\$8,000.00	\$10,000.00	\$12,000.00	\$10,000.00
Safety & Security	\$2,200	\$2,200.00	\$20,000.00	\$3,500.00	\$2,000.00
Misc/Other	\$10,000	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00
Reserve	\$247,000	\$120,000.00	\$54,000.00	\$84,000.00	\$120,000.00
Capital Improvments	\$0.00	\$527,000.00	\$0.00	\$105,000.00	\$33,000.00
Construction Loan Payment	N/A	N/A	\$72,000.00	\$117,410.00	\$117,410.00
Total Expenses	\$1,173,581.00	\$1,598,100.00	\$1,062,125.00	\$1,299,410.00	\$1,362,410.00

Holiday RV Park

Occupancy By Site Type

From 01 Jan 2022 To 31 Dec 2022

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Back-in 33ft Site (30 Amp)	Days	39	14229	6	10412	3817	22.45	73.17	6,243.45	0.00	319,398.59	319,398.59	30.68	30.68	10.03	0.00	1909.5
Back-in 33ft Site (30/50 Amp)	Days	44	15452	15	11659	3793	23.73	75.45	6,341.08	0.00	366,742.56	366,742.56	31.46	31.46	11.19	0.00	1948.5
Back-in 36ft Site (30 Amp)	Days	8	2920	0	2214	706	16.32	75.82	564.75	0.00	47,668.18	47,668.18	21.53	21.53	10.80	0.00	411
Back-in 36ft Site (30/50 Amp)	Days	48	17468	4	14597	2871	21.55	83.56	5,568.23	0.00	376,376.89	376,376.89	25.78	25.78	13.28	0.00	2231
Narrow Back-in Site (No Slides - 30 Amp)	Days	15	5327	59	2569	2758	23.61	48.23	2,278.50	0.00	125,779.62	125,779.62	48.96	48.96	7.14	0.00	719
700s Oversized Back-in Site (30/50 Amp)	Days	4	1451	9	915	536	36.16	63.06	1,984.50	0.00	52,467.81	52,467.81	57.34	57.34	6.10	0.00	308
Pull-Thru (30/50 Amp)	Days	17	6140	1	1931	4209	12.24	31.45	1,434.75	0.00	75,154.72	75,154.72	38.92	38.92	9.51	0.00	413
Monthly	Days	39	14235	0	14113	122	17.90	99.14	0.00	0.00	254,845.62	254,845.62	18.06	18.06	300.28	0.00	94
Grand Total:		214	77222	94	58410	18812	20.96	75.64	24,415.26	0.00	1,618,433.99	1,618,433.99	27.71	27.71	14.10	0.00	8034

Holiday RV Park

Occupancy By Site Type

From 01 Jan 2021 To 31 Dec 2021

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Back-in 33ft Site (30 Amp)	Days	39	14013	17	11981	2032	17.00	85.50	2,938.55	0.00	238,187.97	238,187.97	19.88	19.88	13.04	0.00	1703.5
Back-in 33ft Site (30/50 Amp)	Days	43	15692	3	13618	2074	18.87	86.78	3,544.39	0.00	296,079.24	296,079.24	21.74	21.74	13.29	0.00	1910.5
Back-in 36ft Site (30 Amp)	Days	8	2920	0	2480	440	18.79	84.93	550.60	0.00	54,864.98	54,864.98	22.12	22.12	9.39	0.00	546
Back-in 36ft Site (30/50 Amp)	Days	48	17519	1	15549	1970	19.43	88.76	3,493.29	0.00	340,434.96	340,434.96	21.89	21.89	11.82	0.00	2661
Narrow Back-in Site (No Slides - 30 Amp)	Days	14	5110	0	4265	845	12.07	83.46	756.10	0.00	61,657.36	61,657.36	14.46	14.46	28.25	0.00	300
700s Oversized Back-in Site (30/50 Amp)	Days	4	1460	0	1017	443	36.46	69.66	2,774.45	0.00	53,232.56	53,232.56	52.34	52.34	5.38	0.00	378
Pull-Thru (30/50 Amp)	Days	16	4874	0	3256	1618	11.36	66.80	755.70	0.00	55,356.86	55,356.86	17.00	17.00	20.87	0.00	315
Monthly	Days	40	14440	0	14398	42	16.78	99.71	0.00	0.00	242,249.10	242,249.10	16.83	16.83	299.96	0.00	96
Grand Total:		212	76028	21	66564	9464	17.65	87.55	14,813.08	0.00	1,342,063.03	1,342,063.03	20.16	20.16	16.37	0.00	7910

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01/20/23

Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

January through December 2022

	Jan - Dec 22	Jan - Dec 21	\$ Change
Ordinary Income/Expense			
Income			
Non TOT Taxable Revenue			
7200 · Members Dues	206,225.80	191,478.70	14,747.10
7201 · Special Assessments	67.00	201.00	-134.00
7212 · Late Checkout	510.00	128.30	381.70
7214 · Weekly Rent-No Tax	26,883.02	432.00	26,451.02
7220 · Monthly - Members	237,884.36	243,408.30	-5,523.94
7231 · Snowbird - Non-Members	46,964.82	23,869.00	23,095.82
7234 · Snowbirds - Members	268,232.13	253,657.00	14,575.13
7242 · Member Daily - Non taxable	135,828.70	127,181.89	8,646.81
7245 · Mobile Home Rental Income	7,588.49	9,876.18	-2,287.69
7295 · Washer & Dryer	26,097.00	19,628.75	6,468.25
7310 · Parking Fee	7,874.50	2,228.41	5,646.09
7320 · Water Commission	333.24	402.69	-69.45
7360 · Annual Dinner Tickets	570.00	0.00	570.00
7365 · Park Functions & Events Tickets	-16.14	-200.04	183.90
7800 · Transfer Fee Income	239.00	495.00	-256.00
7990 · Miscellaneous Income	0.00	79.00	-79.00
7994 · Late Fee on Dues	850.60	503.20	347.40
Total Non TOT Taxable Revenue	966,132.52	873,369.38	92,763.14
TOT Taxable Revenue			
7210 · Non-Member Daily	408,847.35	335,215.95	73,631.40
7219 · Mid Week Special	1,170.00	1,041.00	129.00
7235 · Snowbirds - taxed	3,804.18	1,739.06	2,065.12
7237 · Monthly Rent - Taxable	3,498.75	0.00	3,498.75
Total TOT Taxable Revenue	417,320.28	337,996.01	79,324.27
7620 · Escapee- 15% Discounts	-5,820.39	-4,854.52	-965.87
7640 · FMCA/Camp CA - 10% Discounts	-3,555.72	-1,432.84	-2,122.88
7650 · Military/LE Discount - 15%	-4,177.79	-3,905.48	-272.31
7660 · Long Weekend Discount	-795.00	-165.20	-629.80
Total Income	1,369,103.90	1,201,007.35	168,096.55
Gross Profit	1,369,103.90	1,201,007.35	168,096.55
Expense			
Business Promotional Costs			
8050 · Advertising Expense	6,417.56	2,098.87	4,318.69
8400 · Donations & Contributions	350.00	450.00	-100.00
8450 · Dues & Subscriptions	513.86	2,458.63	-1,944.77
9055 · Website Expense	1,376.64	407.66	968.98
9150 · Holiday Dinner	3,943.65	4,359.30	-415.65
9380 · Park Decorations	815.28	458.50	356.78
9381 · Funeral & Flowers	1,146.33	1,256.33	-110.00
Total Business Promotional Costs	14,563.32	11,489.29	3,074.03
Computer IT Dept			
9041 · Computer Parts & Supply	0.00	10,178.29	-10,178.29
9043 · Indoor/Outdoor Camera	0.00	130.00	-130.00
9056 · Software	7,108.28	7,897.34	-789.06
9062 · IT Service Labor	24,848.72	19,692.09	5,156.63
Total Computer IT Dept	31,957.00	37,897.72	-5,940.72
Meetings & Events			
9090 · Annual Meeting	4,843.87	2,908.88	1,934.99
9092 · Monthly Meeting Expenses	2,506.81	1,342.27	1,164.54
9093 · Staff Meeting Expense	630.18	648.34	-18.16
9505 · Park Functions & Events	268.57	1,726.05	-1,457.48
9509 · Beach Social Club	200.00	0.00	200.00
9650 · Travel (Not Meals)	73.88	0.00	73.88

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01/20/23

Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

January through December 2022

	Jan - Dec 22	Jan - Dec 21	\$ Change
Total Meetings & Events	8,523.31	6,625.54	1,897.77
Professional Development			
9366 · Forklift Training (OSHA)	0.00	58.08	-58.08
Total Professional Development	0.00	58.08	-58.08
Professional Fees			
9120 · Accounting & Auditing	37,190.52	31,975.00	5,215.52
9130 · Legal Fees	28,199.54	32,581.16	-4,381.62
9140 · Professional Fees - Other	2,045.00	0.00	2,045.00
9170 · Directors Expense	20,587.29	10,160.44	10,426.85
Total Professional Fees	88,022.35	74,716.60	13,305.75
8149 · Auto Expense			
8150 · Auto - Fuel, Repairs, Service	151.00	158.00	-7.00
8149 · Auto Expense - Other	2,526.21	4,070.60	-1,544.39
Total 8149 · Auto Expense	2,677.21	4,228.60	-1,551.39
8200 · Bad Debt Expense	0.00	108.00	-108.00
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	26,205.83	22,911.69	3,294.14
8250 · Bank Charges	225.00	125.00	100.00
8201 · Bank Fees & Charges - Other	519.93	171.97	347.96
Total 8201 · Bank Fees & Charges	26,950.76	23,208.66	3,742.10
8425 · Employee Appreciation	4,264.36	3,406.79	857.57
8439 · Taxes			
9070 · Property Tax	87,184.60	43,130.34	44,054.26
Total 8439 · Taxes	87,184.60	43,130.34	44,054.26
8600 · Utilities			
8260 · Cable Television (Park)	56,415.93	53,007.58	3,408.35
8650 · Garbage	26,197.09	21,749.49	4,447.60
8660 · Gas	21,829.16	4,673.58	17,155.58
8670 · Water & Sewer	36,547.74	26,855.58	9,692.16
8680 · Electric	166,235.52	155,838.39	10,397.13
9600 · Telephone & Internet	806.16	871.27	-65.11
9602 · Internet	1,669.76	1,579.76	90.00
Total 8600 · Utilities	309,701.36	264,575.65	45,125.71
8700 · Insurance Expense			
8702 · Insurance - General Liability	40,039.41	37,946.69	2,092.72
8770 · Insurance - Employee Health	23,281.72	18,285.29	4,996.43
8772 · Insurance - Employee Vision	3,603.45	3,362.01	241.44
8790 · Insurance - Worker's Comp	10,895.00	9,569.00	1,326.00
Total 8700 · Insurance Expense	77,819.58	69,162.99	8,656.59
9000 · Licenses & Permits	3,667.00	1,790.25	1,876.75
9001 · Payroll			
9060 · Payroll Tax	57,932.05	21,068.94	36,863.11
9075 · Payroll Service Fees	6,578.49	4,678.64	1,899.85
9350 · Salary & Wages	262,988.21	274,497.79	-11,509.58
9352 · Hiring Expenses	2,648.64	1,190.55	1,458.09
Total 9001 · Payroll	330,147.39	301,435.92	28,711.47
9002 · Repairs & Maintenance			
8152 · Golf Carts	1,165.81	1,977.12	-811.31
9003 · Pest Control Services	875.00	860.00	15.00
9004 · Pet Maintenance Costs	1,719.00	0.00	1,719.00
9020 · Pool/Spa Regular Maintenance	5,438.77	6,484.34	-1,045.57

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Cash Basis

Holiday RV Park

Profit & Loss Prev Year Comparison

January through December 2022

	Jan - Dec 22	Jan - Dec 21	\$ Change
9022 · Laundry	1,961.55	330.00	1,631.55
9025 · Magnolia Center	0.00	254.33	-254.33
9028 · ADA Repairs	579.73	780.00	-200.27
9030 · General	10,556.80	6,944.94	3,611.86
9032 · Electrical	2,715.05	0.00	2,715.05
9033 · Plumbing	9,954.00	75.00	9,879.00
9034 · Restrooms & Showers	2,156.53	0.00	2,156.53
9035 · Clubhouse	453.29	0.00	453.29
9038 · Mobile Home	1,159.98	175.00	984.98
9080 · Laundry & Uniforms	0.00	430.82	-430.82
9081 · Water Salt Softner	482.78	509.19	-26.41
9200 · Rental Equipment	100.00	0.00	100.00
9992 · Traffic & Road Repairs	0.00	317.25	-317.25
9002 · Repairs & Maintenance - Other	0.00	201.34	-201.34
Total 9002 · Repairs & Maintenance	39,318.29	19,339.33	19,978.96
9040 · Miscellaneous Expense	0.00	-1,984.00	1,984.00
9050 · Office Expenses			
9037 · Timeclock Machine & Software	288.00	264.00	24.00
9051 · Office Expense	3,114.35	749.71	2,364.64
9052 · Office Supplies	7,524.60	8,332.53	-807.93
9059 · Printing, Copy Expenses	6,302.68	5,207.00	1,095.68
9071 · Customer Amenities	1,173.59	135.05	1,038.54
9100 · Postage & Delivery	3,896.95	2,750.94	1,146.01
9050 · Office Expenses - Other	1,972.68	5,506.82	-3,534.14
Total 9050 · Office Expenses	24,272.85	22,946.05	1,326.80
9370 · Supplies			
9023 · Janitorial Supplies	7,248.58	7,036.24	212.34
9024 · Small Tools	1,881.90	0.00	1,881.90
9026 · Park & Grounds Supplies	612.27	1,261.65	-649.38
9027 · Laundry Supplies	425.93	209.74	216.19
9371 · Clubhouse Supplies	2,459.07	0.00	2,459.07
Total 9370 · Supplies	12,627.75	8,507.63	4,120.12
9400 · Safety & Security			
9360 · Security	194.65	0.00	194.65
9401 · Fire Prevention	590.00	368.53	221.47
9402 · Locks & Keys	592.23	1,262.88	-670.65
Total 9400 · Safety & Security	1,376.88	1,631.41	-254.53
Total Expense	1,063,074.01	892,274.85	170,799.16
Net Ordinary Income	306,029.89	308,732.50	-2,702.61
Other Income/Expense			
Other Income			
9810 · Foreclosure Income	59,700.00	16,920.00	42,780.00
9870 · Interest Income	44.40	0.00	44.40
9871 · Dividend Income	0.00	422.84	-422.84
9872 · Capital Gain Distribution	-21,187.68	4,820.29	-26,007.97
9900 · Gain (Loss) on Sale	-4,725.05	-26,657.31	21,932.26
9901 · Extinguishment of Debt	0.00	55,000.00	-55,000.00
Total Other Income	33,831.67	50,505.82	-16,674.15
Other Expense			
5400 · Payable to the State of CA	6,924.00	-30,677.75	37,601.75
8350 · Depreciation Expense	0.00	70,955.00	-70,955.00
9820 · Foreclosure Expenses	23,951.30	17,182.29	6,769.01
9909 · Net Change- Morgan Stanley	-20,194.83	-11,594.06	-8,600.77
9910 · Cash Over (Short) Petty Cash	0.00	0.30	-0.30
9911 · Garnishment Payable	0.00	896.17	-896.17
9922 · Interest Expense	46,264.97	20,662.11	25,602.86

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Cash Basis

Holiday RV Park
Profit & Loss Prev Year Comparison
January through December 2022

	Jan - Dec 22	Jan - Dec 21	\$ Change
9950 · Income Tax Expense	0.00	1,100.00	-1,100.00
Total Other Expense	56,945.44	68,524.06	-11,578.62
Net Other Income	-23,113.77	-18,018.24	-5,095.53
Net Income	<u>282,916.12</u>	<u>290,714.26</u>	<u>-7,798.14</u>

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Cash Basis

Holiday RV Park Balance Sheet Prev Year Comparison

As of December 31, 2022

	Dec 31, 22	Dec 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1001 · Cash Accounts			
1010 · Petty Cash	200.00	200.00	0.00
1030 · Cash on Hand	800.00	800.00	0.00
1040 · Bill Changer	500.00	500.00	0.00
1050 · Mechanics-Operating Acct - 0802	65,546.28	55,548.07	9,998.21
1060 · Mechanics-Laundry Room - 7211	16,954.62	16,235.62	719.00
1063 · Mechanics- Dues Account - 6422	4,470.65	27,298.95	-22,828.30
Total 1001 · Cash Accounts	88,471.55	100,582.64	-12,111.09
1065 · Reserves			
1070 · Mechanics Emergency Reserves	81,788.29	52,003.96	29,784.33
1075 · Mechanics CIM Reserves	4,575.74	161,223.52	-156,647.78
1100 · Morgan Stanley Dean Witter			
1101 · Morgan Stanley - Cash	0.00	-50.00	50.00
1102 · Morgan Stanley - Mutual Funds	0.00	25,139.87	-25,139.87
Total 1100 · Morgan Stanley Dean Witter	0.00	25,089.87	-25,089.87
Total 1065 · Reserves	86,364.03	238,317.35	-151,953.32
Total Checking/Savings	174,835.58	338,899.99	-164,064.41
Accounts Receivable			
11000 · Accounts Receivable	-4,810.20	-2,845.20	-1,965.00
Total Accounts Receivable	-4,810.20	-2,845.20	-1,965.00
Other Current Assets			
2010 · A/R Member Dues	-1,965.50	-1,965.50	0.00
2301 · Deposit-Workers Comp	1,557.60	1,557.60	0.00
2400 · Prepaid Insurance	21,105.38	20,585.00	520.38
2460 · Prepaid IncomeTaxes	2,000.00	0.00	2,000.00
2461 · Prepaid Expenses Annual Meeting	1,050.00	1,050.00	0.00
2462 · Prepaid Holiday Dinner	500.00	500.00	0.00
3150 · Deposits - Other	41,370.00	41,370.00	0.00
Total Other Current Assets	65,617.48	63,097.10	2,520.38
Total Current Assets	235,642.86	399,151.89	-163,509.03
Fixed Assets			
Electrical Upgrades			
4044 · Electrical Phase 1	141,996.13	141,996.13	0.00
4045 · Electrical Phase 2	37,527.00	37,527.00	0.00
4046 · Electrical Phase 3	49,008.16	49,008.16	0.00
4047 · Electrical Phase 4	28,357.00	28,357.00	0.00
4048 · Electrical Phase 5	25,183.57	25,183.57	0.00
4049 · Electrical Phase 6	42,375.50	41,717.50	658.00
Electrical Upgrades - Other	919.42	0.00	919.42
Total Electrical Upgrades	325,366.78	323,789.36	1,577.42
4015 · Clubhouse Improvements			
4019 · Other FF&E	2,600.00	2,600.00	0.00
Total 4015 · Clubhouse Improvements	2,600.00	2,600.00	0.00
4038 · Office Remodel			
4036 · New Office Furniture	4,141.19	4,141.19	0.00
Total 4038 · Office Remodel	4,141.19	4,141.19	0.00
4039 · Improvements			
4033 · Camera Security System	13,446.35	13,446.35	0.00
4034 · Magnolia Center Refurbish	16,309.65	8,270.87	8,038.78
4035 · Outside Lighting	5,458.00	5,458.00	0.00
4040 · Improvements Prior to 2015	288,961.17	288,961.17	0.00
4042-1 · Capital Improvements 2017	51,113.97	51,113.97	0.00
4042 · Capital Improvements (2014)	8,768.55	8,768.55	0.00
Total 4039 · Improvements	384,057.69	376,018.91	8,038.78
4052 · Pool & Spa Upgrades			
4030 · Pool Chair Lifts	11,277.10	11,277.10	0.00
4050 · Spa	12,603.30	12,603.30	0.00
4053 · Pool Construction	84,636.00	84,636.00	0.00

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Cash Basis

Holiday RV Park Balance Sheet Prev Year Comparison

As of December 31, 2022

	Dec 31, 22	Dec 31, 21	\$ Change
4054 · Pool Furniture	5,064.20	0.00	5,064.20
4055 · Pool Re-Wiring	1,291.00	1,291.00	0.00
4056 · Pool Heaters	15,090.00	0.00	15,090.00
4057 · New Pool Cover (020117)	6,290.00	6,290.00	0.00
4052 · Pool & Spa Upgrades - Other	3,347.64	3,347.64	0.00
Total 4052 · Pool & Spa Upgrades	139,599.24	119,445.04	20,154.20
4058 · Submersible Pump (2)	41,985.44	20,787.73	21,197.71
4059 · Buildings			
4021 · Pre Construction 2020 - 10/31	18,777.48	18,777.48	0.00
4022 · Portable Restrooms and Showers	17,440.00	97,440.00	-80,000.00
4051 · CIP	1,672,817.29	1,294,957.35	377,859.94
4059 · Buildings - Other	122,802.00	122,802.00	0.00
Total 4059 · Buildings	1,831,836.77	1,533,976.83	297,859.94
4070 · Laundry Facility	90,946.67	83,287.83	7,658.84
4080 · Equipment			
4081 · Laptop	1,800.71	1,800.71	0.00
4082 · Office Equipment	4,060.21	513.29	3,546.92
4080 · Equipment - Other	43,335.43	43,335.43	0.00
Total 4080 · Equipment	49,196.35	45,649.43	3,546.92
4090 · Vehicles	28,717.89	30,217.89	-1,500.00
4999 · Accumulated Depreciation			
4220 · Accum Depr. - Building	-114,451.04	-114,451.04	0.00
4230 · Accum Depr- Pool Chair Lifts	-7,387.00	-7,387.00	0.00
4233 · Accum Depr- Security Sysytem	-10,564.96	-10,564.96	0.00
4240 · Accum Depr - Improvements	-279,456.04	-279,456.04	0.00
4241 · Accum Depr- Land Improvements	-14,990.96	-14,990.96	0.00
4242 · Accum Depr- Capital Improve	-7,187.96	-7,187.96	0.00
4250 · Accum Depr-Spa	-10,778.00	-10,778.00	0.00
4253 · Accum Derp- Pool	-42,536.04	-42,536.04	0.00
4260 · Accum Depr - Furniture & Fixtur	-5,438.06	-5,438.06	0.00
4270 · Accum Depre-Washer/Dryer	-54,898.00	-54,898.00	0.00
4280 · Accum Depr - Equipment	-46,822.04	-46,822.04	0.00
4290 · Accum Depr - Vechicles	-30,218.00	-30,218.00	0.00
4300 · Accum Depr - Phase 1	-50,093.08	-50,093.08	0.00
4301 · Accum Depr - Phase 2	-12,509.04	-12,509.04	0.00
4302 · Accum Depr - Phase 3	-15,792.00	-15,792.00	0.00
4303 · Accum Depr - Phase 4	-26,938.96	-26,938.96	0.00
4304 · Accum Depr - Phase 5	-21,406.00	-21,406.00	0.00
4305 · Accum Depr - Submersible Pumps	-226.96	-226.96	0.00
4306 · Accum Dep - Phase 6	-157.00	-157.00	0.00
Total 4999 · Accumulated Depreciation	-751,851.14	-751,851.14	0.00
5000 · Mobile Home-Furniture & Fixture	11,013.97	11,013.97	0.00
Total Fixed Assets	2,157,610.85	1,799,077.04	358,533.81
Other Assets			
4500 · Unrealized Gain/Loss Investment	-772.85	0.00	-772.85
4510 · Suspense	12,749.98	0.00	12,749.98
Total Other Assets	11,977.13	0.00	11,977.13
TOTAL ASSETS	2,405,230.84	2,198,228.93	207,001.91
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	-0.01	-0.01	0.00
Total Accounts Payable	-0.01	-0.01	0.00
Credit Cards			
Bank of America- 0282 Julie	0.00	9,013.99	-9,013.99
Home Depot - 3600	91.09	0.00	91.09
HRVP Credit Card - 4018	143.42	0.00	143.42
HRVP Credit Card - 8098	5,836.39	0.00	5,836.39
Total Credit Cards	6,070.90	9,013.99	-2,943.09
Other Current Liabilities			
5001 · Snowbird Deposits	4,884.16	4,884.16	0.00

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Cash Basis

Holiday RV Park
Balance Sheet Prev Year Comparison
As of December 31, 2022

	Dec 31, 22	Dec 31, 21	\$ Change
5002 · Mobile Home Security Deposit	-11.96	-11.96	0.00
5030 · Accrued Payroll	8,118.96	8,118.96	0.00
5032 · Accrued Compensated Abs	4,801.73	4,801.73	0.00
5037 · Loan - Westwood Capital	378,560.38	450,000.00	-71,439.62
5040 · Gift Certificate Payable	-157.50	-157.50	0.00
5170 · T.O.T. Payable	-11,504.40	-9,986.16	-1,518.24
5240 · Corp Income Tax Payable	616.00	616.00	0.00
5250 · Garnishments	1,023.70	1,023.70	0.00
5300 · Deferred Tax Liability	23,200.00	23,200.00	0.00
5325 · Calsavers	-13.26	0.00	-13.26
Total Other Current Liabilities	409,517.81	482,488.93	-72,971.12
Total Current Liabilities	415,588.70	491,502.91	-75,914.21
Total Liabilities	415,588.70	491,502.91	-75,914.21
Equity			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	1,674,426.02	1,383,711.76	290,714.26
Net Income	282,916.12	290,714.26	-7,798.14
Total Equity	1,989,642.14	1,706,726.02	282,916.12
TOTAL LIABILITIES & EQUITY	2,405,230.84	2,198,228.93	207,001.91



Holiday RV Park
100 S. Dolliver
Pismo Beach, California 93449
(805) 773-1121

2023 Rules and Regulations for RVers

1. Introduction

Our Rules and Regulations have been developed as a basis for good relations within Holiday RV Park. Help us ensure that your stay is safe and comfortable by complying with the following rules and regulations while you stay at our Park.

The following Rules and Regulations are effective as of January 1, 2023 and are a part of your agreement with the Park for the RV Lot you have rented. As a guest of Holiday RV Park (HRVP), upon signing the registration packet, you and your guests automatically acknowledge receipt of and agree to abide by these Rules and Regulations. Thank you for your understanding and cooperation while enjoying our Park.

2. Use of Park and Facilities

A. Cleanliness: Guests of the Park must keep site in clean, neat, and orderly fashion always.

B. Please observe our 5 MPH speed limit throughout the Park.

C. RVers have the right to use the Premises and Park facilities in compliance with and subject to these Rules and Regulations, the other provisions of the Park's tenancy documents (including the rental agreement or registration agreement and the Park's CC&Rs), and the Recreational Vehicle park Occupancy Law. RVer agrees that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Park Management and each person individually. RVer agrees that he or she is not a third-party beneficiary of any other agreement between Owner/Park Management and any other person in this Park.

D. Registration:

(1) Upon arrival each Member or Guest must first check in and register at the Park office. Guests must show identification (driver's license), and/or confirmation of a valid reservation (for members of the general public).

(2) Reservations that are not registered by 5:00 p.m. are automatically cancelled, unless previous arrangements for late arrival have been made in advance.

(3) Check in time is 2:00 p.m.

(4) Checkout time is 12:00 noon.

(5) Members and Guests may request a late checkout time, with office approval, on a space available basis. A fee, as determined from time to time by Park Management (and posted in the Park's office), will be charged.

E. Reservations:

(1) Members may make reservations for themselves or their Guests by calling the Park at (805) 773-1121 (between 8:00 a.m. and 5:00 p.m.) up to 90 days in advance of their arrival. Members who make reservations on the 90th day before they arrive may reserve any available RV Lot of their choosing, excluding pull-through spaces. Pull-through spaces are reserved for Members requiring the additional space due to size of motorhome.

a) Members calling for reservations at least fourteen (14) days in advance will be given reservation priority over reservation requests from Guests of the public.

b) Members reserving less than fourteen (14) days will not have such priority.

(2) Guests of the public (18+) may make reservations up to thirty (30) days in advance for a stay of up to one (1) week, except for the following holidays: Easter, Memorial Day, Car Show Weekend, July 4th, Saint Anthony's Celebration, Labor Day, Thanksgiving, Christmas, and New Year's. All other reservations for the public are based on space availability. This will help accommodate spaces for Members.

(3) Requests for a specific RV Lot or area may be given to Park Management when reservations are made but are not guaranteed. Guests of the public and Members without reservations will be assigned to available unreserved Lots upon arrival.

(4) Reservations may be canceled only upon providing notice at least seventy-two (72) hours in advance of the scheduled arrival. Any Member who cancels a reservation without providing the required notice will be charged two (2) days against that Member's annual allotment of free days. For every day that a Member does not call to cancel, an additional day will be charged against his/her/its allotment of free days.

(5) Registered RVers wishing to extend their stay must notify the Park office at least seventy-two (72) hours in advance of the first day of the extension. Approval of such extension shall be subject to space availability.

(6) Prime days for the Park each year are as follows:

<u>Description</u>	<u>Date Range</u>	<u>Approx. # of Days</u>
New Year's Day	January 1	1 day
Easter Week	10-day period through Easter	10 days
Memorial Day Weekend	Friday - Monday	4 days
Car Show Weekend	TBD	3 days
Summer	July 1 - Labor Day	69 days
Clam Festival	TBD	3 days
Thanksgiving Week	Tuesday - Sunday	6 days
Christmas Week	December 23 - 31	9 days

F. General Rules Applicable to Occupancy:

(1) State law allows only one (1) RV per Lot. This means no more than one sleeping vehicle or accommodation per Lot. There are to be no more than six (6) occupants per Lot.

(2) Park facilities are for registered RVers and Guests only.

(3) The Park does not have a camp permit. Therefore, tents, camping, campfires (no wood burning open pits) and sleeping on the ground are not allowed. Tent trailers are acceptable.

(4) Members shall not sell their time or sublet their RVs.

(5) RVers who wish to stay more than twenty-one (21) days may be relocated, allowing the front half of the Park to remain available for RVers staying twenty-one (21) days or less.

(6) RV Lots in the 700's row will have a limit of a twenty-one (21)-day stay. The 700's row of Lots cannot be re-occupied by the same individual for at least fourteen (14) days thereafter. Members must use prime days to stay in the 700's row of Lots.

3. Park Personnel

A. The Association shall be represented by Park Management, including a manager, who can enforce the Rules and Regulations on behalf of the Association.

B. No security officers, security guards, or security personnel are provided with respect to the Park or any RV, other vehicle, or other personal property within the Park. The Park and its facilities are used by RVers, Members, and Guests at their own risk.

C. The Association and Park Management are not responsible for any injury, loss or damage to property, or any criminal acts which occur in the Park, and, to the extent permitted by law, RVer waives all claims against Association and/or Park Management related thereto.

D. The Park Management and its employees work under the exclusive direction and control of the Holiday RV Park Owners Association's Board of Directors ("Board") and NOT that of the Park's individual Members. The Park Management is the full time representative of the Board and is charged with, among other things, the responsibility of enforcing the rules set by the Board for the benefit of the Association as a collective body. All Members and other RVers in the Park are required to follow the direction of the Park Management in the discharge of its duties.

4. Community Status

A. Holiday RV Park is an all-age community with no minimum age requirements for RVers and their Guests.

B. The provisions of the Recreational Vehicle Park Occupancy Law apply to RVers, and the Park as set forth therein.

5. Members' Regulations

A. As of January 1, of each year, each Member has the right to free use of the Park for twenty-one (21) prime and twenty-one (21) non-prime days during the calendar year.

B. Dues and assessments must be kept current to ensure the right to use the Park. Members who are not current on dues and assessments may lose their privilege to use the Park and its facilities. A delinquency in payment of thirty (30) days will result in loss of all privileges, including loss of the ability (i) to use free prime and/or non-prime days, (ii) to rent an RV Lot in the Park at Member

rates, and (iii) to be approved for a monthly rental agreement or a snowbird agreement. A delinquency of sixty (60) days will incur a late fee, and Park Management will contact the Park's legal counsel. A delinquency of ninety (90) days or more will result in legal action.

C. Each Member who acquires an undivided ownership interest in the Park after January 1 will be entitled to the balance of unallotted prime and non-prime days for the calendar year.

D. There is no carryover of unused free prime or non-prime days into the next calendar year. Members must use it or lose it.

E. The Members of each undivided interest in the Park are those persons designated on each recorded deed. The first listed person on the grant deed and has the sole right and responsibility to vote, to pay dues, assessments, and other charges for use of the Park, and to receive statements, correspondence, and notices pertaining to the undivided ownership interest.

F. Additionally, the first listed person on the grant deed is financially responsible for not only dues and assessments, but for all other charges incurred by any of his or her guests, including charges for the use of prime and non-prime days in excess of the free allotment described in Section 5(A) above. All prime and non-prime day overages will be billed at the end of the year.

G. Rules Applicable to the Use of Prime Days:

(1) Members may not share or give away any portion of their allotment of free prime days. The use of free prime days allotted to a Member each year is limited to the Member and the members of his/her household.

(2) Requests to extend time on a reservation for additional days will be granted only on a space-available basis. Persons requesting time extensions may be asked to move to another Lot, no exceptions.

(3) Members may be permitted to reserve one (1) additional RV Lot for Guests during prime days, but only on a space-available basis and with the approval of Park Management. The Guest shall be responsible to pay the prevailing daily rental rate applicable to members of the public. All such Guests shall be advised that if they are depriving a Member of a space, they will be asked to leave. During prime days, a Member must stay in the Park with his/her/its Guest any time the Guest is registered.

(4) If a Member uses more than twenty-one (21) prime days in a calendar year, he/she/it must pay for the use of the extra prime days at the prevailing rental rate applicable to Members.

(5) Members who have used all their free allotted prime days for the year and are paying Members' rates will be asked to vacate the Park if necessary to ensure access to an RV Lot for a Member who is using his/her/its allotted free prime days. Members asked to leave will be picked on a first in, first out basis, as determined by receipt number and date.

H. Rules Applicable to the Use of Non-Prime Days:

(1) Members may not share or give away any portion of their allotment of free non-prime days. The use of free non-prime days allotted to a Member each year is limited to the Member and the members of his/her household.

(2) If a Member uses more than twenty-one (21) non-prime days in a calendar year, he/she/it must pay for the use of the extra non-prime days at the prevailing rental rate applicable to Members.

(3) Requests to extend a reservation for additional days may be granted only on a space-available basis. Persons requesting time extensions may be required to move to another Lot.

6. Monthly Rentals

A. RV Lots may be available for monthly rentals on a space-available basis. Monthly rates are for up to four (4) people. Monthly rentals are available to Association Members only.

B. The Park Management maintains a waiting list for Members who would like to apply for a monthly rental agreement. Only Members of the Association are eligible to get on the waiting list. Only one (1) Member per household (the first owner named in the deed) may be on the waiting list. Interested Members must contact the Park office and ask to be put on the waiting list. The Park's waiting list is the only way a Member may apply for a monthly rental agreement.

C. Monthly rental agreements are available by application only. Members must apply for a monthly rental agreement, submit all required information specified by the Park Management, be current on all dues and assessments, and be approved by the Park. There is no entitlement to a monthly rental agreement.

D. One monthly rental agreement per deed only.

E. The Park may not be used as a permanent residence.

F. Monthly tenants will be responsible for the upkeep of their RVs and their RV Lot.

G. Monthly rent is due and payable as provided in the rental agreement and will be late if not received by the 6th day after it is due.

H. Park Management has the discretion to assign up to forty (40) RV Lots as monthly rentals on a space-available basis.

I. The Park Management will decide the placement of monthly tenants in the Park.

J. In no event shall the term of occupancy exceed six (6) consecutive months. Park Management staff will notify each monthly tenant of their “deadline to move date.”

K. Upon the “deadline to move date,” the monthly tenants will be required to move out of their previously occupied RV Lot for a minimum of forty-eight (48) hours. Tenants must leave the Park for a period of at least forty-eight (48) hours and will be required to sign and return to the Park office a written 48-hour move out form to certify and acknowledge that they have complied with this requirement. Park Management will provide the appropriate form as part of the move out process.

L. Monthly rental rates are set by the Association’s Board of Directors.

M. Members may not use their free prime or non-prime Days (as defined in Section 5) to offset the RVer’s rental obligations under the monthly rental agreement.

7. Snowbirds

A. Snowbird rental RV Lots may be available on a space-available basis. Snowbird rates are for up to four (4) people. Snowbird rentals may be available to Association Members and to non-members. Priority will be given to Members.

B. One snowbird per deed only.

C. Snowbird rental agreements are available by application only. Interested persons must apply for a snowbird agreement, submit all required information specified by the Park Management, and be approved by the Park. Members must be current on all dues and assessments. There is no entitlement to a snowbird agreement.

D. The use of snowbird season may not be used to increase the allocated number of year-round monthly Lots.

E. The Park may not be used as a permanent residence.

F. All snowbird occupants shall be responsible for the upkeep of their RVs and their RV Lot.

G. Snowbird season begins September 15th and ends April 15th.

H. The start of the snowbird rental agreement begins when payment is received, and the agreement is signed.

I. Park Management has the discretion to assign up to sixty (60) RV Lots as snowbird rentals on a space-available basis.

J. The Park Management will decide the placement of snowbirds in the Park.

K. In no event shall the term of a snowbird’s occupancy exceed seven (7) consecutive months. Park Management staff will notify each snowbird of their “deadline to move date.”

L. Upon the “deadline to move date,” snowbird occupants will be required to move out of their previously occupied RV Lot for a minimum of forty-eight (48) hours. All snowbird occupants must leave the Park for a period of at least forty-eight (48) hours and will be required to sign and return to the Park office a written 48-hour move out form to certify and acknowledge that they have complied with this requirement. Park Management will provide the appropriate form as part of the move out process.

M. Monthly snowbird rental rates are set by the Association’s Board of Directors.

N. Members may not use free prime or non-prime Days (as defined in Section 5) to offset the RVer’s rental obligations under the snowbird rental agreement.

8. Recreational Vehicle and Accessory Equipment Standards

A. Recreational Vehicles: Only RVs as defined by Health and Safety Code Section 18010 are permitted to be placed on the RV Lot.

(1) Only one (1) RV may be placed on each RV Lot.

(2) The Park’s standard RV Lots will accommodate RVs with a maximum overall length of thirty-six (36) feet and a maximum width of one-hundred-two (102) inches, excluding slide-outs.

(3) The Park also has a limited number of pull-through and back-in Lots that will accommodate larger RVs (over thirty-six (36) feet in length). These may be available for an additional fee. RVers should contact the Park office for applicable charges and availability when making reservations.

(4) RV Lots numbered in the 100’s and 400’s sections will accommodate RVs up to thirty-six (36) feet in length. RV Lots in the 200’s and 300’s sections will accommodate RVs up to thirty-three (33) feet in length. RV Lots in the 700’s section and pull-through Lots are designated for RVs more than thirty-six (36) feet in length. Exceptions, at Park Management’s discretion, may be made based upon length of Lot and RV size.

(5) Placement of RVs shall be determined by Park Management. In no event shall an RV be located closer than six (6) feet from any building or other RV situated on an adjacent Lot.

(6) RVer's are responsible to confirm that their RVs are suitable for the Park and will fit within an available RV Lot prior to their arrival at the Park.

(7) Park staff and equipment are available to assist in moving an RV. Applicable fees and charges will be set by Park Management and are available in the Park office.

(8) Park Management may instruct that an RV be moved due to special circumstances, such as a conflict in reservations. In that event, no charge will be imposed.

(9) All RVs within the Park must be properly licensed. All owners of RVs shall furnish to Park Management a copy of the registration for the RV immediately upon its siting at the Premises and annually thereafter, or if there is any change in the legal or registered ownership.

(10) No tents or tent-camping will be permitted.

(11) No vans or trucks not specifically equipped for sleeping will be permitted as overnight accommodations. Class-B motor homes and vans are acceptable overnight accommodations.

(12) Pick-up trucks with RV campers are permitted. However, campers may not be removed while inside the Park.

(13) Each RV entering the Park must either be in good condition and approved by Park Management. Park Management reserves the right to exclude from the Park any RV that is not in good working order.

(14) A certificate of insurance for the RV must be available to Park Management; the certificate of insurance should indicate coverage for the duration of RVer's stay in the Park.

B. Accessory Equipment and Structures: The installation by RVer of any accessory equipment and structures on the Premises is prohibited without prior Park Management approval.

(1) Exterior Items: Only patio items and plants are permitted outside of your RV. Only two (2) moveable sheds are permitted at the lot with a maximum size of fifty-two (52) cubic feet per shed. Indoor furniture is not permitted outside of your RV, no exceptions!

(2) Antennas and satellite dishes must be approved by Park Management prior to installation.

(3) Sunshades, Windscreens and Privacy Screens: Roll-up, aluminum wind screens or privacy enclosures are not to be used for storage of any items not otherwise permitted outside the RV.

(4) Clotheslines are not permitted on the Premises.

(5) Patio and Carport Awnings: RVer's must have management approval and conform to city, county and state codes. All anchors must be removed upon vacating the Premises.

(6) Skirting is optional but must be neat and tidy in appearance if utilized.

D. Applicability of Title 25: RVer's are reminded that the standards and requirements of Title 25 of the California Code of Regulations applicable to Special Occupancy Parks will apply to all RV Lots, including RVs, accessory equipment, and structures in the Park.

9. General Maintenance of Premises

A. Premises: Each RVer is responsible for the maintenance and appearance of RVer's Premises and recreational vehicle. The Premises shall be kept free of weeds, litter, clutter, and debris always.

B. Landscaping: Any irrigation system must have prior written approval of Park Management.

(1) RVer is responsible for ensuring that water does not puddle or stand and drains away from the RVer's Recreational Vehicle into the street, but not onto other Lots or common areas. RVer may be required to correct improper drainage at RVer's expense, including, but not limited to, re-leveling, or otherwise adjusting the RV or repairing and/or replacing any improvements.

(2) When vacationing or absent for any other reason, it is the responsibility of the RVer to arrange for someone to water and to maintain the Premises.

(3) RVer must be careful when using water to maintain RVer's landscaping. To prevent the waste of water, nuisance to other RVer's, or damage to the roadway, water must be conserved and not permitted to overflow into the Park's streets or onto the RV Lots of neighboring RVer's.

C. Storage: Storage of anything beneath, behind or on the outside of the RV is prohibited. This includes, but is not limited to, storage of boxes, trunks, wood, pipe, bottles, tools, mops, ladders, paint cans or any item which is unsightly in appearance. However, items that are not prohibited in the Park may be neatly stored in up to 2 moveable sheds that are permitted in Section 8(B)(1) of these Rules.

D. **Dangerous Materials:** Anything which creates a threat to health and safety shall not be permitted on the Premises. No flammable, combustible, or explosive fluid, material, chemical or substances (except those customarily used for normal household purposes which shall be properly stored within the RV and/or storage building) may be stored on the Premises and then only in quantities reasonably necessary for normal household purposes.

E. **Utility Pedestals:** The utility pedestals at sites (water and utility hookups) must be accessible always. RVer's sewer and water connections must be water-tight and air-tight. If one of the Park's water shut-off valves is located on RVer's Premises, it must be kept uncovered and accessible always. RVer shall not connect, except through existing electrical or natural gas outlets or water pipes on the Premises, any apparatus or device for the purposes of using electric current, natural gas or water.

F. **Sewer System:** No objects that resist water (including, but not limited to, facial tissue, disposable diapers, paper towels, tampons, cotton balls) may be flushed or otherwise deposited into the sewer system. Grease, coffee grounds, facial tissue, disposable diapers, and sanitary napkins or other inappropriate items shall not be placed in the sewer system.

(1) The Association and/or Park Management shall not be responsible for damage done to any RV because of the stoppage or backing up of the sewer system due to the placement in the sewer system of any prohibited material. RVer acknowledges that the placement of such prohibited material into the sewer system is difficult, if not impossible, to police. RVer, therefore, waives all claims for personal injury or property damage caused by a stoppage in the sewer line due to the placement of prohibited materials into the sewer system, by any persons, known or unknown.

(2) All wastewater, including gray water, must be disposed of by using wastewater connections as directed by Park Management.

G. **Garbage and Trash Disposal:** Garbage must be wrapped and, with other refuse, must be placed in plastic trash bags and kept inside the RV until deposited in the designated disposal bins. Sanitary and health laws must be obeyed always. Combustible, noxious, or hazardous materials should be removed from the Park and not placed in bins. Lids on the disposal bins are to be kept closed. At no time must bins be so loaded with landscaping and pruning matter or other materials as to render the disposal of garbage impossible by other RVers. Materials must not be left outside of the bins. Bringing trash from outside the Park to dump in the Park's disposal bins is not permitted. Construction debris and large items such as mattresses and appliances are not to be disposed of in the bins. Trash will be picked up periodically by the local refuse hauler.

H. **Outdoor Décor and Signage:** The Park exists for the use and enjoyment of Members, Guests, and their families. The erection or display of outdoor murals, signs, or banners is prohibited without the express prior approval of Park Management, which may be withheld in its sole discretion.

I. **Advertisements:** "Patio sales," "moving sales," and "yard sales" are expressly prohibited.

10. Entry Upon Premises of RVer

A. Park Management shall have a right of entry upon the RV Lot or Premises for maintenance of utilities, for maintenance of the Premises where the RVer fails to maintain the Premises in accordance with the Rules and Regulations, and for the protection of the Park, at any reasonable time, but Park Management may not do so in a manner or at a time which would interfere with RVer's quiet enjoyment. Park Management may enter a recreational vehicle without the prior written consent of RVer in the case of an emergency or when RVer has abandoned the recreational vehicle.

11. Recreational Facilities

All individuals and/or groups using the Park and its adjunct facilities hereby assume all liability for injuries to persons or property during the use of the respective facilities and agree to hold Park Management and Owner free and harmless from all liability imposed by law for the injury of people or damage to property.

The Park is not responsible for any supplies or equipment left on resort property or any other adjunct facilities after use has concluded and all participants have vacated the premises.

The Park reserves the right of full access to all recreational facilities, pools, spas, etc., to see that rules, regulations, and applicable law is not violated. The Park reserves the right to cancel any reservations without notice if the facility is needed by Park Management for business purposes, if repairs are required, or for any other reason.

A. Recreational facilities are provided for the exclusive use of RVers and their accompanied Guests.

B. Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted in and about the facilities and are incorporated into these Rules and Regulations by reference.

C. No drinking of alcoholic beverages is allowed in or around the recreation area or building, except at special functions approved in advance by Park Management. If alcoholic beverages are to be consumed, a liability insurance binder may be required. No glassware or soft drink bottles may be taken into the recreation areas.

D. No gambling will be permitted at any time. However, bingo may be allowed with prior written approval given by Park Management and if bingo games are conducted in compliance with applicable law.

E. No RVer may have more than two (2) Guests at any time in the recreational facilities unless permission is granted by Park Management.

F. Smoking is not permitted in the clubhouse and other enclosed areas of the Park's common facilities.

G. Recreational facilities and swimming pool rules may be changed or revised upon sixty (60) days' notice to RVer.

H. Park Management shall not be responsible for loss, theft, or damage of personal property left unattended at the Pool or recreational facilities.

I. An RVer wishing to reserve the clubhouse or rooms in the clubhouse for private parties, meetings or other functions must apply by planning with Park Management two (2) weeks in advance, if possible. Should the date not conflict with any other applications, social events or planned use of the facilities, and upon approval by the Park Management, the request will be granted. During such a scheduled event or party, the clubhouse facilities will be open to other RVers and their guests.

J. There will be no charge for the use of the clubhouse. The facility shall be cleaned immediately after the event or party. All others using the facilities shall be responsible for normal cleanup and required to pay for damages that may occur. All such functions must be carried on in full compliance with these Rules and Regulations and the other residency documents of the Park. RVer will, therefore, be required to provide Park Management with information relating to the function so that Park Management may evaluate the function.

12. Swimming Pool Rules

A. Persons using the pool must do so at their own risk. There is no lifeguard on duty.

B. All persons must shower before using the pool or spa pool.

C. It is recommended, for safety concerns, that persons under fourteen (14) years of age should not use the swimming pool or spa pool unless accompanied by an adult.

D. Guests are not permitted to use the swimming pool unless accompanied by a Member or other registered RVer. No more than two (2) Guests per RV Lot are allowed in the pool or spa area at any one time without prior permission from Management.

E. All persons who are incontinent or who are not "potty trained" are not permitted in the pool.

F. Smoking and alcoholic beverages are prohibited in the swimming pool, spa pool, or the areas surrounding them.

G. For protection of deck furniture, please place towels over chairs when using suntan oil, creams, or lotions. No person may enter the swimming pool or spa pool with suntan oil or suntan products on her/his body.

H. Shoes or sandals must be worn to and from the pool area.

I. Park Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. RVers are responsible for the conduct of their guests.

J. No glass containers of any kind are permitted in the pool area.

K. Pools hours and additional pool rules are posted in the pool area and are incorporated herein by this reference.

13. Restroom and Shower Facilities

A. Restrooms and showers are provided for the exclusive use of registered RVers and their accompanied Guests. These facilities are available for showering before and/or after using the swimming pool or as a restroom for persons using the laundry room or swimming pool. At all other times, RVer is to use the bathroom(s) located in RVer's RV.

B. The Park restrooms and shower facilities are secured by a combination lock. RVers will be provided with an access code upon check-in. RVers must close the access door(s) to the rest room and shower facilities after use.

C. All RVs must be fully self-contained. The on-site bathrooms are closed every day from 1:00 - 3:00 p.m. for cleaning and no bathroom facilities will be available during that time.

14. Laundry Facilities

A. Laundry hours are posted. These facilities will be closed from time to time at Park Management's discretion for cleaning and repairs.

B. Washers, dryers, and all other laundry facilities are to be cleaned by RVer, inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry. Dyeing may not be done in the washers. The laundry is to be left in a clean, neat, and orderly condition. Pet laundry may not be done in the washers.

15. Parking

A. Not more than two (2) vehicles (other than the RV) may be parked on RVer's Premises, and all excess vehicles must be parked outside of the Park unless alternative arrangements are approved by Management.

(1) On a space-available basis, Management may assign additional parking spaces for ten dollars (\$10.00) per vehicle. Rates are subject to change without notice. Paid parking spaces are not allowed for RVs or commercial vehicles/trailers. Parking spaces may not be reserved prior to arrival at the Park. No Member free days may be used for any parking spaces.

(2) No paid parking of vehicles will be permitted in RV Lots during prime days unless alternative arrangements are approved by Management.

B. Parking is permitted only in designated areas.

C. Each vehicle belonging to RVer must be registered with Park Management.

D. No parking is permitted on the streets of the Park. Unless otherwise posted or permitted by these Rules and Regulations, no parking, including the parking of Recreational Vehicles, is permitted on the streets of the Park, except for the purpose of loading and unloading and only during the hours from 7:00 a.m. to 9:00 p.m. Vehicles belonging to repairman, delivery persons, health care personnel or Park employees may be parked for short periods of time on the street immediately adjoining the Premises where repairs are being performed or where services are being provided.

E. Vehicles parked on RVer's Premises may only be parked on the driveway and not on any other areas of the Premises. Parking is not permitted on vacant Premises or landscaped areas.

F. Guests may only park in designated guest parking spaces, on the host RVer's Premises, or on the street outside of the Park. RVers may not park in the guest parking area.

G. Any vehicle parked in violation of these Rules and Regulations or in violation of signs posted throughout the Park may be towed from the Park at the expense of the vehicle's owner without further notice.

H. Other than the RV located on the Premises, sleeping in vehicles is prohibited.

I. No automobile may be "stored" on the Premises. "Storage" shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not used for a period exceeding four (4) weeks or the parking of more than one vehicle to sell those vehicles as part of a commercial activity. However, RVers may leave their vehicle in their parking space when on vacation, so long as the RVer informs Park Management of the dates of the vacation.

J. A small boat and trailer or small utility trailer may be stored on the Premises with prior written approval from management. Management reserves the right to determine the size, appearance and placement of a boat or utility trailer.

K. All vehicles within the Park must have current vehicle license plates and current vehicle registration stickers affixed and clearly legible always.

L. Other than approved recreational vehicles, no buses, boats, trailers, or other similar vehicles that are not self-propelled may be parked on RVer's Premises at any time. All such prohibited vehicles and conveyances shall be parked outside of the Park always. No such prohibited vehicles belonging to a Guest may be parked on the host RVer's Lot or otherwise stationed within the Park at any time.

M. Any vehicle parked in any fire lane, blocking trash dumpsters, or driveways, or any exit or entranceway is subject to towing at vehicle owner's expense without further notice.

N. No vehicle may be kept on jacks, blocks, axel stands or otherwise elevated except for simple and expedient changing of flat tires to allow vehicle to be safely operated. Any violation will result in immediate towing of the offending vehicle from the Park at vehicle owner's expense.

O. Park and Park Management are not responsible for theft, vandalism, or damage to the vehicles of RVer or their guests.

P. RVer and guests are further responsible for obeying all posted regulations and restrictions, which are incorporated herein by reference.

16. Motor Vehicles and Bicycles

A. No vehicle leaking oil, or any other substances or fluids shall be allowed in the Park. Any car dripping oil or gasoline must be repaired immediately.

B. No maintenance, repair, or other work of any kind on any vehicle, boat or recreational vehicle may be done on the Premises without Park Management's consent. This includes, but is not limited to, the changing of oil.

C. Washing of vehicles, other than light sponge and pail cleaning, is prohibited within the Park. RVers and their Guests are encouraged to use off-site vehicle-washing facilities to both conserve Park water and to avoid annoyance and potential damage or inconvenience to neighboring RVers and Guests from spraying and/or flowing water.

D. For the safety of all persons within the Park, no vehicle may be driven in an unsafe manner. All traffic signs must be obeyed. The speed limit in the Park is five (5) miles per hour (5 mph). Continued failure to cooperate with Rules and Regulations related to motor vehicles, their safe operation and parking within the Park may result in the loss of their parking space and/or be considered cause for eviction.

- E. Pedestrians and bicycles shall be given the right-of-way.
- F. No vehicle may be operated in the Park by any person who is not properly licensed. All vehicles operated within the Park must be registered and licensed for street usage.
- G. Dune buggies, mopeds, dirt bikes, off-road vehicles and all-terrain vehicles may not be operated inside the Park.
- H. Bicycles may only be driven on the roadways and not on sidewalks, grass, vacant Premises, or any other paved area. Bicycles must obey the same traffic regulations as cars. Helmets must be worn in compliance with the California Child Safety Law.
- I. If driven at night or at dusk, bicycles must be equipped with a light on the front and a reflector in the rear.
- J. Vehicles operated in the Park must be properly licensed with current vehicle license plates and registration stickers affixed and legible.
- K. Failure to observe these Rules will result in the offending vehicle being removed from the premises at vehicle owner's expense.

17. Conduct

- A. Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing, or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable, or abusive language or conduct. The use or display of any weapon, including, but not limited to, a bow and arrow, BB guns, knives, swords, batons, fireworks, explosives, mace, pepper spray, electric "tasers" and guns is expressly forbidden. Persons under the influence of alcohol or any other substance shall not be permitted in any common area or other area of the Park which is generally open to RVers and their guests.
- B. Quiet hours are from 10:00 p.m. to 8:00 a.m.
- C. RVers and their Guests shall not encroach or trespass on any other person's Premises or upon any area which is not open for general use by RVers and their Guests. All Park property which is not for the use of RVers and their Guests, including, but not limited to, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Park Management, shall not be used, tampered with, or interfered with in any way by RVer.
- D. RVers must avoid littering and leaving unconsumed food out in the open.
- E. Except for commercially manufactured charcoal or propane barbecues or propane fire pits, or other appliances installed in RVer's RV, no fires are permitted on the Premises. No wood-burning fires are allowed under any circumstances.
- F. Registered RVers are responsible for the actions and conduct of RVer and all other occupants of RVer's RV and for the actions and conduct of RVer's Guests and invitees. Such responsibility shall include, but not be limited to, financial responsibility for any breakage, destruction, or vandalism of the Park's recreational facilities and common areas.
- G. The Premises and RVer's recreational vehicle shall be used only for private recreational purposes, and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, the following:
 - (1) Any activity requiring the issuance of a business license or permit by any governmental agency.
 - (2) The leasing, subleasing, sale, or exchange of recreational vehicles.
- H. Park-owned chairs and other equipment are not to be removed from their original location.
- I. RVers are responsible for the actions and conduct of all other occupants of RVer's recreational vehicle and for the actions and conduct of RVer's Guests and invitees. Children are also subject to the Park's Guest policies. Children's behavior must be reasonable and non-destructive. Children are not allowed to enter upon or play on any other RVer's Premises without the express permission of that other RVer. Children may not enter or play upon vacant Lots at any time. Children in the Park must be supervised by a responsible adult always.
- J. Violations of these rules of conduct may be noted and entered into Management's files for the involved RVer(s).
- K. Management reserves the right to ask Members and other RVers to vacate the Park immediately for disruptive or disturbing behavior in violation of these Rules.

18. Insurance

- A. Park does not carry public liability or property damage insurance to compensate RVer, RVer's Guest or any other person from any loss, damage, or injury except those resulting from actions where Park would be legally liable for such loss, damage, or injury. RVer is responsible for obtaining, at RVer's own cost, extended coverage for RV, fire and other casualty insurance on the recreational vehicle, other improvements and contents to the full insurable value and such other insurance as is necessary to protect RVer, RVer's Guest or others from loss or liability, and RVer hereby agrees to indemnify and hold harmless Owner and Park from any liability thereof. Insurance to also cover debris removal.

B. Snowbird and Monthly Tenancies: Evidence of insurance is required upon application for tenancy at the Park.

19. Pets

A. All pets outside of RVs must be kept on leashes (maximum of six (6) feet in length) always. All pets are to be kept inside at night and are never to be left unattended. Two (2) well-mannered pets are allowed per site. Pet licenses and/or rabies certificates must be current. All guests are responsible for cleaning up after their pets, or they risk eviction and forfeiture of time or monies, no refund. Bags are available throughout the Park for use to clean up after your pet.

- (1) The types of pets permitted are a domesticated bird, cat, dog, or aquatic animal kept within an aquarium.
- (2) Non-house pets (including farm animals) are prohibited under any circumstances.
- (3) Your neighbors' Lots are NOT FOR PETS to walk through and/or relieve themselves.
- (4) We reserve the right to ask you to leave the Park immediately if your pet is a nuisance or is disturbing other guests.
- (5) Pets are not allowed in the showers, rest rooms, pool area, laundry room, or clubhouse.
- (6) Other than guide dogs, signal dogs and other service dogs as defined by Civil Code § 54.1, pets will not be allowed in the clubhouse or any recreational area at any time.
- (7) Fines imposed for failure to comply with the Rules and Regulations of the Association must be paid immediately. Park privileges will be suspended until the fines are paid in full.
- (8) No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure.
- (9) The tying up of pets outside the RV and leaving them unattended is prohibited.

20. Renting, Subletting or Assignment

RVer shall not sublease, rent, or assign RVer's recreational vehicle, the Premises, or any rights or interest that RVer may have under RVer's registration agreement or rental agreement.

21. Solicitation

Throw-away newspapers, distribution of handbills, notices, or advertisements, and door-to-door selling, or solicitation are not permitted without Park Management's consent. All salespeople must make individual appointments with the RVer concerned or interested.

22. Park Office and Complaints

A. Except in an emergency, please do not telephone or contact Park Management after normal business hours. The Park's office phone is for business and emergency use only. The after-hours emergency phone number is (805) 423-9494.

- (1) Except for emergencies, all complaints must be in writing and signed by the person making the complaint.
- (2) All community business is conducted during posted office hours.
- (3) RVer shall not request maintenance personnel to perform jobs for RVer, nor shall RVer give instructions to maintenance personnel. All repair or maintenance requests shall be submitted in writing to Park Management.

23. Revision of Rules

The Association's Board of Directors reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as well as additional rules and regulations and hours posted in and about the Park Facilities.

READ AND ACCEPTED:

RVer

Date: _____

RVer

Date: _____

Locker No. _____ (if applicable)



Annual Dinner Celebration

Saturday, March 11th

Arroyo Grande Portuguese Hall

• 20\$ Per Person •

Doors Open 5PM Dinner Served 6PM

—MENU—

APPETIZER – 3 Types of Sausage

DINNER – Chicken & Beef, Beans, Salad, Bread

No-Host Bar! • Live Band! • Door Prizes!

• Entertainment! • Parking Onsite! •

And More!





Tickets are available PRIOR to the event ONLY

**Reach out to the Office via Email, Phone, or In Person
before March 11th to reserve your Ticket**

Email: Info@holidayrvpark.org

Phone: (805) 773-1121

**Directions To Arroyo Grande Hall Assosiation
(Portuguese Hall)**

1. Start out going **Northwest** on **South Dolliver St/CA-1/Pacific Coast Hwy** toward **Cypress St.** Go for 0.2 Mi.
 2. Take the 3rd **Right** onto **Ocean View Ave.** Go for 0.1 Mi.
 3. Merge onto **US-101 South.** Go for 3.1 Mi.
 4. Take **Exit 187A** toward **CA-227/Grand Ave.** Go for 0.2 Mi.
 5. Turn **Left** onto **East Grand Ave (CA-227).** Go for 0.4 Mi.
 6. Continue on **East Branch St (CA-227).** Go for 0.6 Mi.
 7. Turn **Slightly right** onto **Huasna Rd.** Go for 115 ft.
 8. Your destination will be on the **Left.**
- 