



# Bulldog Park

LUXURY RV FACILITY

## Rules and Regulations for Bulldog Park

1. Owners at Bulldog Park may keep their RV on their site for 90 contiguous days from September through November. At the end of 90 days the RV must be removed from Bulldog Park for a period of at least one week in order for Bulldog Park to be in compliance with the Athens Clarke County Zoning Ordinance.

- Park may not be used as a storage facility
- RV may NOT be moved from one site to another, it must leave the park for one week before returning
- All owners must turn down electrical usage to basics such as refrigerator when not at park
- Letter to be sent out by Wynn Properties Services to owners that violate policy

After 90 contiguous stays at Bulldog Park, owners will be requested to remove their vehicles from Bulldog Park within 7 days. In the event that an owner is unable to personally move the vehicle from Bulldog Park, Wynn Properties Services will provide the contact information of a storage facility that will pick up and store the vehicle for 7 days and return the vehicle at the completion of one week to Bulldog Park.

2. Owners may keep their vehicle at Bulldog Park for a period not to exceed 30 contiguous days during non – football months. After 30 days the RV must be removed for a period of at least one week, in order for Bulldog Park to be in compliance with the Athens Clarke County Zoning Ordinance.

- Park may not be used as a storage facility
- RV may NOT be moved from one site to another, it must leave the park for one week before returning

- All owners must turn down electrical usage to basics such as refrigerator when not at park
- Letter to be sent out by Wynn Properties Services to owners that violate policy
- After 30 days contiguous stays at Bulldog Park, owners will be requested to remove their vehicles from Bulldog Park within 7 days. In the event that an owner is unable to personally move the vehicle from Bulldog Park, Wynn Properties Services will provide the contact information of a storage facility that will pick up and store the vehicle for 7 days and return the vehicle at the completion of one week to Bulldog Park

Athens Camper Storage is available for 25.00 per week, 706-543-9353.

3. Owners are requested to turn up the air conditioning units to 78 degrees when they are away from Bulldog Park and keep their electrical use to a minimum.

The Rules Committee would appreciate input from the ownership of Bulldog Park on how to manage this rule.

4. Owners are required to house all of their personal possessions inside their vehicles at the time they leave Bulldog Park for a period of 24 hours or more. Our objective is to maintain the property values of the facility and ensure that the park is maintained to the highest of standards.

- During football season any personal items left at the park must be secured to or underneath RV to avoid being blown away.
- During the off season the following items may be left behind secured on concrete pad
  - Tables/Chairs over 100 pounds that are too heavy to move
  - Large grills
  - Bulldogs/nameplates
  - Customized steps/stairs
  - Items not listed do require approval before left at the park

iii) Owners are requested to remove all non-approved items from their site at Bulldog Park as they leave the facility for more than 24 hours.

iv) Any non-approved items will be subject to removal from the facility

5. The park does provide areas that are Pet Friendly as well as Pet Free Zones. It will be the responsibility of the ownership to keep their pets on a leash while in the facility. The facility also has areas along the perimeter of the park to curb your pets, we have provided "doggie stations" for your convenience and participation to keep our grounds free off animal waste.. The owners are responsible for cleaning up after their pets.

- Designated animal areas are on the perimeter of the park for curbing your animal. Doggie Bag Stations have been conveniently located on the perimeter of the park.
- The Playground Equipment area of Bulldog Park, next to the Pavilion has been designated as animal free zones.

- Per Athens-Clarke County Leash/Tether law, all dogs must be on a leash while inside the park
- Pets must be licensed, vaccinated and wearing up to date license tags at all times.
- Do not allow pets to dig in the parks grassy areas.
- Excessive barking is prohibited.
- Owners are responsible to educate their guests to follow the same guidelines

6. Association's Ability to Levy Charges for Requested Services - By purchasing a unit (space) within the Bulldog Park Condominium, owners are deemed to have requested certain services made available through the Bulldog Park Condominium Association (the "Association"). These services are not optional and are categorized as follows and include, but are not limited to, the items in parentheses:

- i. Game Day Related Expenses (Entertainment, Campus Transportation, Car Parking Passes, Security Guard, etc.); and
- ii. Maintenance & Repairs (Services, Supplies, Entrance Gate Expenses including Cards, etc.); and
- iii. Unit Utilities - Hook-ups (Electricity, Water, Television, Trash Removal, etc.).

In accordance with the Official Code of Georgia § 44-3-80 (c), the Association shall levy charges equally among the purchased units within the development for these requested services.

7. No owner can make any adjustments to their site without approval from the Architectural Review Committee. This is inclusive of storage containers.

- Any changes to an individual's pad site must be approved by the Architectural Review committee.
- All trees, Shrubs stakes, flag poles or any added improvement that has been approved by the Architectural Review Committee, must be installed by our maintenance man or a responsible service provider
- Any changes that are approved by the architectural review committee and require construction will need to be approved by the Athens Clarke County Planning Department

8. Homeowner dues will be payable on June 5<sup>th</sup> of each calendar year. There will be a 5% late fee per month for all payments received after that date.

9. Each owner will be given, prior to football season an entrance pass for their RV and two guests passes for automobiles

- Additional guest parking is available on the far ends of the pavilion next to the BBQ areas. These spaces are for automobiles only.
- **There is no parking of any type of vehicle on the grass surface areas inside Bulldog Park.**
- Additional Guest Parking will be reviewed with Custom Image and The Athens Clarke County Recycle Center each year to provide additional guest parking of the owners on Game day

- All owners may provide another owner with the use of their site for guest parking but are requested to have that owners pass inside the car at all times while inside Bulldog Park. In the event that obtaining a parking pass is not possible Wynn Properties Services will provide your guest the pass at the gate.
- In the event that an owner is unable to provide a park pass to their guest prior to their arrival, it will be the owner's responsibility to contact Wynn Properties Services with the name of their guest by Wednesday prior to the game and a pass will be prepared for them. In the Event that an owner is unable to notify Wynn Properties Services of their guest by Wednesday and is unable to provide their guest with a pass, it will be the owner's responsibility to meet the guest at the front gate and escort then to the owners site.
- **All sites on game day may provide parking for one RV and Two automobiles. If an RV is not brought to a site a maximum number of three automobiles may be parked on a single site.**
- **All unsold sites at Bulldog Park are not to be used as over flow parking on game days.**

In the event that an owner wishes to rent a site on game day, and spaces are available Jamie Dutton 1 706 473 0990 will prepare a rental agreement for that weekend.

All rentals for the weekend will require a \$250.00 security deposit and will be fully refundable if the site is properly maintained. Our weekend rental for an RV is \$350.00 with arrival on Friday and departure on Sunday.

10. Each individual site owner has the opportunity to bring 12 people into Bulldog Park on game day. Any additional guests over that amount needs to be emailed to Wynn Properties Services.

11. Each owner will have access to the facility on a 24 – hour basis. The front gate to the facility will have a key pad entry system.

12. The owners of each site at Bulldog Park will have the responsibility for the actions of their guests while in Bulldog Park.

13. The Parks management group will maintain the facility in a manner that is consistent with the standards imitated of the parks opening. All repairs will be charged directly to owners that have not made the necessary repair.

14. The park will not provide children's supervision and it will be the parent's responsibility to watch their children's activities

- The age limit on playground equipment is 12 and under
- **Parents have responsibility to ensure their children's safety while riding, bicycles, scooters and skateboards inside the park.**
- Bicycles, scooters and skateboards are PROHIBITED in the Pavilion area

15. The total number of spaces at Bulldog Park will not exceed 300 sites

16. All vehicles that are in Bulldog Park must obey the speed limit of 10 miles per hour

- Shuttle Buses
- RV's
- Automobiles
- Golf carts and all motorized vehicles

17. Motorized Vehicles:

- All motorized vehicles must have licensed driver
- All golf carts must have proof of Insurance and on file with Wynn Properties Services and must be turned in with yearly dues.
- Golf carts must have a Bulldog Park issued decal visibly affixed to the vehicle to identify the vehicle and its owner.
- iv) All motorized vehicles must be operated in a safe manner to ensure the safety of the drivers their passengers and owners and guests of the park
- v) Number of riders must not exceed number of seats in motorized vehicle
- vi) No pulling anyone or anything behind a motorized vehicle
- vii) No driving while intoxicated
- viii) Golf carts must have working headlights if driven at night as well as working red rear lights.
- ix) Do not leave keys in the golf cart while it is not in use.
- x) Owners and guests of the park will be presented a copy of the rules and regulations. Jamie Dutton or Wynn Properties Services will be responsible for ensuring the information is received and understood
- xi) Dangerous activities involving golf carts or motorized vehicles need to be reported to Wynn Properties Services at the time of the occurrence.

18. Bulldog Park current quiet time begins at midnight. At that time all noise, including music – must be contained to your individual site.

19. Service providers: All service providers to include taxis, ice delivery, newspaper delivery etc. must obey the rules of the park before receiving entry to bulldog Park.

- Any service provider that does not follow the prescribed rules of the facility will no longer granted access to Bulldog Park.
- Owners have responsibility in providing the service provider with guidelines while driving a vehicle inside the gates at Bulldog Park.
- All service providers that are on the list of service providers will be allowed entry to Bulldog Park and be provided a copy of the rules to share with their employees
- New service providers will be added as needed and be apprised of the rules they need to follow while inside the park
- v) Every owner must provide a completed contact list of every service provider that will be coming into the park.

vi) Service providers must arrive at Bulldog Park on the following days. Mark Gibbs and or Eduardo will be in the park at the following times.

Mondays 2:00 to 5:00

Wednesdays 2:00 to 5:00

Fridays 8:00 to 11:00

20. Bulldog Park Owners are responsible for proper insurance coverage for all of their vehicles while at Bulldog Park.

21. Violation within our Rules and Regulations can be reported confidentially to Wynn Properties Services, Brooke Wade by calling Office: (706) 227-1326, Cell Phone: (706) 224-2261, or by emailing [brookewade14@gmail.com](mailto:brookewade14@gmail.com).

22. Owners and lease holders are to stop in front of the gate and allow the gates to close. This measure is to ensure every visitor to the park must punch in a code to gain access.

23. Off duty Police officers Responsibilities:

a. All vehicles that enter Bulldog Park are to observe the 10 miles per hour speed limit

b. All drivers of a motorized vehicle inside Bulldog Park must have a valid Drivers License

c. Any golf cart not displaying a Bulldog Park sticker confirming proof of Insurance will be asked by the police officer to remove the golf cart from the facility. A Bulldog Park golf cart sticker will be provided by Sherry Nash upon receipt of proof of Insurance.

d. The police officer will be responsible for ensuring that noise levels meet the Athens Clarke County noise ordinance

e. The police officer will be responsible for ensuring that the parking guidelines of 1 RV and 2 automobiles or three automobiles per site is enforced