

Rules and Regulations at Courtney's Sleepy Hollow

1. No boat, trailers or vehicles are to be parked any place on the premises except on your lot. The boat trailers can be parked in the center away from the boat ramp during the day when boats are in the water.
2. Please no parking or driving on the grass area east of the road from the boat ramp to walk way of the river beach area.
3. The pastures are private property. No one has permission to drive any vehicle including recreational vehicles off the road ways. Control your visitors and inform them of these rules. The landowner accepts no liability for anyone injured.
4. ALL bottle rockets are banned on the land owner's property. Fireworks are allowed, but adult supervision is a must. Please respect everyone's property when lighting them and pick up afterwards. In real dry years all fireworks may be banned.
5. Hunting permits are issued with written permission only. 2 permits per cabin, going to the tenants and off springs only.
6. All motorized vehicles (not loud) must be ridden at low speeds and the roads are not to be used as a race track, or you will be asked to park it and may not be used on our premises again.
7. We do not send out a notice prior to the month your rent is due. To avoid a late charge please send your check by the due date. For all late payments there will be a fine of \$75.00 a month until your rent is paid in full.
8. No motor homes, campers, or enclosed trailers are to be parked in our Resort. If you see one on a lot it is because I gave permission for it to be there and a new cabin will soon be built there.
9. Your side-by-side, 4-wheelers and golf carts now must have your lot number on it in a visible place on the front and back with the numbers at least 5" tall. **This must be done by July 1, 2022.** These recreational vehicles must also have working lights.
10. Parents you must make a good judgment how young your child should drive a golf cart or have an adult in the golf cart with them. Remember you are responsible for all accidents and damages. The landowner accepts no liability for anyone injured.
11. No sub-leasing or renting your cabin/trailer house out. You need to be present when you have visitors and they also must follow our rules.
12. When you want to sell your cabin/trailer, you must first let me know and then the buyer must be approved by me. You will need to file a 521 Transfer Statement along with a deed or bill of sale with the Boyd County Clerk.
13. **ABSOLUTELY NO DUMPING** of anything on our land. You could be fined and will be made to clean it up. The leaves can be bagged and you can take them to your disposal or burn them in your fire pit. If you burn you must be sure the fire is all out before you leave or go to bed. If you have tree branches or cut up trees, call me about the disposal of them
14. You must keep your yards neat and clean — which includes mowed, leaves raked up, all construction materials that must be used in short order and remains moved out and odds and ends that clutter the premises. I will give written notices to you where I see a problem.

15. You must have permission to build or move in any small storage shed. Boyd County is "zoned" and therefore anyone adding an addition, new home, new building, mobile home, etc. Must file a Building Permit with the county. Any questions please call the County Assessor at 402-775-2311
16. Please be responsible and reasonable of the other people's quiet times in the evening. People need to tone down the noise at 10:00 p.m.
17. When you have bonfires, never go to bed or leave for home until all the fire/coals are put out.
18. If you wish to have a big group of people at your cabin, it needs to be cleared with me first. You are responsible for those attending to follow our regulations. I am not liable for any accidents.
19. All cabins, trailers and storage sheds must be kept painted and in good condition.
20. It is your responsibility at all times to maintain and stabilize the riverbank on your property line by using rock or broken concrete. You also must keep the weeds and tall grass cleaned up so you have a nice clean sandy beach in front of your lot.
21. Dogs have become an issue:
 - All dogs must remain on a leash when outdoors.
 - You must pick up your dog's droppings on your own lot as well as elsewhere.
 - NO barking dogs allowed.
 - Dog pens have to be approved by me.
22. I have found that you are not keeping the beach clean and are leaving miscellaneous things there. What you take to the beach, has to be taken off the beach by night. The volleyball net can stay up during the summer season.
23. Cutting trees is not allowed without my permission. When a tree is cut down you are required to plant at least a 4-5 foot tree on your lot and I will help you decide for the placement of the tree. No fruit trees.
24. Always feel free to come and talk to me with any questions, or concerns, or just a good friendly visit. Ok?
25. Please go over these rules with your family. Please make a copy of these rules so you have one copy at home and the other copy at your cabin/trailer.
26. Thank you for you cooperation and let's all work together to make this a fun, neat, enjoyable and happy resort. I appreciate each one of you. A big thank you goes out to all of you!

Sincerely,
Marvene

P.S. A wave, a smile, a Hello goes a long way to being friendly!

PLEASE SIGN THIS COPY AND RETURN TO ME

Print Name _____

Signature _____ Date _____