

Sherwood Forest



Owners Association

ATTENTION PERSPECTIVE LOT PURCHASERS

Sherwood Forest is an own your own site campground. It is an Association made up of over 850 sites, governed by a member elected Board of Directors that offers economical family recreation for the young as well as those retired. Still interested? Read on!

Congratulations! We certainly wish you success in finding a lot in our campground. This letter has been written as a result of questions and concerns that have arisen in the past with the sole intent of helping your endeavor be pleasant and problem free.

To further assist there are two realtors that own lots in Sherwood Forest, and their cards are available at the front counter. In addition to the website, we also have two "For Sale" books, one by owner and one by agents that you may view on your own in the Clubhouse. The following are some things you should be aware of:

1. Check to make sure:
 - a. The owner has a marketable title
 - b. Real Estate taxes are paid
 - c. Prior assessments are paid

2. Registration fee (All lots) – Reinstatement Fee (Lots purchased from the County)
 - a. There is a \$225.00 new owner registration fee for each lot. This fee must be paid before the office records can be updated with new owner information.
 - b. A \$500.00 Fee to restore campground amenities on tax forfeited lots.

3. Rules:
 - a. By-laws, Covenants and Rules define owner responsibilities and rights. They also govern lot usage, common area usage, building restrictions, owner behavior, guests, etc. and as an owner you agree to abide by these documents.

4. Assessments:
 - a. Currently, Assessments are billed on an annual basis to each lot in Sherwood Forest that is not owned by the Association. These charges become an automatic lien upon the property.
 - b. Total amount billed to each lot for the 2014 – 15 camping season is 900.00, and is made up by:
 - i. \$890.00 operating charge. (This can be increased a maximum of 10% each year by the Board of Directors without approval of the membership). \$10.00 Permanent Capital Assessment.

Total assessment is due April 1st of each year, however, partial payments are allowed if paid according to schedule (available at the front desk).

Other questions and concerns you may have may be directed to our Manager.

Thank you for your inquiry and HAPPY CAMPING!!!