

**Wesleyan Bible Conference
Association**

8225 Wesley Drive
Brooksville, FL 34601-2798

*Wesleyan Village
Handbook*



"...the place to be."

Telephone: (352) 799-1644
Fax: (352) 799-2311
e-mail: wbcainfo@wesleyanvillage.org
web: www.wesleyanvillage.org

WESLEYAN VILLAGE

**A Christian senior community
that seeks to provide a living environment
that contributes to the spiritual, physical, emotional and
relational wellbeing of its residents.**

WELCOME

The Wesleyan Bible Conference Association welcomes you into its membership. We are a family of believers with divergent backgrounds who aspire to common goals. In the Christian community, as in any family, varying viewpoints will arise. The Management welcomes your input and remains ready to offer clarification of any of the following material which may cause concern or misunderstanding. It is our purpose to maintain the spirit of unity which is the mark of good relationships in a community whose standard is:

"So in everything, do to others what you would have them do to you."
Matt. 7:12 (NIV)

STATEMENT OF PURPOSE

The Wesleyan Bible Conference Association has as its objective the operation of a Christian community within which residents share Christ as Savior and Lord and commit themselves to growth in grace, loving service, and support of the world-wide mission of the church.

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FROM THE MANAGEMENT OF WBCA

The Wesleyan Bible Conference Association (WBCA) is affiliated with The Wesleyan Church historically and spiritually. It provides a unique service to its membership and people of other denominations within the holiness movement. Although our registered name is "Wesleyan Bible Conference Association, Incorporated", we are commonly called "Wesleyan Village", "WBCA", "Village", and "Association". These labels are used interchangeably in this Handbook. The term "management" is used to refer to the Board of Directors and its elected officers and staff.

The staff and many residents live in the Village as a permanent home. Others live here only during the winter months. A few come for shorter periods of time, renting available rooms, apartments, houses, or mobile units for a few days or several weeks.

The Wesleyan Bible Conference Association manages about 270 acres of land with paved streets, electricity, water, and sewer connections in developed areas. Currently the Village consists of eight residential sections with additional sections designated for housing and future development.

The developed sections include:

- **Epworth Estates**—private homes and undeveloped land
- **Shepherds Court**—private homes, quads and duplexes and land for developing additional duplex units
- **John Wesley Manor**—manufactured housing
- **Phillippe Park**—private homes
- **RV Park**—spaces for 42 mobile units
- **Wesley Commons**—private homes, manufactured housing, life-lease units
- **Wesleyan Homes**—life-tenancy homes for retired missionaries, rental units and private homes
- **"Gatehouse"** and **"cart path"** lots
- **"Cortez property"**—maintenance facility and future offices

For purposes of applying rules and regulations contained in this Handbook, Wesleyan Village consists of all property owned or developed by the Wesleyan Bible Conference Association.

In addition, facilities and common ground owned by WBCA membership for their benefit include:

- **Nicholson Center** which has a modern kitchen and serving line adjacent to a dining hall with a seating capacity of 400. This Center is open (except for Saturdays) from the first of November to the end of March for noon meals. Other special events are often held in this facility.
- **Elliott Community Center** which contains a small library; a lounge with game area and TV; a computer room with wireless capability; a coffee/snack shop/tea room; and space for social and spiritual activities for up to 300 people.
- Rental units for short-term housing: **Stevenson** (5), **Storey** (5), **Thompson** (3), **Westendorf** (16).
- **Fitness Center** which has a heated swimming pool and workout equipment.
- **Fitness Center Annex** with exercise equipment.
- **Courts** for shuffle board, horseshoes, and basketball.
- **Nature trails and ponds.**
- **Gazebo Cookout Center.**

While Wesleyan Village serves retirees, it is a place where residents can be as active as they choose. Under the direction of our Event Coordinator, there are many opportunities for recreation and fellowship within the Village as well as access to local and regional cultural events.

Many residents volunteer their time and talents for service which benefits WBCA, the local church and the larger community. Our volunteers do an excellent job of keeping things operating and making life better for all who live here.

SPIRITUAL LIFE IN WESLEYAN VILLAGE

The **Brooksville Wesleyan Church** (BWC), located adjacent to the Village and a member of the Florida District of The Wesleyan Church, serves as the center of spiritual life for Village residents, community members and visitors.

The Senior Pastor and staff, with the assistance of many volunteers, provide a full and active ministry, including Bible-based preaching, children's and youth ministries, a vibrant missions emphasis, and an excellent music program.

Facilities include a 900-seat sanctuary, 150-seat chapel, classrooms for Christian education, and a spacious foyer for fellowship. BWC and WBCA work together in promoting programs and sharing facilities. An annual Camp Meeting in January and Bible Conference in March, both sponsored by the Association, meet in the church sanctuary. Special church events take place in WBCA facilities.

The Wesleyan Bible Conference Association continues to be a center for the promotion of Christian holiness. In Wesleyan Village this community of believers loves and serves God and enjoys Christian fellowship.

Welcome to Wesleyan Village!

WBCA BOARD OF DIRECTORS

HISTORICAL SKETCH OF WESLEYAN VILLAGE

In 1953 Rev. Foster Piatt, President of the Florida Conference of the Wesleyan Methodist Church, initiated the purchase of thirty acres of pastureland east of Brooksville with the vision of developing a camp meeting grounds for the Conference. By 1960 a tabernacle was constructed and hosted a General Church Conference on Evangelism.

In 1970 the Florida Annual Conference recommended that a new organization be formed to assume leadership and development of what had become a Christian retirement center. In response, the Wesleyan Bible Conference Association was formed. Its first officers were: Dr. Paul F. Elliott, President; Rev. Edward Burton, Vice President; Dr. C.C. Decker, Secretary; and Rev. Charles Cecil, Treasurer.

Under the aggressive leadership of Dr. Elliott, Wesleyan Village added land, erected buildings, and expanded programs. Wesley Manor, one of the major developments, opened with over 100 lots for mobile homes that soon filled with residents.

After the death of Dr. Elliott, Dr. Robert Lytle became the second president, following an interim of a few months under Dr. Harold Loman's leadership. Phillippe Park was added south of Wesley Manor, with new homes being the primary focus. Also, life-lease homes became another part of Wesleyan Village expansion.

Upon the retirement of Dr. Lytle, Dr. J.D. Abbott became the third president. Again, growth and development continued: Asbury Grove, for future development; a community center for fellowship (named in memory of Dr. Elliott); a fitness center with a heated pool; and several more life-lease dwellings were added to Wesleyan Village.

When Dr. Abbott retired, Rev. Russell Buck became WBCA's fourth president. He served from September 1, 1993, to August 31, 2001. During Rev. Buck's tenure, Wesleyan Village purchased Phillippe Park from Dr. William Phillippe; the 108 acre Ward farm; the Wilson property, totaling 62 acres; a railroad right-of-way through the Village; and 16 additional acres adjoining the Village. A major crisis occurred during Rev. Buck's years of service when fire destroyed the dining room in 1997. A new multipurpose kitchen/dining room facility was built and named in memory of Dr. Roy S. Nicholson, *former President of The Wesleyan Methodist Church and pastor of the Brooksville Wesleyan Church*, and plans were made for the future development of Epworth Estates.

Dr. Marlin Mull became the fifth president of WBCA on September 1, 2001. During his nearly five year tenure the financial status of WBCA was strengthened, with the initiation of a capital campaign to eliminate the mortgage; Shepherds Court was acquired and developed; and groundwork was laid for further development of Epworth Estates and additional RV spaces. In 2004 WBCA and BWC initiated an exchange of properties to allow BWC to build a much-needed larger facility that would be more visible and accessible to the community; Asbury Grove was exchanged for the Jasmine Drive church property.

When Dr. Mull became the senior pastor of the Brooksville Wesleyan Church, Dr. Charles Paine was selected as the sixth president of WBCA. Under Dr. Paine's leadership (July 1, 2006-June 30, 2012) the mortgage was liquidated; WBCA acquired properties on either side of the north end of Redbud Lane, connecting Phillippe Park with Epworth Estates; the exchange of properties between the Village and the church was finalized; and BWC completed the construction of a lovely new facility in what was previously called Asbury Grove. In 2012, WBCA completed the purchase of Wesleyan Homes from Global Partners/The Wesleyan Church.

When Dr. Paine retired at the end of June 2012, Dr. Kenneth Heer was elected to become the seventh president of WBCA. In July 2015 Dr. Heer began a second three-year term.

DOCTRINAL STATEMENT

WE AFFIRM OUR BELIEF IN:

One God, the eternal, self-existent, Holy Being who created all things; Jesus Christ, the Virgin-born Son of God, by whose vicarious death and victorious resurrection whosoever believes in Him may be saved; the Deity and Personality of the Holy Spirit, who as the Executive of the Godhead is one with the Father and the Son in substance, majesty, power, and glory;

The Bible as the inspired, infallibly written and fully authoritative Word of God, which contains all things requisite to salvation;

A personal experience of salvation, which includes repentance from and forgiveness of sins and cleansing from all unrighteousness;

Man's eternal destiny, which is determined by his personal response to God's gracious appeals and not by God's arbitrary decrees;

The true Church as the Body of Christ, which is composed of all believers in Christ who are built together for a habitation of God through the Spirit.

SECTION I

CONSTITUTION

Wesleyan Bible Conference Association

We, the members of the Wesleyan Bible Conference Association, desiring to preserve and pass on to posterity the doctrine and principles of Christian living, transmitted to us as evangelicals in the Wesleyan-Arminian tradition, have adopted this Constitution of the Wesleyan Bible Conference Association as our fundamental governance document.

Article I – Name

This Association, known as the Wesleyan Bible Conference Association, dba Wesleyan Village, is located in Hernando County near Brooksville, Florida. The Association is a subsidiary corporation of The Wesleyan Church, whose principal place of business and general office is in Fishers, Indiana.

Article II – Purpose

The purpose of the Association shall be to share the exalted doctrines, the glorious experience, and victorious life of Bible holiness.

To achieve this purpose, the Association shall conduct camp meetings, conferences, conventions, seminars for inspiration and instruction, and other programs that aid in achieving or augmenting its purpose.

The Association shall, through its officers and Board of Directors, establish and promote a Christian community. In creating said community, the Association shall purchase and develop real property, erect buildings and other improvements, manage and maintain the property and improvements, solicit and borrow funds, buy, sell, transfer, lease or otherwise dispose of and acquire property, and do such other things as may be consistent with the operation of such a community.

Article III – Doctrine

The Association shares and supports the doctrinal positions of The Wesleyan Church. No doctrine, rule, or regulation which conflicts with or contravenes the Bible or Wesleyan-Arminian doctrinal positions shall be taught or upheld in any meeting sponsored by the Association, nor shall any rules or regulations be enacted which conflict with *The Discipline of The Wesleyan Church*. This shall not preclude presentation of divergent views for study or information, providing the Wesleyan position is also presented.

Article IV – Membership

Membership shall be limited to owners, renters, or lessees of either Association property or private property in the Village who 1) sign the membership application form and are approved by Management; 2) support the Constitution and Bylaws of the Association and agree to abide by the regulations issued by its Board of Directors, including such changes as may be approved from time to time; and 3) pay the requisite membership fee, either lifetime or annual.

Article V – Officers

The Association shall be managed by a President, and Treasurer (principal officers) and such other officers recommended by the President and approved by the WBCA Board. The principal officers shall be members of The Wesleyan Church and shall be elected by ballot and employed by the Board of Directors for terms of three years.

Article VI – Board of Directors

The Association shall be managed by a Board of Directors (hereinafter referred to as the "Board") which shall have final jurisdiction over all business and decisions of the Association. Any member of WBCA is eligible to serve as a Board member, with the provision that at all times at least 2/3 of the Board must be covenant members of The Wesleyan Church.

The Board shall consist of:

- five (5) directors-at-large nominated by the membership of the Association at its annual meeting and elected by the General Board of The Wesleyan Church;
- two (2) directors nominated by the Board at its March meeting and elected by the General Board of The Wesleyan Church;
- two (2) Directors made up of the President and Treasurer of Wesleyan Village. These Directors will have voting privileges.
- and one (1) denominational representative appointed by the General Superintendent.

The Chairman of the Board shall be the President or someone serving as his/her appointee.

The Secretary (non-voting) is to be recommended by the President of the Association and approved by the Board.

Article VII – Board Membership and Meetings

Members of the Board, with the exception of the emeritus Directors, will be elected for three (3) year terms of office, with no more than 50% of the terms expiring in any one year.

A Board member cannot be considered for a third consecutive term.

The Board shall meet four (4) times per year and may be called into special meetings by the President or the Board itself.

No Board member (other than the President and Treasurer) shall be an employee of Wesleyan Village, except those who do not report directly to the President may be eligible to serve on the Board.

The Board shall elect from its Wesleyan membership a Vice President who shall perform the duties of the President in his/her absence. If the office of President is vacated for any reason, the Vice-President shall serve in that role until the next meeting of the Board.

Each meeting of the Board will include an executive session.

Article VIII – Replacing and Removing Officers and Board Members

Should an elected officer or Board member resign or leave for any reason before the expiration of his/her term, a replacement shall be named at the next appropriate meeting to complete that individual's term of office.

When it is in the best interests of the Association, the Board may, at a regular or specially called meeting, remove any of its officers or Board members by a two-thirds (2/3) vote of all Board members.

The General Board of The Wesleyan Church shall have the authority to remove for cause any member of the board of directors.

Article IX - Legal Agents

The President and Secretary shall act as Legal Agents of the Association and are authorized to convey and hold in trust all property, whether real, personal, or mixed, now owned or

later acquired by the Association, for the use and benefit of the Membership. They shall acquire or dispose of this property only when and in such manner as directed by the Board.

In cases of unavailability of one of these two individuals, the Vice President or Treasurer may act as an alternate legal agent. At no time shall action be taken if both of the primary legal agents are unavailable, unless the Board meets and authorizes that action.

Article X – Property

All property, whether real, personal or mixed shall be held in trust for the use and benefit of the ministry and members of The Wesleyan Church, incorporated under the laws of the state of Indiana as The Wesleyan Church Corporation, subject to *The Discipline*, regulations and appointments of said Church as from time to time legislated and declared.

Article XI - Amendments

Amendments to the Constitution may be made upon approval of two-thirds (2/3) of the members of the Board present at a duly-called meeting of the Board. An amendment may be proposed by the Board or any ten (10) members of the Association who have signed the written proposal. Such amendments shall be presented to the President who shall present them to the Board with its recommendation for final action at a duly-called meeting. All proposed amendments shall be published and made available to the membership of the Association at least one (1) month prior to this meeting.

Article XII - Dissolution

In the event of dissolution of the Association, its assets shall become the property of The Wesleyan Church; provided, however, that nothing contained in the Articles shall be construed to constitute the assumption of any of the liabilities of the Association by The Wesleyan Church.

(Amended November 2015)

SECTION II **BYLAWS**

1. Wesleyan Village shall be operated as a Christian retirement center for senior adults in compliance with Federal and State statutes for such communities.
2. The minimum age for residents shall be fifty-five (55) years of age. For married couples, at least one of them must meet this age requirement. The Board may grant permission in writing for a person under fifty-five (55) years to reside temporarily for a stipulated period. When a resident has a child who must, by reason of special needs, remain in the custody of his/her parent(s), special permission must be given in writing.
3. A requirement for residency within Wesleyan Village is that residents are physically and mentally capable of self-care as determined by WBCA Management upon the recommendation of the resident's personal physician and/or family/power of attorney (POA). When a resident is deemed incapable of self-care he/she, his/her family, and his/her POA will be notified in writing of this decision, at which time they will have 60 days to transfer the resident to other accommodations. In the absence of this, the President has the responsibility to contact the appropriate State authority. All residents shall place on file with WBCA the names, addresses, and phone numbers of the responsible family member(s), their personal physician, and their POA. (effective for all new residents after March 2013)
4. At least two thirds (2/3) of property owners and lessees shall be covenant members of The Wesleyan Church or members of a Christian denomination or fellowship compatible

with The Wesleyan Church in doctrine and practice as determined by the Membership Committee. Temporary residents (less than 6 months) leasing space in private homes, the RV Park and the Stevenson, Thompson, Storey, and Westendorf apartments are not included in this calculation. Non-Wesleyans who meet all other requirements are allowed to purchase or lease property as long as space is available under the one third (1/3) quota. A majority (51%) of property owners and lessees who are covenant members of The Wesleyan Church shall be maintained.

5. The President shall be an employee of WBCA, serving a three-year term. He/she shall perform designated duties usually associated with the office; shall be the chief executive officer and *ex officio* member of all standing committees; shall have general management of its business affairs, including financial transactions, signing all checks for \$5,000 or more; and shall sign, along with the Secretary, all legal and official documents, as directed by the Board.
6. In the event of a vacancy in the office of President, the Board will select a Search Committee to make nomination(s) to the Board for this position. In the event that any office, other than that of President, becomes vacant for any reason, the remaining members of the Board by a majority vote may elect a successor who shall hold office for the unexpired term.
7. The Secretary shall keep official records of all business handled in the Board and elected Committee meetings. He/She shall keep a roll of all members of these groups and shall make sure that the minutes of said meetings are distributed to the members within fifteen (15) days after the meetings. The Secretary shall sign legal documents and/or forms as required by the Constitution. He/She shall be an *ex officio* (non-voting) member of the Board and its elected committees. An official copy of the minutes of all meetings of the Board shall be forwarded to the Executive Director of Communication and Administration of The Wesleyan Church for permanent filing.
8. The Treasurer shall be an employee of WBCA serving a three (3) year term and will work under the direction of the President. He/She shall receive all funds for WBCA and shall keep full and accurate records of all receipts and disbursements in books belonging to the Association. The Treasurer shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board. He/She shall disburse funds as authorized by WBCA management. The Treasurer shall render detailed financial reports to the Board. He/She shall be responsible for an official external audit of the Association's financial books at the close of each fiscal year and report the same to the Board of Directors at its next regularly scheduled meeting. Another officer shall be designated and authorized to sign checks when the Treasurer is unable to do so. An official copy of the financial reports from all meetings of the Board shall be forwarded to the Executive Director of Communication and Administration of The Wesleyan Church for permanent filing.
9. There shall be a Nominating Committee of five (5) persons elected by the Board of Directors for a term of one (1) year. The President shall serve as Chair. Said Committee shall present nominations to the Board for members of committees and of the Board of Directors. The Secretary shall serve as a non-voting member of this Committee.
10. There shall be an Advancement Committee composed of the President and five (5) members nominated by the Nominating Committee and elected by the Board for staggered three (3) year terms with no more than two (2) members being elected in any given year. The chair of this committee shall be selected by the Committee from among its members. This committee shall be responsible for presenting recommendations to the

Board of Directors for future improvements, developments, acquisition of resources, and/or land purchases to be made by WBCA.

11. There shall be a Membership Committee consisting of the President, Vice President, and one other member of the Board of Directors. The Property Officer shall be an advisor to this Committee. The representative of the Board of Directors shall be appointed annually by the Board. The Vice President shall serve as chair of the Committee. The Membership Committee will receive applications for membership in the Association, check the references provided by the applicant(s), interview the applicant(s) when possible, and make recommendation to the Board for final decision.
12. There shall be a Salary Committee consisting of the Vice-President, Secretary and one (1) representative, who is not employed by WBCA, from and named by the Board and serving on an annual basis. The Vice President shall preside at meetings of this Committee, which shall review and recommend the salaries of the President, Treasurer, Director of Support Services and Director of Buildings & Grounds to the Board for approval.
13. There shall be a Budget Committee consisting of the President, Treasurer and one (1) representative not employed by Wesleyan Village from and named by the Board and serving on an annual basis. The Treasurer shall preside at meetings of this Committee which shall review variances from the current year budget and recommend an annual budget to be presented to the Board prior to the beginning of the fiscal year.
14. The Board of Directors shall ensure that proper safeguards are in place for the borrowing or loaning of funds and that there is adequate security by full mortgage protection or the like whenever there is an investment in property.
15. The Board of Directors shall establish rules and regulations governing all residents who live within the area administered by it. It shall approve all rates and fees. Management shall be responsible to disseminate and enforce these rules and regulations.
16. Amendments to the Bylaws may be made by a majority vote of the Board of Directors present and voting at a duly-called meeting.

(Amended November, 2015)

SECTION III

RULES AND REGULATIONS

DISCLAIMER OF LIABILITY

1. The rules and regulations of the Wesleyan Bible Conference Association strive to promote peace, dignity, protection, and spiritual enrichment of Village residents and visitors; but the Association and its Management are not responsible for loss by fire, theft, accident, personal injury, or any other cause whatsoever to any owner, lessee, occupant, and his/her visitors and guests.
2. Management may exercise its right to recover any losses or damages it suffers because a resident breaches Village rules and regulations or defaults on any other agreement with the Management. It may also take appropriate steps against a resident whose actions result in a claim asserted against the WBCA by a third party. In all such actions, Management may also seek reimbursement for any attorney's fees and court costs incurred or expended by the Management in either the presentation or defense of its case.

RESIDENT'S RESPONSIBILITIES

1. Residents in the Village agree to abide by the rules and regulations of WBCA and federal, state, and local laws. Violation of any of these rules, regulations, or laws may be grounds for revocation of any contract or lease and for the eviction of the resident.
2. The "Membership fee" referred to in the Constitution (Article IV, item 3), after October 1, 2015, shall be twenty-five dollars (\$25) per person annually or one hundred dollars-fifty dollars (\$150) for lifetime membership per person. These amounts may be changed when deemed necessary by the Executive Committee and approved by the Board.
3. Any person who owns, rents, leases, or subleases property in Wesleyan Village shall be responsible to pay for their own utilities (electricity, telephone and TV service, etc.)
4. Assessments are always due the first day of each month. Invoices are not sent out because the payment of assessments is a standing rule when residents buy or rent property within Wesleyan Village. If the assessment is not paid by the 15th of the month, a \$10 late fee will be charged to that account.
Invoices will be sent to residents for any non-assessment/rental charges, such as water, taxes, etc. If the balance due is not received within 30 days from the date of the invoice, a \$10 late fee will be charged.
5. All charges assessed by the State of Florida, Hernando County, or any other authority having jurisdiction shall be paid to the proper authority or agency, in addition to the regular charges fixed by and payable to the Wesleyan Bible Conference Association.
6. Each homeowner, renter, or lessee of manufactured housing or travel trailer space is responsible to see that all of the Association's rules and regulations are complied with by those occupying that space. Absence from the property at the time of the violation does not remove the responsibility for securing compliance with the rules and regulations.
7. Each resident in Wesleyan Village shall keep his/her lot, yard, patio, and driveway neat and clean at all times. All trash and garbage shall be stored in approved containers and placed at the points designated for collection. Nothing which creates an unsanitary or unsightly appearance or which affords breeding places for mosquitoes will be permitted. Those who are going to be away for a considerable period of time shall arrange for their lots to be mowed. If no such arrangements are made, or if they are not fulfilled, the Association reserves the right to enter upon the premises and do whatever is necessary to meet the requirement established for Wesleyan Village and charge the costs to the owner, lessee, or occupant's account.
8. WBCA reserves the right to bar any person or persons from any or all facilities for inappropriate speech, improper behavior, or infraction of Village rules.

SAFETY REGULATIONS

1. Operators of motor vehicles (including golf carts) are expected to drive with care for the safety of pedestrians. They shall obey all traffic laws (which include stop signs, speed limits, one-way streets, etc.) and avoid excessive noise. Vehicles are not to be driven upon grass areas except for parking and maintenance.
2. Underage children driving a golf cart shall be accompanied by a responsible adult. The owner of a golf cart is responsible for any damage and/or any injury that might ensue in an accident where the driver of their cart is at fault.
3. Firearms of any kind shall not be discharged in Wesleyan Village except as legally permitted. The discharge of fireworks in the Village is prohibited.

GENERAL INFORMATION REGARDING THE OPERATION OF WESLEYAN VILLAGE

1. Wesleyan Village, sponsored and operated by WBCA, shall include developed sections of Epworth Estates, John Wesley Manor, Phillippe Park, RV Park, Shepherds Court, Wesley Commons, Wesleyan Homes, the property west from Langport Drive to Jasmine Drive between Victory Drive and Melody Lane, the two properties owned by WBCA on either side of the north end of Redbud Lane and what is commonly called the Cortez property. For purposes of applying rules and regulations contained in this Handbook, Wesleyan Village consists of all property owned or developed by the Wesleyan Bible Conference Association.
2. Following approval of a resident's application to live in Wesleyan Village, it is required that each resident complete a "Pertinent Personal Information" form received from the WBCA office. This information shall contain both the local and home address of the party and spouse (if any); the names, addresses, and telephone number of person(s) to be contacted in an emergency; the name of their local physician (if any); and such other pertinent data which would assist in any emergency situation. This should be done immediately upon occupancy and updated as necessary.
3. When more than two (2) individuals are approved to occupy the same residence at the same time in the Village, a charge of fifteen dollars (\$15) a month shall be assessed for each additional individual. This applies to guests after 30 days or from the first day when an approved occupant comes for the winter.
4. Each resident shall be responsible for arranging the delivery of his or her mail, subject to Postal Service regulations and those of WBCA.
5. Golf carts are welcome in Wesleyan Village, but, according to Florida law, they may not be driven on public roads or highways. Please obey this law when operating a golf cart in the Village. Roads inside Wesleyan Village are considered private, not public, roads.
6. Each resident is expected to reverence the name of Deity and to observe the Lord's Day as a day of divine worship and spiritual edification, avoiding all unnecessary commerce, labors, and pleasures which do not contribute to the moral and spiritual ends of this day. Residents are encouraged to be regular in church attendance. Except for emergencies, maintenance of buildings, vehicles, and grounds, such as construction, remodeling, repairing, lawn care, etc. are not permitted on the Lord's Day or during the regularly scheduled hours of Camp Meetings and Bible Conferences.
7. Pet ownership is governed by the **Wesleyan Village Pet Policy** which permits only indoor pets which have been documented as service animals, therapy pets or companion pets and are in compliance with all County and/or State laws. County ordinance includes, but is not restricted to: all pets are to be licensed within 30 days; up-to-date vaccinations must be documented; and dogs are to be on leash and under the owner's control. Further regulations and permission forms are available in the Village office and must be completed and approved before any pet is allowed. Management reserves the right to withdraw the privilege of pet ownership if any of the pet policy is violated.
8. Garage sales are permitted with change of residence, both from/to inside and outside the Village. These are to be restricted to Friday/Saturday and no more than two weekends. The WBCA Event Coordinator may organize and advertise Village-wide garage sales as needed.
9. In an effort to protect our residents from unlicensed, unbonded, and potentially dishonest people who will take advantage of others when and if possible, we encourage you to check with the Business Office for a recommendation that could save you money before proceeding with any project that goes beyond small repairs.
10. Peddling and soliciting are not permitted within the Village without prior written approval.

al of the Executive Committee.

11. To enhance the ecology of Wesleyan Village, no trees shall be cut down without the written permission of the Association and of the local government, when required. If approved construction necessitates the removal of a tree from its original location or its being cut down, the property owner is encouraged to plant another tree to compensate for the loss.
12. No travel trailer, camper, or motor coach shall be located on any owned or leased lot other than in the RV Park, for more than three days. Visitors may, by special written permission of Management, temporarily park on a host's owned or leased lot. No truck, utility trailer, boat, etc. shall be parked on the individual site of residents or on the streets. A limited area for storage is provided at a monthly rate. No street parking will be allowed at anytime except for approved deliveries, pickups and short-time visitors. Management does not permit jacking or storing of cars. No major repairs to vehicles will be made inside the Village.
13. The use of WBCA property is restricted to WBCA residents and their guests, organizations and institutions of The Wesleyan Church, and such others as may be approved by the Executive Committee.
14. During the days of Camp Meeting in January and Bible Conference in March, no meetings of other Wesleyan institutions will be permitted in Wesleyan Village except by prior approval of the Executive Committee.

PERSONAL CONDUCT

1. Alcoholic beverages, tobacco, and drugs, are prohibited in Wesleyan Village, except those legally prescribed for an individual resident's use solely for medicinal purposes.
2. Residents and their guests shall at all times dress in a manner which is modest and appropriate.
3. Residents and their guests shall refrain from teaching or promoting any belief or practice contrary to that of The Wesleyan Church, or invite any nonresident into the village to do so.
4. Each resident shall respect the rights of his/her neighbors at all times. Residents and their guests must keep any noisemaking at a reasonable level.
5. Residents in Wesleyan Village shall be responsible:
 - to see that the behavior of their guest within the Village conforms to that of an adult Christian community and to these rules and practices.
 - to provide competent adult supervision of children at all times.
 - to remind their guests (both adult and children) to exercise care in all recreational and leisure time activities on Village streets and sidewalks for the safety of both guests and residents.

PROPERTY TRANSACTIONS

1. All home transactions (sales and rentals) must be coordinated with the Association office. Homes for sale must be listed by the Property Manager and rentals must be handled through office personnel. Even if a home owner obtains a buyer or renter on their own, forms must be completed and registered in the Association office. Also, a key to the residence must be submitted to the office for use in case of an emergency when the owner is unable to be reached. No lot, permanent home, manufactured home, or permanent RV shall be sold, purchased, transferred, or rented without prior written approval by the Association.

2. Through death or incapacitation, prior approval may not be possible and property may be transferred from existing owner-residents to estates, trusts or family members who are not members of the Wesleyan Bible Conference Association (WBCA) as required by bylaw. In such case, the recipients of the property may apply for membership and, if approved, own and occupy the property. If they do not desire membership or do not qualify for membership, they may list the property for sale through the Property Manager or make it available for rent, with the knowledge that all buyers or renters must be approved for membership. Only through such a transfer can a person who does not meet the age requirement become an owner of property in Wesleyan Village and ownership of property does not automatically qualify a person for membership and residency. In all cases, owners of the transferred property are required to keep all payments of assessments and taxes current and to maintain the property within the guidelines of the Wesleyan Village Handbook.
3. No commercial realtor or lawyer shall be employed in any property transaction within Wesleyan Village. Also, no advertising shall be placed on MLS (Multiple Listing System) without permission from the Association Office. Restrictions exist on ownership of property in our community, both by age and Christian faith. No commissions are paid to anyone assisting in the sale of properties in the village. Owners may request that their property be included on the Association's listing of saleable properties which will be available to prospective buyers. Only properties that are clean, in good repair, and ready to be shown to prospective buyers will be listed for sale.
4. Tenants leasing WBCA property may not sublet or give over that property for the use of others.
5. If homeowners rent their home to others, the renter is to complete a Lease Application at the office. The persons occupying the home are to be members of the Association. If more than two persons, extra charges shall be assessed. The homeowner is responsible to inform the office and pay the extra along with the assessment.
6. Wesleyan corporations shall be allowed to own property in Wesleyan Village with prior approval by Management.
7. Visitors of residents may stay up to a total of 30 days in any calendar year. After 30 days, they are considered residents and must be approved and pay the appropriate charges (membership, assessment, rental fees).
8. Rental unit rates are based on two (2) people per unit. Renters may have house guests up to seven (7) days each month. Those with guests more than 7 days, will be charged \$2 per person per day for each additional day that the number of people in the apartment exceeds 2. When more than 2 people occupy a unit for the season, the extra charge shall apply from the first day.
9. When an occupant of property in Wesleyan Village rented or leased from the Association does not wish to renew the rental or lease contract, he/she shall give the Association written notice of such intention within sixty (60) days of the expiration of the contract.
10. Deposits made on a piece of property belonging to WBCA will be held for a maximum of ninety (90) days. If the sale is not closed within that period of time, the deposit will be forfeited or refunded, depending upon the circumstances.
11. The minimum deposit will be not less than one thousand dollars (\$1000).
12. The property may not be occupied and no improvements, remodeling, or other changes made to the property until final closing is completed.
13. The Association may evict a tenant on the following grounds:
 - Non-payment of rent. If a tenant fails to pay rent when due, and if the default continues for three days after delivery of a written demand by the Association for payment of rent, the Association may terminate the tenancy.
 - Conviction of a violation of federal or state law or local ordinance, which violation may be deemed detrimental to the health, safety, or welfare of other residents.

- Violation of a Village rule or regulation.

WBCA reserves the right to reject application of residency either to purchase, lease or rent when it is deemed in the best interest of the total community to do so.

APARTMENT/RV RESERVATION GUIDELINES

1. Requests for renting all apartments in Wesleyan Village are to be received by March 1 and assignments made after March 15. If no requests for the Thompson apartments by qualifying pastors by the March 1 deadline, the period will be extended until September 1 before making the apartments available to others.
2. Seasonal renters wishing to reserve an apartment or RV space for the next season may have their reservations guaranteed if they will sign a rental agreement and pay a non-refundable deposit equal to the first month's rent. In case of an emergency, and if the property can be rented to another party for that amount of time, the deposit will be refunded.
3. The following principles will apply regarding rental reservations:
 - First priority will be given to approved persons who wish to rent/lease for a year and are life-time members.
 - Next priority will be based on length of stay at Wesleyan Village
 - Next priority will be based on those presently renting.
4. If a renter is in a property owned by Wesleyan Village that is listed for sale, the sale of the property will take precedence over this short-term rental agreement. If this should happen, every effort will be made to move the renter to another suitable home. If this is not possible, any deposit will be refunded.

CONSTRUCTION

1. Before construction of any building is begun or the location of any manufactured housing, sheds, trailer, and any appurtenance thereto is undertaken, a request for such shall be presented to the Association in writing. No construction shall be started or location assigned until written approval is given by the Association and the appropriate County permit(s) obtained.
2. No enlargement or remodeling which will alter the exterior appearance of any structure shall be started without prior permission from the Association. The written request for permission to begin the project shall include a clear description of what is proposed. All additions or alterations approved shall conform to the codes established for Hernando County, Florida, including any required permits.
3. Storage sheds will be allowed in the older section of Wesleyan Village and at manufactured housing sites. All storage sheds will be kept neat in appearance, properly permitted by the County, and will not have items stacked outside of the shed. All new sheds permitted in this area will have to be placed in the rear of their homes so not to be readily visible from the street.

No storage sheds will be allowed in Phillippe Park, (*except in the manufactured home area*), Epworth or Shepherds Court. Existing sheds will be "grandfathered" in, but must be removed when ownership or title of that property changes hands.

LANDSCAPE MAINTENANCE

[The following guidelines have been adopted by the Management to assure that Wesleyan Village will be consistently groomed year-round.]

1. All lawns are to be cut at least once a week all summer. During the rainy season they

- may need to be cut more often. All lawns are to be kept well-groomed year-round.
2. After a lawn is cut, a weed whip or other similar tool should be used to trim the lawn.
 3. If grass is thrown in the street or on a neighbor's property, it must be cleaned up. We want to keep our Village streets presentable at all times.
 4. Flowers and shrubs need to be trimmed and kept neat year-round.
 5. Trees on property you own need to be trimmed as necessary. Diseased trees and/or those that need to be removed due to acts of God shall be removed at the homeowner's expense following written permission from Management. In some cases, it is also necessary to obtain approval (often including the requirement of replacement) from Her- nando County before a tree is removed.
 6. Grass trimmings, leaves, branches, etc. are to be appropriately bagged and/or tied up in small bundles for regular trash removal, and left at the front of your property. These are not to be put in the same bag with garbage or other trash. The County landfill re- quires that these items be disposed of separately.
 7. Those living in the WBCA life-leases are only responsible to maintain flowers and bushes planted next to their homes.
 8. Because of possible interference with, destruction of, or damage to underground utili- ties, residents shall secure permission from the proper authorities, both of government and of the Association, before construction, planting trees and shrubs, or digging for any purpose. WBCA reserves a ten foot wide easement bordering all streets.
 9. Only low decorative fences and/or hedges are permitted between lots in Wesleyan Vil- lage. Only clotheslines of a type approved by the Association may be erected. Resi- dents are requested to observe the property rights of others.
 10. The costs of all the above items are the responsibility of the resident.

SCHEDULE FOR TRASH/GARBAGE PICK UP

Trash/garbage pickup in the Village is for all areas of the Village. Schedules and regula- tions are as follow:

TUESDAY Trash/garbage items

WEDNESDAY Brush, lawn clippings, leaves and bulky items (no other days)

Please DO NOT MIX garbage and leaves in the same bag.

1. Trash and garbage MUST be in tied bags and placed at curbside.
2. Brush should be no longer than 6 feet and as much as possible tied into small bundles and placed at curbside. Leaves should be placed in bags so they can be easily handled. Please do not put too much weight in the bags.
3. Bags of trash, grass clippings, and leaves left at other times than listed may be re- moved by employees with a \$1.00 per bag charge to the resident.
4. Take your recycling items to the bins on the circle by the RV Park.
5. Items to be picked up MUST be at curbside by 7:00 a.m. and not before 4:00 p.m. of the day before. Because of stray cats and raccoons, overnight exposure of garbage outside of a secure garbage container is not advisable.
6. There may be an extra charge for removal of bulky items, such as furniture and appli- ances.

SECTION IV

INFORMATION

FORMS

The following forms are available on request from the WBCA office:

- WBCA Membership/Residency application form
- WBCA Lease/Rental application form
- Pertinent Personal Information form
- Lease, purchase, or sell property forms
- Event-planning form
- Construction, enlargement, remodeling form
- Occupancy change form
- Pet policy and application

Other information available:

Policy Statement and Rates/Fees
-use of WBCA facilities (revised annually)
-apartment rentals
-RV Park use
-water usage fees
-new home fees
-Dining Hall usage/meals
Current property resale list

HOW TO...

Become a member of WBCA

Complete the application and be approved by the Membership Committee. Sign the Statement of Faith and pay either the lifetime or the annual membership fee (per person).

Become a resident in Wesleyan Village

Complete the "Membership/Residency Application" form and submit it to the office for approval, along with the appropriate WBCA membership fee.

Lease a property in Wesleyan Village

Have an approved "Rental Application" on file in the office. Contact the office for information on available properties, including prices.

Buy a property in Wesleyan Village

Have an approved application on file in the office. Secure a list of the available properties from the Wesleyan Village office.

Sell a property in Wesleyan Village

List the property with the Property Manager who will place eligible properties on the office resale list. Potential buyers must have an approved application on file in the

office. Written consent from WBCA is required before changing your deed in any way.

No outside real estate agents are permitted to list properties in Wesleyan Village.

LIFE IN THE VILLAGE

Wesleyan Village seeks to provide a living environment that contributes to the spiritual, physical, emotional, and relational wellbeing of its residents. Residents can be as active as they want. The Event Coordinator provides many options, which include:

FELLOWSHIP GROUPS

- Retired School Personnel
- Red Hat Society
- Men's Fellowship
- Individual States
- Keenagers (Singles)
- Wesleyan Missionary Alumni Fellowship
- Choir/Orchestra (Wesleyan Church)
- Computer Fellowship
- Fitness Fellowship
- Weigh-to-go

ACTIVITIES

- Shuffleboard
- Table Tennis
- Horseshoes
- Swimming
- Nature Trail for hiking, bicycling & golf carts
- Golf/Tennis/Bowling (nearby)
- Deep Sea Fishing (Gulf)
- Bicycle riding
- Game nights
- Music nights
- Basketball
- Quilting
- Computer classes
- Water aerobics
- Potluck Dinners
- Daily coffee hour/Women's tea

SPECIAL EVENTS

- Camp Meeting/Bible Conference
- Concerts
- Annual Missionary Convention
- Women's Meetings/Bible studies
- Hephzibah's Ice Cream Social
- Community Yard Sale
- Handcraft Exhibit
- Wesleyan College/University Reunions
- Strawberry Social/Auction
- Pancake Breakfast
- 50th Wedding Anniversary

- Veterans’ Day lunch
- Dinner Cruise
- Holy Land Experience
- Word of Life
- Professional Baseball
- Disney Attractions
- Dinner Theater
- Museums
- Plays/Concerts
- Craft/Car Shows
- Cruises

AREA RETAIL AND SERVICES INFORMATION

Brooksville – Hernando County Seat

- Antique shops
- Auto dealerships, repair/maintenance garages
- Banks
- Carpet and furniture stores
- Department stores
- Dining facilities include several chain restaurants and major fast food outlets, as well as independent restaurants, sea food, steak houses, ethnic cuisine, etc
- Historic Landmarks
- Home improvement centers
- Strip malls
- Supermarkets
- Large shopping centers

Courtesy Van

Every Thursday morning courtesy van transportation is provided to local supermarkets, shopping centers, and banks for those needing assistance.

Area Shopping Centers (within 100 miles)

Bradenton, Brandon, Crystal River, Lakeland, Ocala, Orlando, Port Richey, St. Petersburg, Tampa and Wesley Chapel all have large malls.

Other Shopping Options

- Factory outlets can be found in Ellenton, Ocala, Wesley Chapel & Orlando
- Flea markets in Brooksville, Homosassa, Ocala, St. Petersburg, Hudson, Spring Hill, Tampa and Webster

TRANSPORTATION

Airports

Hernando County Airport (provides service for small private planes)	5 miles
Orlando International	70 miles
St. Petersburg/Clearwater International	60 miles
Tampa International	48 miles

Rail Service

Amtrak station in Dade City	20 miles
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Interstate I-75

Wesleyan Village is located about nine miles west of I-75, from exit #301 at SR50/US98.

Bus Service

Greyhound bus in Brooksville 2 miles
Pioneer Trails – from I-75, exit 301 (to points in KY, OH, and IN) 9 miles

Recreation Facilities in Hernando County

Family YMCA
Golf courses - More than 10 within easy driving distance
Local bowling alley
Tennis courts
Fitness centers

Within an hour, plus:

Major League training camps
Professional football, ice hockey, baseball, basketball, and auto racing

MEDICAL PROFESSIONALS

Quality medical care is provided by the many primary physicians and skilled specialists in the area.

HOSPITALS -

Bayfront Health Brooksville 5 miles
Bayonet Point 20 miles
Moffitt Cancer Center 45 miles
Oak Hill 12 miles
Spring Hill Regional 15 miles
St. Luke’s Cataract & Laser Institute 30 miles
St. Luke’s, Spring Hill extension 15 miles
Tampa General 45 miles
University Community Hospital 45 miles

PHARMACIES

Brooksville Pharmacies
Canada Drugs of Hernando
CVS
Publix
Walgreens
Wal-Mart
Winn Dixie

EDUCATIONAL FACILITIES

Hernando County Public Library System, Brooksville
Pasco-Hernando Community Junior College, Brooksville
University of South Florida, Tampa
University of Florida, Gainesville

AREA FLORIDA ATTRACTIONS

The following attractions are nearby:

Bayport Park (boat ramp) 18 miles
Busch Gardens, Tampa 45 miles
Disney World, Orlando 70 miles

Greek Sponge Diving, Tarpon Springs	40 miles
Holy Land Experience, Orlando	55 miles
Homosassa Wildlife Center	22 miles
Legoland, Winter Haven	60 miles
Pine Island State Park (beach)	20 miles
Sea World, Orlando	70 miles
Silver Springs, Ocala	60 miles
Weeki Wachee Springs	12 miles
Baseball Spring Training	

ADDITIONAL FLORIDA ATTRACTIONS CONTACT INFORMATION

Lowry Park Zoo

1101 West Sligh Avenue
Tampa Florida 33604
813 935 8552
www.lowryparkzoo.com

Florida's Mediterranean Village

Tarpon Springs, FL
From Clearwater Florida, drive north 12 miles on Alt.
19 or US Hwy 19 to Tarpon Springs
www.ci.tarpon-springs.fl.us

Appleton Museum of Art of Central Florida Community College

4333 NE Silver Springs Blvd.
Ocala, FL 34470-5000
352 291 4455
www.appletonmuseum.org

Swim with the Manatees

Capt. Mike's Sunshine River Tours
Crystal River, FL
352 628 3450; 1 866 645 5727
www.sunshinerivertours.com

Wet n Wild

International Drive
Orlando, FL
800 992 9453
www.wetnwildorlando.com

Wild Waters Waterpark

Silver Springs, FL
352 236 2121
www.wildwaterspark.com

Legoland

Winter Haven, FL
1 888 590 5910

Glass Bottom Boats-Silver Springs, FL

14 S.E. Broadway
Ocala, FL
352 236 2121
www.silversprings.com

Disney World

Orlando, FL
407 939 4636
www.Disneyworld.disney.go.com

Busch Gardens

Tampa Bay, FL
888 800 5447
www.Buschgardenstampabay.com

Homosassa Inshore Fishing

Homosassa, FL
352 621 928224 Home
352 422 4141 Cell

www.Homosassainshorefishing.com

Dali Museum

Florida's top-rated museum
St. Petersburg, FL
800 442 3254
info@SalvadorDaliMuseum.org

Florida Botanical Gardens

12175 125th Street North
Largo, FL
727 582 2200
www.flbg.org

Florida Museum of Natural History

Butterfly Rainforest
I 75 Exit 384
Gainesville, FL
352 846 2000
www.Flmnh.ufl.edu/butterflies

Florida's Gulf Islands

Anna Maria
Longboat Key
PO Box 1000, Bradenton, FL
941 729 9177
www.FloridasgulfIslands.com

2 for 1 Yacht Dining Cruises

Yacht Star Ship
Tampa, FL
813 223 79999
www.yachtstarship.com

Historic Bok Sanctuary

Lake Wales, FL
863 676 1408
www.boksanctuary.org

Pasco County, FL
727 847 8129 or 800 842 1873
www.VisitPasco.net

Florida Aquarium
701 Channelside Drive
Downtown Tampa, FL
813 273 4000
www.flaquarium.org

Florida Holocaust Museum
55 5th Street
St. Petersburg, FL
www.flholocaustmuseum.org

Wycliffe & Campus Crusade
11221 John Wycliffe Blvd.
Orlando, FL
www.wycliffe.org

Weeki Wachee Springs
6131 Commercial Way
Spring Hill, FL 34606
(352) 592-5656