

## PARK RULES AND REGULATIONS

**WELCOME!** The Management of ABC RV Resort is very proud of this attractive community, with its pleasant, friendly, and informal atmosphere. As you read these rules we ask that you keep in mind that they are for your protection. It is these rules and regulations that insure you a pleasant, carefree lifestyle.

### **PLEASE READ ALL RULES AND REGULATIONS THOROUGHLY**

CHECK OUT TIME: 11:00 AM

SPEED LIMIT: 8 MPH

POOL HOURS: 9:00 AM - 9:00 PM QUIET HOURS: 10:00 PM - 7:00 AM

#### OFFICE HOURS

SUMMER (April-September)

Monday - Friday: 8:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM (Closed Weekends)

WINTER (October-March)

Monday - Friday: 8:00 AM to 5:00 PM

OPEN WEEKENDS (January-March)

Saturdays 9:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM

Sunday 12:00 Noon to 5:00 PM

**REGISTRATION:** All residents and guests must be registered at the office. **No exceptions.** Rates are based on a one or two-person occupancy per site and there is an additional charge for any extra person/persons staying overnight or using park facilities (See rate sheet for charges). Guests who have not registered or paid are not entitled to use the community facilities such as showers, pool and recreational equipment and may be asked to leave the premises. **CHANGING OF SITES IS NOT ALLOWED WITHOUT THE OFFICE'S PERMISSION.**

**PETS: A MAXIMUM OF TWO (2) SMALL PETS 35LBS AND UNDER ARE PERMITTED IN DESIGNATED PET AREAS ONLY, AND MUST BE REGISTERED WITH THE OFFICE.** You must clean up after your pets. They must be walked in the pet walk area only. They must be on a leash at all times when out of your unit. They must not be left unattended or tied outside. Pet Pens are strictly prohibited. Pets are not allowed in or around any resort building or pool area. **PETS THAT ARE THE CAUSE OF COMPLAINTS MUST BE REMOVED FROM THE PARK.**

**MESSAGES & PHONES:** Messages are posted on a bulletin board located to the right side of the office door on the corner of the building. Any emergency messages will be delivered to your site as soon as possible. If you have a medical emergency Dial 911. All residents are requested to leave with the resort office the name and phone number of the person you would like notified in case of an emergency.

**IN-PARK EMERGENCY INFORMATION:** If a major electric, water or sewer problem arises after office hours, please call the office phone. If there is no answer, please call pager number 555-1212 and after the beep enter your own phone number followed by the # key. Someone will call you back as soon as possible. Please try to use good judgment in calling between 11:00 PM and 6:00 AM.

**MAIL:** For all short-term residents, mail will be delivered to the office and may be picked up during office hours. Anyone staying for three months or longer may have a mailbox and key. Note: If you lose your key, there is a charge for replacement. **MAKE YOUR MAIL ARRANGEMENTS WHEN YOU MAKE YOUR RESERVATION.**

**CLOTHESLINES:** Are provided for your convenience. Rope clotheslines are prohibited. Any hanging of clothes or other items from your unit or awnings, etc. is prohibited.

**TRASH:** Only household rubbish such as garbage, paper, cans and plastic may be placed in the dumpsters. No large items such as paint cans, water heaters, old carpet, used doors, pieces of aluminum siding, old sweepers, old grills, batteries, tires or anything that is not recyclable cannot be put into our dumpsters. Please call the office for instructions on disposing of these items and all yard waste. **THE DUMPSTERS IN THE STORAGE AREA ARE NOT FOR RESIDENT USE. THESE ARE FOR MAINTENANCE USE ONLY.**

**LP GAS:** Will be delivered to your site by outside vendors (Please check with the office for days and prices). For service, simply set your tank out next to the road with check attached. If you have a motor home or are unable to lift the tanks place a sign (which can be picked up at the office) in the window of your unit facing the road.

**STOP SIGNS & SPEED LIMIT:** Are in place for your protection and EVERYONE needs to observe them. Speed limit in Community is 8 mph and is strictly enforced. Repeated violators will be asked to leave the park.

**PARKING & REPAIRS:** Parking on the street or concrete patios is not permitted. You are authorized one vehicle per site unless prior written approval from Management is obtained. **ALL VEHICLE** (cars, trucks, trailers, and boats) **REPAIRS ARE STRICTLY PROHIBITED.** You may not change the oil, repair brakes or do any repairs other than change a flat tire. Boats, utility trailers, etc. may not be parked on your site. Check with the office for storage availability. Inoperable, unlicensed or junk vehicles cannot be stored on your lot or in the storage compound. Properly muffled Motorcycles or Motor Driven Bicycles may be ridden from park entrance to your site only.

**CAR PORTS:** Only metal carports with posts anchored in concrete are allowed and must have written authorization. No canvas or similar carports are allowed. All car covers must be in good condition and anchored to the car properly so as not to blow away. Any covers that are torn or ripped must and will be removed.

**SWIMMING POOL:** Is for all residents and registered guests. Pool hours are 9:00 am to 9:00 PM. Rules and Regulations are posted at the pool and will be strictly enforced. Please, no babies allowed in pool unless they are potty-trained or have commercially sold pool diapers. No diving or jumping from sides of pool. Only proper bathing suit attire is allowed in the pool.

**PARK FACILITIES: ARE FOR THE USE OF RESIDENTS AND REGISTERED GUESTS ONLY.** Equipment and facilities are used at residents and/or guests own risk. An adult must accompany children under 18 years of age wanting to use the swimming pool. Only with management approval may alcoholic beverages be served or consumed in or near the recreation facilities. No bare feet or swim suits (wet or dry) in the recreation halls or office area. Minimum clothing for men: shorts and shirt; minimum clothing for ladies: shorts and halters.

***WE RESERVE THE RIGHT TO DENY ANY PERSON/PERSONS THE PRIVILEGE TO USE ANY OF OUR PARK FACILITIES EITHER ON A TEMPORARY OR PERMANENT BASIS FOR INFRACTIONS OF THESE PARK RULES WHICH HAVE BEEN SET FORTH BY ABC RV RESORTS.***

**MAINTENANCE REQUESTS:** Should be reported to the resort office where a work order will be completed and sent to the maintenance department for corrective action. **PLEASE DO NOT** ask resort maintenance employees to do work for you directly or after working hours as they have been instructed to act on approved work orders only. If you have any questions about lawn mowing, repair work etc. please come to the office, do not interrupt the maintenance or housekeeping staff.

**ALTERATIONS:** Absolutely NO alterations, additions or deletions can be done to trailer or site without prior written approval from resort manager. This includes additions, screened rooms, sheds, air-conditioners, installation or removal of trees, concrete, any landscape changes or additions, etc. No outside antennas, or satellite dishes can be erected without prior written approval from resort manager.

**TRAILERS:** Any permanent unit kept on-site must be tied down and skirted. Management requires residents to keep space neat and clean. All miscellaneous items such as coolers, beach toys, ladders, buckets, refrigerators, appliances, household furniture, unused odds and ends etc. must be placed inside trailer or storage shed. No storing of items under trailer or piled up on side or back of trailer area furniture, picnic tables, and grills are allowed to be kept on patio area. Nothing is to be placed on the lawn area around your trailer as it interferes with the mower. We ask that you wash your unit at least once a year, so that we can maintain our community standards. Any unit not kept clean of dirt, grime, mildew, etc. will be cleaned by park maintenance and the owner will be billed.

**FLOWERS & SHRUBS:** Should be planted adjacent to your trailer (next to your home). Brick or wood edging materials around plants is encouraged. You are responsible for keeping them trimmed and neat. The resort may remove thorny plants if they cause a threat to our mowing employees. Additionally, any plants, shrubs, trees, etc. planted on any site automatically becomes the property of the resort, and can and will be removed if they are in the way of mowers or extend onto an adjacent site. We ask that while you are away, you hire someone to tend you flowers and shrubs. The resort's maintenance staff will regularly mow lawns. If you would like your site mowed more often you may sign out the loaner mower. Digging is not allowed, without permission of the management. If you dig and hit power, water, sewer or cable lines you are responsible for the repairs. Please do not hook up your water hose on a site that does not belong to you. If you are going to leave water hose hooked up, it must be neatly hung up off the ground out of the way of lawn mowers and weed-eaters.

**WINDOW COVERS:** No cardboard, plastic or paper will be used to cover your windows when closing up your home after season.

**ON-SITE SALES:** No park trailer may be sold without notifying the resort office of your intentions of selling. Resort manager prior to the sale must approve a new residency application in writing. Signage (11 "X 14") may be placed in windows not in the lawn. Purchasing of a unit does not automatically make you a resident of the park. If you purchase a unit and are not approved by management you may be asked to remove the unit from the resort.

**SUB-LEASING:** Is allowed only with prior written consent from the resort manager. A sublet application must be completed and sublet fee paid at time of consent. All sublet applications are subject to the resort manager's approval. If you sublet your trailer without proper consent the renter may be asked to vacate the premises.

**STORAGE:** \_\_\_\_\_ is not responsible for damage of any on-site or stored vehicle nor for any other personal property which may remain therein, or for fire, theft or loss of valuables or injury in or around RV's. Only registered and operable vehicles may be stored in our storage area, subject to availability. All stored vehicles must be registered with the office

**SOLICITING:** Is not allowed in the community and all offenders should be reported to the office immediately.

### **VIOLATION OF THESE RULES AND REGULATIONS**

Under Florida State Statute if a resident or guest of any resident **repeatedly** violates the rules & regulations Management may evict him or her. These rules and regulations are based on the experience of the owners and changes or modification may be made without prior notice. If you have a question, suggestion or concern, please see manager during regular business hours.

Thank You