

PALM GARDEN RV PARK RULES AND REGULATIONS

Welcome to Palm Garden RV Park! Thank you for staying with us. We are committed to providing our customers with pleasant surroundings within a well-governed, peaceful, and attractive RV Park. Our Rules and Regulations have been created to provide you with a written statement of our standards and procedures. Please read these Rules and Regulations carefully. Violation of these Rules and Regulations may result in termination of your site rental.

INTRODUCTION

1. Management reserves the right to accept or deny a prospective resident's application for any reason not prohibited by law.
2. All city, state and local ordinances are enforced.
3. Occupancy restrictions: No more than four (4) people may occupy a RV space.
4. Campers must remain on pickups at all times except with prior written permission from Management.
5. Management reserves the right to evict, in accordance with applicable laws, anyone whose behavior is unlawful, who interferes with the enjoyment of other residents, including socially offensive or menacing behavior toward others, or who willfully disregards other park Rules.
6. No refunds will be given in cases of evictions.
7. Management claims no responsibility for accidents or injuries to residents, their family members or guests which may occur within this park except for Management's failure to perform a duty or negligent performance of a duty as imposed by law. Furthermore, damaged or lost property due to fire, theft, wind, floods or any other act of God which is beyond the control of Management is also not a responsibility of the Management except in the case of the Management's failure to perform a duty or negligent performance of a duty as imposed by law.
8. Resident shall not assign the rental agreement or sublease the RV site.
9. A recreation room is available upon request based on availability. Resident must accompany all family members and guests when using the recreation room and is responsible for any damages.
10. Laundry rooms are provided for the use of all residents. Please adhere to the Rules posted in the laundry rooms.

PAYMENT OF RENT

11. Rent is due on the first day of the month.

A late charge of __\$75.00__ will be assessed if payment is not received by Management five (5) days after the due date. A charge will be assessed to any Resident whose personal check is not honored for any reason. Thereafter, the Resident must make the rental payment by money order, cashier's check, certified check or credit card. Failure to pay rent in a timely manner will result in termination of the Resident's site rental as provided by law. Additionally, Residents shall reimburse Palm Garden RV Park for all expenses incurred in the collection of rent and/or termination of Resident's occupancy rights.

AUTOMOBILES AND OTHER VEHICLES

12. Residents shall park only in the space rented. Vehicles are to be parked on your assigned parking space. Parking on the grass is prohibited. Parking on vacant sites is not allowed. Visitor parking spaces may be used with written approval by Management. Vehicles must not be parked on the street anytime because of emergency vehicle access.
13. No more than two (2) vehicles are allowed per space, in addition to the RV, as space allows.
14. All vehicles are to be equipped with an adequate and functioning muffler.
15. Residents are strictly prohibited from performing any engine or body maintenance to automobiles, RV's or other recreational vehicles at the RV site.
16. Any vehicle dripping oil or gasoline must be repaired and the spills must be immediately cleaned by the Resident.
17. Automobiles may be washed at the RV site, except during times of water use restrictions. A self-closing nozzle must be used on the water hose to conserve water.
18. Management reserves the right, as permitted by law, to remove vehicles parked in violation of the Rules, vehicles which are inoperable, or those that do not display current license plates. All costs of such removal shall be paid by the Resident.
19. All vehicle operation within the park must abide by the posted (10 MPH) speed limit and traffic signs.
20. All vehicles must be properly registered and licensed.

21. Motorcycles are allowed to operate only for transportation in and out of the Community. Joyriding within the Community is NOT allowed. Motorcycles are to be parked in the Resident's assigned parking spaces only.
22. The operation of trail bikes, mini-bikes, snowmobiles, off-road vehicles, all terrain vehicles and similar vehicles is not allowed within the Community.
23. Boats are not allowed unless approved by Management in writing to be stored. Utility trailers or other similar trailers or transporters are not allowed within the Community.

CONDUCT

24. The rights of others to enjoy the quiet and peaceful use of the Community must be respected. Excessively loud talking, abusive language, shouting, loud radios, televisions or stereos or other disturbing noises are not permitted. Interference with the quiet enjoyment of other residents of the Community could result in eviction.
25. Residents are responsible for the behavior of their family members and guests at all times.
26. Quiet hours are from 10:00 p.m. to 8:00 a.m. Noise must be kept to a minimum. Please be courteous to your neighbors.
27. The use of fireworks, firearms, bows and arrows, BB guns or pellet guns is strictly prohibited.
28. Swimming pools are for the exclusive use of residents, members of their household and accompanied guests. The Swimming Pool Rules and Regulations posted at the pool must be observed. Failure to obey these Rules may result in suspension of pool privileges. Pool passes must be obtained from Management.

PETS (ANIMAL LAWS ARE STRICTLY ENFORCED)

29. Residents may have one (1) inside registered "domesticated" pet weighing less than forty (40) pounds at maturity per RV site. Exotic pets, all reptiles and certain breeds of dogs, including but not limited to Pit Bulls, Dobermans, Chows, Akitas, Rottweilers and any other dog which is considered by Management to be vicious or dangerous will not be approved by Management and may not be brought into the Community. Any exceptions must have the prior written approval by Management. Management reserves the right to reject exotic pets such as snakes, wild animals, farm animals or any other which may be dangerous to others within the park. Pets must be immediately removed from the Community

if Management determines that the pet is dangerous, aggressive, troublesome or noisy.

30. Residents are required to promptly clean up their pet's defecation on the RV site and while walking their pet.
31. Pets must be kept inside the RV. When outside, they must be kept on a hand-held leash. Pets may not be leashed to the RV or tethered to the site.
32. Pets are not allowed in the restrooms, laundry room, recreation room or pool area.
33. Management disclaims any responsibility for the occurrence of harm, injury or death to a pet caused by agents or employees or by residents or their visitors, except for Management's failure to perform a duty imposed by law.

RV & SITE MAINTANANCE

34. RV's must be kept neat and clean in appearance. All repairs must be made with approved RV materials. All windows and doors are to be in good condition. Broken windows are to be repaired immediately. No plastic or cardboard is to be used for replacement or repair on the exterior of the RV.
35. All water and sewer hooks must be tight and without leaks.
36. Tents and pop-up campers are not permitted. Due to possible damage to underground utilities, no stakes of any kind are allowed.
37. The site must be kept clean and clear of debris at all times.
38. No towels, rugs, wearing apparel or other forms of laundry may be hung outside the RV. No clotheslines, racks or lines of any kind are permitted.
39. The alteration of the site (i.e.: removal or alteration of any tree, shrub, post or garden) is strictly prohibited.
40. Residents may place a small children's wading pool on the site pad (no bigger than 9' in diameter and/or more than 12" deep) at their RV site. Wading pools must be emptied when not in use and may be placed under the RV for storage. This is the only storage allowed.
41. Rubbish is to be put in bags, securely closed and placed in the dumpster provided by Management. Trash bags are not to be left outside on the RV site. Trash cans are not to be placed on the RV site.

42. All RV's are to be kept free from fire hazards. For your own safety, do not store combustible materials in or around the RV.

My signature below confirms that I have received a copy of the Palm Garden RV Park Rules and Regulations. I have read the Rules and Regulations and agree to abide by them during my stay in the Park.

DATE _____

x _____
Resident Signature

DATE _____

x _____
Resident Signature

DATE _____

x _____
Resident Signature

DATE _____

x _____
Resident Signature

OP-501.6 (05-07-12)