

# RESORT GUIDELINES

## Welcome to Seasons In The Sun RV Resort

It is our goal to make your stay the best that it can be and achieve the highest standards possible by providing a well maintained and enjoyable environment for all of our Guests. Our Guidelines are in place to set the tone for your stay and ensure a harmonious atmosphere for all. If at any time you have a question or concern about the Guidelines or the actions of others, please address it with the Management Team. Please know that we take violations very seriously and will be actively enforcing our terms, so your attention to them is greatly appreciated!

**\*\*Management reserves the right to address any issues not included below.\*\***

### PLEASE READ ALL THE GUIDELINES THOROUGHLY

Check In Time: 3:00PM Check Out Time: 11:00AM

Quiet Hours: 10:00PM - 8:00AM - Excessive noise or inconsiderate behavior will result in removal from the Resort without refund.

### Office Hours:

Winter (November - April)

M - F 8:30am to 5:00pm Sat 10:00am - 3:00pm closed Sunday

Summer (May - October)

M - F 8:30am to 5:00pm Sat 10:30am - 3:30pm Sun. 10am - 3:00pm

Office Phone: #321-385-0440

AFTER HOURS EMERGENCIES - PLEASE CALL - #386-500-8845

### REGISTRATION:

- All guests **MUST** check in upon arrival at the office, no exceptions.
- Late arrivals: For arrivals after 5:00 PM, please call the Office to make arrangements. Drive-ups without reservations are **NOT** permitted after normal business hours..
- Upon arrival all guests will be provided a welcome packet with information regarding the Resort, their stay and local area offerings.

### DEPOSIT AND CANCELLATION POLICY:

- Rates are subject to change.
- Rates are based on a one or two person occupancy per site.
- All reservations require a deposit to hold the reservation.
- Deposit of \$500 is required for all stays of 30 days or longer.
- Deposit of \$100 is required on all weekly stays.
- On all stays under 7 days, a one night deposit is required upon reservation.
- No shows will result in forfeiture of entire deposit.
- Balance is due upon arrival for all seasonal reservations of 3 months or less.
- **NO REFUNDS** for early departure - **NO EXCEPTIONS**

- **Stays of 30 days or more:** If cancelled up to 61 days prior to arrival, deposit is refunded in full. If cancelled 60 days prior to arrival, a \$200 cancellation fee will be applied. Deposits are forfeited if cancelled 59 days or less prior to arrival.
- **Weekly stays:** If cancelled 30 days or more prior to arrival, deposit will be refunded in full. Deposits are forfeited if cancelled less than 30 days prior to arrival.
- **Daily stays:** If cancelled 72 hours or more prior to arrival, deposit will be refunded in full. Deposits are forfeited if cancelled less than 72 hours prior to arrival.
- All payments **MUST** be made in US funds. Returned checks will result in a \$50 returned check fee.
- There are no weather related refunds except in the event of a State Mandated Evacuation.

## RESERVATIONS:

- RV site reservations are for a specific site type (Standard, Premium, Elite). We accept all site requests and are mindful of all requests, however, we do not guarantee your requested site number will be assigned to you. The office assigns the sites and longer stays have priority. All sites are only guaranteed for the period paid. We do our best to accommodate your requests based on availability and length of stay. The Resort will not relocate another reservation site assignment simply because that guest has not yet arrived. Please note Management reserves the right to change your site number at any time, for any reason.
- Check in time is 3:00 PM. If you arrive early, keep in mind that your site may not be ready. We will try our best to accommodate you however early check-in is not guaranteed.
- Departure time is 11:00 AM: Late departure requires Office approval with a minimum of 24 hour notice.

## RESORT SITE RULES:

- Tents are not permitted on ANY sites. NO EXCEPTIONS.
- Closelines are not permitted in the Resort.
- Parking is limited to two vehicles per site and vehicles must be parked on the designated area of your site. Parking on the grass or on vacant sites is prohibited. Parking on unassigned sites is prohibited without prior authorization from Management. Additional guest parking is available in designated areas.
- Automobiles/Golf Carts are to be operated by licensed drivers only. NO EXCEPTIONS. This rule will be strictly enforced.
- Children under the age of 16 are prohibited from golf cart operation in the Resort. A violation notice will be issued. Repeat violators will be asked to leave the Resort.
- Speed limit is 10 mph. Traffic rules and STOP signs must be adhered to by all vehicles, golf carts, bikes, scooters, motorcycles and pedestrians, for the safety of all guests. Repeat violators will be asked to leave the Resort.
- Vehicle Repair and maintenance is prohibited onsite, with the exception of changing a flat tire or unless previously approved by Resort Management.
- Golf Carts must be equipped with working headlights if driven a night.
- Bicycles ridden after dark must be properly lit.
- Bicycles, scooters, golf carts, etc. are allowed on paved roads only and not to be operated on any sidewalks or pathways around the clubhouse area, pool area, and recreation areas. Park your bikes at the appropriate bike racks. No parking of any kind in front of doors or walkways to allow for access.
- All Vehicles including RVs, trailers, boats, and cars/trucks must have a valid tag, registration and must be insured, at all times while in the Resort.

## RV AND SITE MAINTENANCE

- RVs, trailers, vehicles, etc are to be kept in good condition and maintained to the standards of the Resort. RV owners are responsible for the general upkeep and the tidiness around their assigned site. If the guest does not meet the standards of the Resort in terms of condition, a written notice will be sent and guests will have 3 days to rectify the situation. Management reserves the right to terminate the rental agreement at any time for violations.
- RVs must be 10 years old or newer, in good condition and in accordance with Zeman Resort requirements.
- Exteriors must be kept clean at all times with no tarps or unsightly window coverings ie: aluminum foil, broken blinds, sheets, blankets, or towels.
- Roofs, sides, windows, awnings, and steps must be kept clean and in good condition at all times.
- No air conditioner window units allowed.
- Appliances such as washers/dryers and refrigerators are not permitted outside of your RV.
- No indoor furniture is permitted outside.
- Towable trailers or utility trailers may not obstruct the view of your neighbors or obstruct the view of traffic. They may only be parked behind the RV or on the right side and can be no more than half the length of the RV.
- Boats are not permitted on site. A limited storage area is available for a fee.
- Electrical pedestals may not be altered and "pigtailed" are not permitted.
- Sewer hose donuts required. All waste must be properly disposed of into our sewer system.
- Fences of any kind are not permitted on any site.
- Subletting of sites is strictly prohibited and grounds for eviction.
- All site modifications, additions or changes must have prior Resort Management approval in writing by completing a site modification request form, available at the Office. This includes but is not limited to sheds (annuals only), installation/removal of trees, landscape changes, or add-ons.
- Only annual residents may have sheds. Only one utility shed per site is permitted and requires prior Resort Management approval. Sheds may not be larger than 6' x 8' and must be made of "Rubbermaid" like material and strapped down. Sheds may not be in the grass area where it will interfere with mowing or trimming.
- Gazebos or canopies are permitted on any site provided they are fully contained on the hard surface and not extending into the grass area where it will interfere with mowing or trimming.
- Flowers and Shrubs: Planting of shrubs and flowers require prior approval unless in decorative planter pots. Planters and pots must be located on hard surfaces and not located in the grass where they will interfere with mowing and trimming. All planters must be put away upon departure so they do not become projectiles in the event of a Hurricane or any inclement weather.
- Seasons In The Sun RV Resort is a Resort with many trees. Therefore, it is imperative that any Guest understands the risks associated with renting a site in the Resort as it relates to such trees. The Resort Owner will not be responsible for damage to the Guest's RV unit, damage or injury to any persons occupying the lot, or any damage to the Guest's personal property while the Guest is occupying a site in the Resort (with the exception of any injury or damage which occurs as a result of gross negligence or intentional misconduct on the part of the Resort Owner or its agents). The Guest should contact his or her insurance provider regarding coverage for any potential injury or damage resulting from trees which are on Resort property. If the Guest believes that all or part of a tree is dead, diseased, or dying, or that a tree branch is at imminent risk of breaking and falling, the Guest should contact Resort

Management immediately. All trees, shrubs and plants on the lot are the property of the Resort and are not to be moved by the Guest. Existing trees or shrubs must not be damaged or removed by the Guest without prior written permission of Resort Management.

- On Site Sales: No RVs may be sold without notifying the Office. For sale signs must be no larger than 11" x 17". It may be placed in the window or on the RV but not on the lawn. The buyer must meet all Resort criteria and be approved prior to possession of the RV. The seller is responsible for failure to comply. All RVs sold older than 10 years old will be at the discretion of Management if the unit is within the Guidelines to remain onsite, if not it must be removed by the seller/buyer. If the new RV owner does not meet the Resort criteria they will be required to remove the RV at their expense.

## AMENITIES:

- Children under the age of 18 are not permitted in the clubhouse or pool unless accompanied by an adult at all times.
- Glass bottles, smoking, vaping, and pets are NOT allowed in the Resort Office, the clubhouse, the pools / spas, laundry rooms, bathhouses and all other recreational areas. Proper attire is required in all buildings.
- Possession or discharge of firearms or fireworks is strictly forbidden.
- Wood fire pits are not allowed on sites.
- Grills are not allowed on picnic tables.
- Pool hours are Dawn to Dusk. Proper swim wear is required at all times in the pools and spas.
- Swim at your own risk. **NO LIFEGUARD ON DUTY.**
- Swim diapers are required for all children not potty trained.
- Floating devices, inner tubes, rafts, or air mattresses are not permitted in the pools, except "noodles" and child arm flotation devices.
- Everyone must shower before entering the pools or spas, especially after tanning oil or skin protection has been applied.

## VISITORS:

- Additional charges will apply for any extra person/persons staying overnight in the amount of \$10 per night per visitor and must be paid at the time of arrival.
- All registered overnight visitors may use the Resort amenities and attend Resort functions.
- Visitors who are not registered and have not paid are not entitled to use the Resort amenities such as: bathhouses, laundry rooms, clubhouse, pools, spas and sports courts.
- Guests are responsible for the actions of their visitors and must accompany them at all times.
- Consequences of failure to register your visitor could result in payment of guest fee as well as violation notices.

## PETS:

- All pets must be registered at the office. Current vaccination records are required at check in.
- All pets must be on a no longer than 6-foot leash at all times, except in designated dog park.
- Pet owners must have control of their pets at all times. No tethering, cages or fences are permitted for pet containment.
- Be a responsible pet owner and pick up after your pet.
- Pets are NOT allowed in the Resort Office, clubhouse, bathhouses, laundry rooms, pools /spas /decking or sports courts.

- Maximum of 2 pets per RV Site.
- Aggressive dogs of any breed are not welcome at Seasons in the Sun RV Resort. If your dog shows aggressive behavior towards strangers and other pets, please do not bring them with you.
- Our insurance policy prohibits us from allowing any breeds having a history of unfriendly and aggressive behavior to other dogs and to humans.
- The only exceptions to these rules are "Service Dogs" as defined by the ADA. The ADA (The Americans with Disability Act) defines a service animal as any guide dog, signal dog, or other animal professionally trained to provide assistance to an individual with a disability. The federal rules are explained below:
  - "The rule defines "service animal" as a dog that has been individually trained to do work or perform tasks for the benefit of an individual with a disability. The rule states that other animals, whether wild or domestic, do not qualify as service animals. Dogs that are not trained to perform tasks that mitigate the effects of a disability, including dogs that are used purely for emotional support, are not service animals."

### TRASH:

- Only household trash may be placed in designated dumpsters.
- Recyclable items can be taken to the recycling bin on Tuesdays and Thursdays between the hours of 8:00AM through 10:00AM ONLY. Recycling is voluntary and is currently a Guest organized program.
- Items such as paint cans, propane cylinders, furniture, old carpet, batteries, tires, mattresses and other large items must be disposed of at the local landfill. For directions and information please call #321-264-5009.

### LAKE FISHING:

- All fish are catch and release only.
- NO SWIMMING ALLOWED IN LAKES, BEWARE OF ALLIGATORS.
- For safety reasons, inflatable rafts, boats, stand up paddle boards, canoes, or kayaks are not allowed on the lake
- PLEASE DO NOT FEED WILDLIFE; including alligators.
- Please report any and all alligator sightings to the Resort Office immediately.

### CONDUCT:

- Resort Management may refuse accommodations to any person whose conduct on the premises of the Resort displays intoxication, profanity, lewdness, or brawling; who indulges in such language or conduct as to disturb the peace or comfort of other guests; who engages in illegal or disorderly conduct; or whose conduct constitutes a nuisance.
- Resort Management reserves the right to deny any person/persons the privilege to use any of our Resort amenities either on a temporary or permanent basis for infractions of these Guidelines.
- Management reserves the right to enforce and maintain these Guidelines, Guests violating the Guidelines will be asked to vacate the Resort.

LIABILITY:

- Guest(s) agrees to hold harmless, indemnify and defend the Resort Owner and Resort Management for any bodily or other personal injury to the Guest(s), family members, and any of Guest(s) guests or others, and for any property damage for property of the Guest(s) or Guest(s) guest, or for any such injury or damage sustained on the RV Site or Resort. The Guest(s) shall further indemnify, hold harmless and defend Resort Owner and Resort Management personnel from any and all losses, damage, expense, including reasonable attorney's fees, arising out of any claim asserted by any person for loss, damage or injury to such person caused by any act, fault, neglect or omission of any Guest(s), family member or guest of the Guest(s) at the RV Site or in the Resort. Resort Owner and Resort Management are not responsible for lost, stolen or damaged articles of the Guest(s), family member or any guest of the Guest(s) under any circumstances. Guest(s) are required to maintain their own liability, health and property insurance covering all of their risks at Seasons In The Sun RV Resort.

By signing below I acknowledge that I have read and understand The Seasons In The Sun RV Resort Guidelines.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_