

PUNTA GORDA RV RESORT
3701 BAYNARD DRIVE PUNTA GORDA, FL 33950

RULES AND REGULATIONS

Welcome to the Punta Gorda RV Adult Resort! Please be courteous and adhere to our Rules & Regulations.

CHECK-IN: New Residents, Tenants and guests must all check-in with the main office and must be **18 yrs and older**. All Residents are required to complete and sign a **Lease Agreement**, copy of your driver's license, proof of age, are subject to a background check and must agree to abide by our **Rules and Regulations**. Site rental Payments, deposits and fees are due at time of check-in. Electric is due at the end of the month after meter is read. Only one unit is allowed per site. Check-out time is 11am - register by 11am to keep your site, unless it is already reserved.

RENTAL PAYMENTS: All rental payments are due at the first of the month and at check-in. Late rent is considered a cause for eviction from the property or abandonment of private property (see office) and a late payment fee will apply.

QUIET TIME: 10 PM to 8 AM – please be considerate of others.

GUEST AND CHILDREN BEHAVIOR: Residents are responsible for behavior of guests and children. Proper language is expected from everyone at all times.

MAINTENANCE OF SITE: Punta Gorda RV Resort owns and maintains the grounds and land at your rental site. Residents are required to keep their unit (RV, camper, single-wide, RV, which sits on the property) well-maintained along with all sheds, containers, decking, pavers, approved enhancements and landscaping that is not park property. Notify park personnel of all unwanted varmints – do not put poison/bait out it may be accidentally consumed by one of our precious pets. Clotheslines of any kind are not permitted.

RENTAL of UNITS: Landlords are responsible for the conduct of their tenants. We have the right to evict residents, tenants and guests for violation of Rules and Regulations. All are subject to a background check, so please advise buyers prior to any sale.

SALE of UNIT - All sales must be approved by the main office/management. The site does not automatically come with the sale of the unit. Punta Gorda RV Resort reserves the right to move residents, if need be. Sorry for any inconvenience. All are subject to a background check, so please advise buyers prior to any sale.

AGE OF UNITS: All units (new residents) must be in good condition and approved by the Park Manager.

SPEED LIMIT: 10mph in the Park – please *drive slowly & carefully!* Watch out for the speed bumps located throughout the park.

VEHICLES: One vehicle for transportation is allowed per site – please park extra and guest vehicles in designated areas.

PETS: Pets are limited to two (2) per site and must be leashed [8 feet long leash or under - for the safety for others] at all times when outside your unit. Owners must pick up after their pets (pick-up bags available throughout park) and can only do their business in their own yard or other designated walking areas – utilizing other sites is strictly prohibited. No pets are allowed in the common areas. Please be courteous of others. Barking or aggressive animals will be asked to leave – if not rectified, owner(s) will be asked to move out of the park.

BICYCLES: Riders must use lights and back reflectors after dark.

ALCOHOLIC BEVERAGES AND DRUGS: Alcoholic beverages are allowed, but keep in mind “Park Etiquette” must be used at all times. All medical drugs are to be used in the privacy of your own home.

STORAGE AREA: Due to limited storage space, only **ONE** recreational spot is available per site. This includes: trailers, jet skies, boats, canoes, kayaks, etc. Any that are **not** currently in use or licensed, are **not** allowed in the storage area at any time. All items in storage must have manager approval.

POOL: No Lifeguard on duty. Pool rules are posted at the pool area –please keep the area clean and practice safety at all times. No glass allowed. Children must be accompanied by a parent or grandparent. Hours are 9am to 10pm. Children hours are: 10am-11am, 2pm-3pm and 7-8pm. All must conduct themselves as ladies and gentlemen.

GARBAGE, LANDSCAPING AND WATER USE: Garbage must be placed in the proper dumpster. Recycle bins are in the park. Flowers and landscaping around your unit(s) and are resident owned - must have approval by park manager. Please keep within the county guidelines for water usage. Watering of flowers and shrubs (no winter – dormancy required) and washing of vehicles and campers is allowed with well water only.

COMMON AREAS: Clubhouse, Pool Area, Recreation Center, pool table and exercise equipment, Bocce Ball, horse shoes, etc. are for residents only. Please keep these areas clean and in good shape after each use

PARTY RENTAL: If you would like to have a function in the common areas, contact the social coordinator to coordinate a good time and to make sure there are no other events occurring at the same time. Any questions please come to or call the main office – *Thank You!*

STRUCTURES: Docks, concrete, porch additions, etc. must be approved by the Main Office. Proper permitting is required or it may have to be removed.

PLANNED SOCIAL ACTIVITIES: our social director plans fun activities for all to enjoy – any ideas are welcome, just come to the main office and leave a note.

FISHING: is permitted (with correct license). Lake fish should be left in the lake (ponds) - **catch and release only**.

Any and all problems should be reported to main office (941) 639-2010.

We are happy to have you here and hope you enjoy your stay and make our home, your home.

Our goal is to provide a clean, safe and enjoyable atmosphere for all residents and guests.

We thank you in advance for your cooperation & hope you have an enjoyable stay with us!!

Notice

This property is privately owned. The residents, tenants and guests of the Punta Gorda RV Park (Charlotte Resort, LLC) accepts camping/resident privileges with the understanding that they do hereby release the Park, it’s officers and employees of all liability for loss or damage to property and/or injury to their person arising out of his use of it’s camping/resident facilities, and agrees to indemnify the Punta Gorda RV Park, it’s officers and employees, against claims resulting from loss or damage to property or injury to the person or of any member of the family, tenant or guest of the registered camper arising out of the use of its camping/resident facilities.

Site	Resident/Guest Signature(s)	Date

Rules and Regulations subject to change without notice.