

FLORIDAYS MOBILE PARK RULES & REGULATIONS

RULES

As a guest to Floridays Mobile Park, you must follow certain rules to protect the park, the natural environment, and to ensure your health and safety. Management assumes no responsibility for the actions or safety of guests and reserves the right to remove anyone who threatens the safety of someone else. The following rules are intended to provide an enjoyable experience for you and your neighbors. Guests are expected to inform their visitors and children of these rules and are responsible for their supervision. Guests found in violation of these rules may face removal from the park, and the possibility of legal action.

REGISTRATION: All guests, visitors, and pets must be registered at the office upon arrival and prior to entering the park, per Florida State Law. All fees must be paid in advance. You must be 18 years of age or older to register for a park site. A park site deposit is required to hold any site in a reservation for a future date. You must put an RV or a Trailer on the site after you have entered the park and paid for the site so it is obviously occupied. RV/trailer or rented site cannot be left unattended or vacant for more than 48 hours without permission by the Park Manager. If you leave your site vacant for more than 1 day without the park manager's knowledge we may rent the site to another guest, and your remaining rents will be forfeited.

RENTS: All monthly rents are due on the first of every month. Sales tax and Martin County Tourist & Development Tax will be added to each month's rent; it will be collected the first 6 months of site rental. If checking in after the fifth, rents will be prorated. Rents for a period of less than a month will be handled by the manager. Late fees of \$10.00 per day will be assessed on all rentals if not paid within 2 days of the due date. Water utility is included in your rent; you are responsible for your electric. Please conserve both electric and water, as we want to keep our rental rates reasonable.

PARK CHECK-IN TIME: 2:00PM / CHECK-OUT TIME: 11:00AM. All balances due will be charged to your credit card on file at 8:00PM on reserved date of arrival. Early arrival and late check-out is subject to the park manager approval. If checking in after 8:00PM, contact office to make arrangements; no check-ins after 9:00PM. Observe posted check out times. If you are late leaving, you will be charged for any additional night. Upon checking out please remove all personal property and put your trash in refuse containers when leaving.

PARKING/VEHICLES: Floridays allows only one RV or one trailer unit per site. Registered guests must park on their assigned sites, within the confines of the site's driveway. No parking on the grass or common areas. No trucks larger than a pick-up truck allowed. No construction equipment allowed. We allow only two vehicles to a site. Additional vehicles, trailers or boats on trailers must be left in the overflow/visitor's parking area located next to Federal Highway at the far west side of the park. Tow signs are posted so abandoned vehicles or vehicles parked on the grass or on common areas will be subject to being towed at the owner's expense.

GUEST & VISITORS: Facilities in this park are for use by registered guests and their visitors only. Visitors are required to register at the office before entering the park. There can be no more than 8 people (maximum of 4 adults) registered to one site at any given time. All visitors must leave the park by 10:00PM, unless registered as an overnight guest. Please register overnight guests by 8:00PM in the office. If the office is closed, please leave a message on the answering machine. Registered guests are responsible for ensuring that their visitors have properly registered in the office, and that all park rules are obeyed.

QUIET HOURS: 10:00PM – 6:00AM. The quality of rest and relaxation is important to all guests, so please refrain from loud noises and disturbances during this period. All radios and TVs must be at

FLORIDAYS MOBILE PARK RULES & REGULATIONS

minimum volume settings, and be aware that normal speaking voices carry. Please ensure that your children remain at your site until 6:00AM. Our quiet hours are strictly enforced.

SPEED LIMIT IS 10 MPH: If it seems ridiculously slow, you're doing it right! Motorcycles are to be used for in and out travel only. No 'off-road' motorized or battery-powered vehicles are permitted in the park, except for park maintenance vehicles. Do not block, restrict, or interfere with the use of roads.

MAIL: Community mail is in the box up front near the office. We do not provide a mail delivery service. You can secure a PO Box at the nearby post office.

PRIVACY: Please respect the privacy of other guest and the owners by not walking through or between occupied sites, or through the yard of the private house. Please use designated roadways and pathways when walking through the park.

NO SMOKING AREAS: Per Florida State Law, there is NO SMOKING in any of the buildings or common areas at Floridays Mobile Park, including the park office, restrooms, and laundry area.

PETS: Floridays is pet-friendly, but owners are totally responsible for their pets at all times. Pets must be on a leash when not inside your RV/trailer. Pets shall not under any circumstances, be chained, fenced, tied or otherwise left restrained or unattended. All pet waste litter must be cleaned up immediately. Noisy pets will not be allowed to stay, and only one warning will be issued prior to request to remove pet from park. We do not allow pets in the laundry and restrooms. Please provide proof of vaccination at check-in. Please call in advance for specific breed restrictions. You are totally liable for your pet should there be any claim.

CAMPFIRES: All fires must be contained inside a metal fire ring or fire pit. Campfires must be kept knee-high or below, and not left unattended. Fire rings or fire pits must not be used to dispose of cans, bottles, or other household trash. All fires must be extinguished by midnight. Smoke from camp fires must not interfere with a neighbor's site. No cutting of trees for firewood is allowed in the park and or adjoining properties. All firewood brought into the park must be removed prior to checkout. Tiki/bug torches permitted with caution.

TREES/LANDSCAPE: Please do not drive nails into, or disfigure, trees; do not tie clotheslines to trees or shrubs. No in-ground planting of any plants, trees or shrubs allowed on your site without prior permission from the park manager. All potted plants must be confined to your patio only as not to interfere with the mowing and landscape management of the common areas.

GARBAGE: Currently, curbside pick is on Mondays & Thursdays. Recycling is also available and picked up on Thursdays. Trash cans/trash are only permitted at the curb on trash days. It is your responsibility to provide garbage cans for your own site. Rentals of less than 1 month may use Park Garbage cans available from the park manager. Only household-generated garbage should be placed in the cans or dumpster. Fire rings must not be used to dispose of cans, bottles, and household trash. Broken furniture, grills, rugs etc. are not considered household trash and should be taken with you. This is our home and we take pride in the cleanliness of our park. Please do not litter. This includes cigarette butts!

LAUNDRY AND RESTROOMS: Coin-operated washers and dryers are available 24 hours per day. Please look after your wash so that others are not kept waiting. To avoid accidents and injuries, an adult should accompany children under the age of 6 years old to the bathhouse. We take pride in the cleanliness of our facilities and we would appreciate your help in maintaining them. Restrooms will be closed daily for cleaning; please do not enter the building at that time. Use toilets properly. Do not throw garbage, litter,

FLORIDAYS MOBILE PARK RULES & REGULATIONS

fish cleanings, or other foreign substances in toilets and plumbing fixtures. Clotheslines must be the umbrella style, placed out of sight, at the rear of your site.

ALCOHOL: Drug use and intoxication are prohibited. This is a Family park and the use of alcohol is limited to your own site. Alcohol intoxication or drinking alcoholic beverages in a public place is prohibited.

FIREWORKS AND FIREARMS: Use of fireworks, sparklers, or other explosives is prohibited within park. Discharging of any type of firearm is prohibited.

SINK (GREY) WATER: The discharge of grey water into the environment has been found to be a significant risk to public health and is prohibited. Grey water can have a population of bacteria approaching or exceeding the populations of black water. Health Department regulations do not permit draining sink water on the ground or into open containers.

SEWER CONNECTION/DUMP STATION: Since all the sites have a sewer connection the park does not have a dumping station. State law requires all seasonal RV/trailers to use rigid sewer pipe in lieu of the flexible hose. Floridays can advise you in connecting your RV/trailer to the utilities provided. Please see the park manager for more information.

COMMON AREAS, WALKWAYS, WOODED BUFFERS, AND UTILITY CORRIDORS: All sites abut some kind of common area be it a wooded perimeter or the utility corridor that runs down the back of most of our sites. Unrestricted access to these areas is essential should a utility or maintenance problem ever occur. As a result placement of any structure, shed, storage box, hardscape, or large planting is prohibited. When in doubt please ask the office!

SITE REGULATIONS

All sites are expected to remain neat and orderly. Please pick up after yourselves. All toys and miscellaneous items visible from the road must be contained when not in use, i.e toys, bikes, etc. There is no building, landscaping, or planting allowed in the common areas. This includes boundary areas between abutting sites and along the perimeter of our property line. If you are unsure of where your site ends and common property starts, please visit the park office for answers. Walls, fences, hedges or other elements are not allowed to identify or define your site boundary. Patios or other 'hardscape' elements are restricted to 100 sq feet in area in an effort to keep adequate green space throughout the park. Decks in the site area require a building permit and are prohibited. Clotheslines must be the umbrella type; placed out of sight, at the rear of your site. Potted plants must be confined to your patio only as not to interfere with the mowing and landscape management of the common areas. No pools of any kind are permitted on your site. Tents are only allowed for period of less than 3 days with prior approval from the park manager. Keep your site clean of all litter and waste. Outside refrigerators are discouraged however they might be allowed on a case by case basis. If they are visible from road, or deemed unsightly by the park manager or park owners, they must be removed at your expense.

SCREEN ROOMS, AWNINGS: A screen room can be a maximum size of the existing concrete pad or length of the RV or travel trailer: i.e. the distance from the side of the RV or trailer to the outside edges of the concrete pad.

The roof of the screen room can be a travel trailer awning, either auto or manual roll-up: an insulated rigid roof by Silver Top, or a fold-down rigid roof by Silver Top. The height of the screen room cannot exceed the height of the RV or travel trailer.

FLORIDAYS MOBILE PARK RULES & REGULATIONS

The screen rooms can be: 1) The conventional vinyl/screen combination normally purchased with a travel trailer. These have a zipper doorway. 2) Screen panels with screen fabricated from 4- to 6-sided free standing screen rooms. These screen rooms are usually found at large department stores and lumber yards. 3) Screen panels with screen door and an aluminum frame that has struts for awning support and wall stabilization. The panels snap into the framework. 4) Florida rooms by Silver Top. Screen rooms or Florida rooms can be as long as the trailer and wide as the concrete pad. 5) Screen rooms under a travel trailer awning or the fold down roof by Silver Top can be as long as the awning. Wood structures are not allowed. The only wood allowed is a triangular piece of 1/2" plywood used to fill in the space between the top of the screen panels and the awning on the two sides of the screen room.

Guy chains, rope, wire, and hurricane straps for bracing the awning are permitted as long as the chains, rope, etc. and anchor pins are not in the common area and create a safety hazard. This will prevent injury to park staff, guest and visitors.

STORAGE AREAS & SHEDS: Sheds and storage areas are allowed on a case by case basis only. Some of the sheds/storage areas on the park property are considered 'grand-fathered' and similar sheds/storage area will not be allowed in the future to new tenants. Any shed/storage area that the park manager or owners deems unacceptable will have 30 days written notice to remove the shed/storage area; if not removed within 30 days the guest will be asked to vacate the premise. Sheds/storage area will not be allowed to have electrical connections or plumbing and the park owners & managers reserve the right to inspect the sheds and deem them unacceptable at any time.

If you use the space under your trailer for storage, then skirting between your trailer and the ground is required. Please use pressure-treated lattice, available at most lumber yards, or vinyl skirting. The space between your trailer and the deck can be skirted with conventional snap or skirting, screening, or interlocking vinyl siding to help keep flying insects out of your screened house.

HURRICANES: Floridays follows all mandatory evacuation orders for hurricanes, tornados and severe weather warnings. It is your responsibility to evacuate. In the event of an approaching hurricane you will be asked to leave completely with your RV/trailer and all of your belongings. So during the hurricane season (June-November) beware that you may have to relocate your RV/trailer out of the park.

The Floridays Mobile Park cannot be responsible for injury or damage due to wind, water, fire or the negligence of you or others. Some of these rules and regulations were made by our insurance carrier, some by the State of Florida and some by us. They were made for your safety, and to ensure the enjoyment of your park experience. Please obey them. They will be enforced.

Thank you for choosing to stay at Floridays Mobile Park. We are proud of our park, and happy to have you as our guest. We will do everything possible to ensure you have an enjoyable RV and travel trailer park experience.

**THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE
AS THE MANAGEMENT DEEMS NECESSARY.**

Mail all correspondence and payments to:

Floridays Mobile Park
10705 SE Federal Hwy.
Hobe Sound, FL 33455