

Rules and Regulations for Owners

❖ General

- Class A, Class C, and Super B motorcoaches are permitted in the Resort if they are a minimum of 18 feet in length, self-propelled and self-contained and wherein there is unimpeded, direct access from the living area to the driver's seat. All motorcoaches must be registered, operable and have current insurance.
 - All incoming rental or guest coaches greater than 10 years old shall be inspected for suitability to occupy sites. Inspections shall be performed by the valet escorting the coach to its site. Coaches which are deemed unsuitable for this resort, or which are likely to cause damage to a site shall be denied a site.
 - Quiet hours within the Resort are between 10:00 pm and 8:00 am. Loud music is prohibited at all times.
 - The speed limit throughout the Resort is 10 miles per hour.
 - Wood and charcoal fires/grills are not permitted in any form. Propane grills, fireplaces, and fire pits are allowed.
- Golf carts are prohibited except for management, staff, and representatives of the resort such as a resort designated real estate company.
 - Mobility electric scooters as defined below shall be permitted for operation by a handicapped person with a valid handicapped placard.
A mobility scooter is an electric conveyance that has a single seat for one person having three, four, or five wheels, a flat area or foot plates for the feet, and handlebars or a delta-style steering arrangement in front to turn one, two, or three steerable wheels. The seat may swivel to allow access when the front is blocked by the handlebars. A battery or two is stored on board and the scooter is charged via an onboard or separate battery charger unit from standard electric power. There are two types of mobility scooters: front-wheel drive or rear-wheel drive.
- Golf carts and similar vehicles are prohibited except for management, staff. Mobility electric scooters shall be permitted for operation by a handicapped person with a valid handicapped placard. Street legal scooters and motorcycles may be used for ingress and egress, only.
 - No commercial activity shall be conducted from within the resort.
 - Commercial vehicles are not permitted within the Resort except those providing services to the resort or owners during normal business hours. No commercial signs are permitted on lots or on vehicles after normal business hours.

- “For Sale”, “For Rent” and political signs are not permitted within the Resort. Garden signs meeting the requirements of PEC Guidelines Article 4, Section D.8 are permitted.
- Smoking is prohibited in the clubhouse, within the fenced pool area, and on the tennis courts.
- No solicitation is permitted within the Resort without written permission of the Resort Manager.

❖ **TRASH PICK UP:**

- Trash should be in a bag that’s tied tightly and left at the end of your site by 10:00 am for curbside pick-up either in a trash receptacle or on the ground. **DO NOT** leave open bags or uncontained trash. Also please **DO NOT** leave trash out overnight as it is an attractant to the wildlife in the Resort.

❖ **Motorcoach Lots**

- Only one coach and one passenger vehicle may occupy a lot unless the pad is large enough to accommodate two cars fully on the pad in front of the coach without encroaching on grass/garden areas. Owners may leave a car on their lot without a motorcoach for up to six weeks by obtaining a permit from the office.
- Slide-outs, awnings and other attachments to the motorcoach may not extend beyond the property line.
- Covers are not permitted on motorcoaches.
- Parking cars on unoccupied lots is prohibited.
- Please refer to Property Enhancement Committee (PEC) Guidelines for the following:
 - Coach and lot appearance
 - Changes and enhancements to lots
 - Prohibited items on lots
 - Irrigation systems
 - Antennas and satellite dishes
- All owners must move their motorcoach out of the resort at least every 90 days. Owners are required to notify the office each time their coach enters or departs the resort to document compliance with the 90-day rule.

❖ **Guests of Owners**

- All Guests of owners must register at the office.
- All Guests of owners may use all facilities that are available to guests.
- The Guest of owner form must be signed and on file in the office for all reservations.

❖ **Common Areas / Amenities**

➤ **General**

- The clubhouse, laundry, and recreational facilities are open for 7:00 AM to 10:00 PM.
- No bicycles, skateboards, roller blades or roller skates are permitted in the clubhouse, pool area or tennis courts.

➤ **Clubhouse Parking Lot**

- The parking lot is intended for temporary (hourly) parking, only.
- Motorcoaches, large trucks and trailers may not be parked in the parking lot.
- Temporary parking of up to two weeks is allowed with a permit from the office.
- No covers may be placed on vehicles in the parking lot.

➤ **Clubhouse and Laundry**

- No comforters, large blankets or pet bedding allowed in the washers and dryers.
- The second-floor Owners' Lounge is only for owners and their guests. Persons under age 18 must be accompanied by an owner to use the lounge.
- The Owners' Lounge is available for use by individual owners or small owner groups at no charge. Please see the front office for guidelines on the use of the Owners' Lounge and kitchen for events.
- The grill outside of the Snack Shack is for Snack Shack use only. It is cleaned and maintained by the Snack Shack staff.

➤ **Exercise Room**

- Owners and Guests must sign a liability waiver at the office to use the Exercise Room.
- No one under 18 is permitted to use the Exercise Room.
- Appropriate gym attire is required.
- Please limit time to 30 minutes per piece of equipment.

➤ **Pool and Hot Tub**

- There is no lifeguard on duty.
- Proper swimming attire is required.
- Glass containers are prohibited in the pool area.
- Floats, rafts and inflatable boats are not allowed in the pool. Toddler safety floats and noodles are permitted.
- Children under 13 must be accompanied by an adult in the pool area and are not permitted in the hot tub.

- Infants of diaper age are not permitted in the pool without waterproof swimwear.
- **Tennis Courts**
 - Only tennis or pickleball are permitted on the tennis courts.
 - Proper attire (no bathing suits) and non-marking tennis shoes are required.
 - Please limit play to 1½ hours when all courts are in use.
- **Playground**
 - Parental supervision required.
 - No glass containers are allowed in the playground area.
 - No pets are allowed in the playground area.
- **Resort Waterways**
 - No swimming or boating allowed on waterways
 - Fishing is prohibited
 - Do not feed the alligators or the turtles.

❖ **Storage of Dollies, Trailers, and Boats**

Storage Area

- Two-wheel dollies, trailers up to 23 feet may be stored in the maintenance facility lot for up to 30 days, once registered in the front office when space is available. Storage greater than 30 days will incur a \$10/day fee.
- Two-wheel tow dollies may be also stored on the motorcoach lot behind the motorcoach. Commercial trailers may not be stored on the premises.
- All owner tow dollies and trailers must display an owner decal.
- Tow dollies are only permitted in the resort while owner is in residence.
- Storage of watercraft is not permitted.

❖ **Pets**

- Pet owners must have evidence of pet vaccinations.
- Pets must be on leashes at all times when outside of the coach.
- Dog run lines and fencing are not permitted.
- Pets shall not be left unattended outside the coach or create a nuisance for neighbors.
- Pet owners are responsible for picking up all pet waste and disposing of properly. Plastic bags are provided at pet waste stations throughout the resort.
- Pets are not permitted in the clubhouse, tennis facility or pool area, with the exception of certified service dogs, appropriately identified.

❖ **Compliance**

- The Resort Manager or staff member will notify an owner or guest of any violation.
- For owners, failure to correct the violation immediately may result in the issuance of a \$25 per day fine. Repeat violations by an owner's guest may result in the removal of the guest from the resort.