

St. Augustine Rv Park
3575 US-1 South
St. Augustine, Florida 32086

Guest:

I _____, have received a copy
of St. Augustine RV Park Rules & Regulations,
(effective March 1st 2025).

Please read the following pages outlining the rules and
regulations at St. Augustine RV Park. By reading this
document you agree to be bound by the rules and
regulations.

Thank-you,
Management

Signature: _____

Print Name: _____

Lot or Apartment #: _____

Date: _____

St. Augustine RV Park
3575 US-1 South
St. Augustine, Florida 32086
March 1st, 2025

RULES AND REGULATIONS OF ST. AUGUSTINE RV
PARK, LLC.

Attached are the rules & regulations for adding or deleting the area outside of your RV:

Please correct any items that you have added to your lot.

Do not add or delete any area outside of your RV without first checking with management.

The space you have rented is the area beneath your RV.
The other areas are called common area and allow you to enter your RV.

Thank-you

Ed Hopkins
Manager

St. Augustine RV Park
3575 US-1 South
St. Augustine, Florida 32086
March 1st, 2025

RULES AND REGULATIONS OF ST. AUGUSTINE RV PARK, LLC.

In order to make your stay with us a safe and pleasant one, please read the following pages outlining our park rules and regulations. By reading, signing, and dating this document you agree to be bound by the rules and regulations below.

(1) **PAYMENTS: Please make all payments by money order- NO CASH OR PERSONAL CHECKS.** Please be sure to **write both your name and lot number on your money order and envelope.** Place all payments in the **drop box next to the office door.** Keep a copy of your money order as your receipt. If there is a discrepancy between the amount owed and what you have paid, you will need your receipt to present to management for consideration. **No refunds will be given for utility charges or rent paid.**

(2) **PRIORITY OF PAYMENTS:** All payments received by St. Augustine RV Park shall first be applied to outstanding utility charges. Any payment by a tenant will not be applied to outstanding rent until all debts for utilities are fully satisfied.

(3) **MONTHLY APARTMENT RENTALS:** A security deposit equal to the first months rent in addition to the first months rent is payable upon moving in. Rent is to be paid in advance at the park office **on or before the 1st day of the month.** The security deposit will only be returned in full if the unit is returned in the same condition as when rented and any amount due in rent and utilities is fully satisfied.

(4) **MONTHLY RV SITE AND APARTMENT RENTALS:** A security deposit is required and is payable upon moving in. The first months rent will be pro-rated, if necessary, to make all future payments due on the 1st of each month. Rent is to be paid at the park office on or before the due date each month.

(5) **NOTICE TO PAY OR VACATE: Rent is due on the 1st of each month.** A late fee of \$25 will be assessed if rent is not received by the **7th of each month,** in

addition to any outstanding rent and utility charges owed. No refunds will be issued for rent or utility payments.

(6) **UNAUTHORIZED VEHICLES OR PERSONS:** **All guests must register at the park office.** The tenant agrees to be responsible for the actions of their guests to make them leave if asked by management to do so. All guests parking is at the designated area at the front of the property. Any visitors must leave property at or before 10:00 p.m. Guests will be charged a visitor fee of \$13.50 per day for visitors staying after 10:00 p.m. Management written approval is required for visitors staying more than one day. **You are responsible for the actions and behaviors of your guests.**

(7) **MPH SPEED LIMIT:** The speed limit is 5 mph throughout the park and will be strictly enforced.

(8) **QUIET HOURS:** 10:00 p.m. - 8:00 a.m.

(9) **PARKING:** One automobile is permitted per rental. Each vehicle must have an up to date license plate displayed at all times, including RV's and trailers. Additional vehicles, large vehicles, trailers, boats, etc. must have written approval. Do not drive, park, or unload on any other guests lot. No driving is allowed on the lawns. For overnight visitors, parking approval is required. All guest parking is designated at the front of the property. Any exception must be in writing.

(10) **PETS:** Dogs and cats are generally allowed, subject to the following rules and exceptions: Pets weighing more than **30 pounds** are prohibited. **All pets must be visually approved by manager before move-in.**

(11) **BACKGROUND CHECK:** Every resident and long term guest must submit to a background check. **A \$25 non-refundable fee is required.**

(12) **ALCOHOL POLICY:** No open containers are permitted outside units. Public drunkenness is prohibited and may result in eviction from St. Augustine RV Park.

(13) **FIREWORKS/WEAPONS:** Any open display or use of any type of firework or weapons on the property is prohibited.

(14) **FIRE PITS/BAR-B-QUE GRILLS:** All fires must be in a bar-b-que grill used to prepare food. No campfires or fire pits are permitted.

(15) SOLICITATION: No solicitation of any type is allowed.

(16) CLEANLINESS AND SAFETY: Guest's are required to keep their premises clean and orderly. All units must be in good condition. The maintenance of electric lines, sewer, and water lines will be strictly enforced. Each guest agrees to give management the right to fix, clean, or repair any unsafe or unsanitary rental at the guests expense. A written notice if immediate attention is required for safety of the tenant and other park tenants.

(17) GARBAGE: Two dumpsters are locate in the park. The dumpsters are for household garbage only. All garbage should be in garbage bags. **Do not place large trash, such as furniture or appliances in or around the dumpster.**

(18) APPLIANCE USE: Appliances meant for indoors such as refrigerators, freezers, microwave ovens, washing machines, etc., are not allowed to be used outside.

(19) MAINTENANCE: Guests in our rental units are responsible for keeping the filter in the air conditioner cleaned. If there is heat in the unit, the filter must be kept clean even during the winter season. Keeping the filter clean is necessary in order to keep the unit running properly.

(20) PROHIBITED STRUCTURES: Any construction on site (ie storage shed, fencing, walkways, porches etc.), must be in writing by park management. Storage of objects outside the RV must be done at the rear of the unit. Storage is not allowed in front of or under the unit. No excessive amount of plants or other flammable items around or below a rental unit is allowed. Screen rooms or other free-standing structures are prohibited.

(21) VEHICLE MAINTENANCE AND OPERATION: Guests are prohibited to work or wash any vehicle within the park. Loud vehicles are not allowed.

(22) FIRE EXTINGUISHERS: There is a fire extinguisher located approximately every hundred feet in the park for emergencies. Located the one nearest you in case it is needed. guests are responsible for keeping their smoke detectors in good working condition.

(23) LAUNDRY ROOM: The laundry room is strictly for park residents only. Please do not overload the washer and dryers. These are for your convenience, so please take care of them.

(24) BATH HOUSE: The bathhouse is strictly for park residents. No one else is allowed to use the facility.

(25) SUB-LETTING: There shall be no sub-letting or assignments of any site or rental unit.

(26) EVICTION: We reserve the right to evict any guest or visitors for failure to abide by the park rules and regulations expressed herein. Any actions which are considered to be detrimental to the park or other residents will be grounds for eviction.

(27) PAST DUE MONIES AND ATTORNEY FEES: If evicted for violation of the St. Augustine RV Park rules expressed herein, the tenant shall be responsible to pay all past due rent and utilities charge. In addition, upon eviction for violation of the park rules, the tenant shall be responsible for all court costs and attorney fees associated with the eviction.

(28) REFUND POLICY: No refunds will be given for utility charges or rent paid. The return of your security deposit will be paid by check and mailed to your forwarding address within two weeks of moving out.

(29) MOVING WITHIN THE PROPERTY: Moving from one location to another within the property must be done at **the first of the month**. A security deposit must be paid for the new location. **We will not transfer deposits from one location to the next.**

(30) PROPERTY DAMAGE: Guests and their visitors will be held responsible for any damage they inflict while on the property.

(31) SALE OF YOUR UNIT: **If you sell your RV, you agree to move it off the property on or before the new owner takes possession of the unit.** If not a guest, the new tenant must have a full security deposit before your deposit will be refunded.

(32) DISCLAIMER: Any false or misleading statements made on your application may result in immediate eviction.