



## Sun Lake RV Resort Guidelines

The following are the rules and regulations of Sun Lake Waterfront Resort, LLC (the "Resort"), and together with the written lease, if any, the applicable rate sheet and Lifestyle Fee payment receipt comprise the "Lifestyle Fee". For purposes of these rules and regulations, "Lessee" and "Tenant" shall mean all persons who are staying in the Resort under a rental agreement (verbal or written) with the Lessor to pay the lifestyle fee and/or all persons who claim a right to occupy a lot in the Resort under such agreement. A guest shall mean any person who is not under the rental agreement with the Lessor but who has been invited by Lessee to visit the Resort. Lessor shall mean the owner of the Resort and/or Resort management.

1. A. Tenant's tenancy is a tenancy at will for so long as rent is paid in advance as required under the Lot Lease, subject to compliance with the rules and regulations of the Resort. Upon violation of any covenant in the Lot Lease by the Lessee, including without limitation, failure to pay rent for a period of 3 days after such rent is due, Lessor may, at its option, immediately terminate the Lot Lease, disconnect all utilities, and remove the Lessee and Lessee's property to a storage area. Lessee agrees that shall be responsible for payment of all delinquent rent, late charges and towing and storage charges, and Lessor shall have no liability to Lessee for any damage to any of Lessee's property resulting from such removal and/or storage. If such Lot Lease is terminated by Lessor, all advance rents and security deposits of Tenant will be forfeited to Lessor.

B. Tenant's guests must register at office upon arrival at the Resort. If any Tenant has **more than 2 persons** per RV unit, there will be an additional charge to Tenant of **Ten dollars (\$10.00) per day** per person for each excess person that uses Resort Amenities and/or stays overnight.

2. Sub-leasing of any RV lot or renting of any RV unit by any Tenant is prohibited.

A. Placing of "For Sale" sign in or around any Tenant RV unit is prohibited.

B. If Tenant abandons a lot, the Lot Lease may be terminated at Lessor's option and Lessor may exercise all rights upon termination of a Lot Lease.

3. No refunds will be made on advance payments if Lessor terminates a Lot Lease for reasons described above

4. Lessor is not responsible for any loss due to fire, windstorm, flood, accident or theft. The Resort does not maintain insurance on the property, trailers, contents, etc. of the Lessee or their guests.

5. No guest travel trailers, campers, or camper trucks of any sort will be stored or parked for overnight use on a Tenant's lot.

6. Each Lessee is provided with off-street Parking space for **one** vehicle.
7. ALL upgrades to your site or home must be in writing and approved by the management before work can begin. **This includes any and all changes to your site and home.**
8. Annual residents may display National Flags, Military, "team", Holiday or Themed flags on their designated site. Each RV Site may display **ONE METAL** Flagpole within the entire site ( MUST have placement PRE APPROVED) by filing a request for site change with our Welcome Center. Maximum number of flags is **TWO**. One must be a National Flag of Residence choice, and the second flag being of Military or "seasonal" kind. Flags displayed on flag poles shall not exceed a maximum size of 5ft x 6 ft and may be made of plastic or cloth materials. When the flag(s) become weathered (faded, torn, or frayed) it shall be removed or replaced.
9. The cost or repair of stoppage of sewer lines or damage to utilities or damage to facilities or buildings caused by the Lessee, their dependents or guests will be charged to the Lessee.
10. All Tenants and their guests must observe the **speed limit 10 miles** per hour within the Resort.
11. Children under 14 shall not be permitted in any common or recreation areas of the Resort unless accompanied by the owner of the RV unit they are visiting, their parents or a responsible adult.
12. All Tenants must keep their lot clean and free from rubbish and trash at all times. Inoperative and/or **unregistered automobiles must be removed from the Resort within three(3) days of notice.** No storage of any kind is permitted around an RV unit.
13. The Lessee hereby agrees to respect the privacy and quiet of his neighbor. Lessee and Lessee's guest shall fully comply with all statutes, ordinances, health, safety, motor vehicle and fire codes; and the Resort Rules and Regulations and revisions and amendments thereto. Failure to comply shall result in the termination of Lessee's Lot Lease and removal of Lessee and Lessee's property from the Resort.
14. All pets must be pre-approved by Lessor, No aggressive breeds (as determined by Lessor) shall be allowed in the Resort, including without limitation, Pit-bull, Rottweiler and Dobermans, etc. Tenants with pets must keep them on a leash when outside. **Pet excrement must be removed promptly and properly disposed of by pet owner.** That means any place on the grounds.
15. All recreational facilities, including clubhouse, pool, and fishing pier, are used at Tenant's own risk. Lessor will not be responsible for personal injury or property damage to Tenant, his family or the tenant's guests. The Pool will be open from dawn to dusk. Lessor determines from time to time. No tenants or guests are allowed in the clubhouse with wet bathing suits.
16. No TENTS or converted buses are permitted in the Resort.
17. Posted pool rules and regulations must be followed. There is **NO Glass** in the Pool area. There is **NO DRINKS** or **SMOKING IN** and around the **SIDES** of the Pool.  
No person under the age of 16 shall be permitted to use the Pool unless accompanied by an adult guardian. Management does not assume any liability for injury or accidents which occur in or around the Pool, or related deck areas. All the rules are posted at the pool area, please read them. Pools hours are dawn to dusk.

**18.** Check out time is at **11:00am**.

19. No alcoholic beverages permitted in common area buildings or recreational area which is used for general assembly without Lessor's approval.

20. No peddling, soliciting or commercial enterprise will be allowed in the Resort.

21. All garbage must be wrapped and placed in garbage containers on your RV lot or trash receptacles provided by the Resort. Household cooking grease must be disposed of as garbage and not poured down drains. Disposal of hazardous waste, oil, fuel, etc. within the resort or in disposal containers provided by the resort is strictly prohibited. All person needing to dispose of same must contact the necessary governmental authorities and make all necessary arrangements to dispose of same.

22. NO repairing of cars, boats, motors, trailers or any similar disturbing activity on any Lot.

23. Lessor will not receive telephone calls for Tenants or their guests.

24. Please respect manager's privacy when he (she) is home.

**25.** Quiet time is from **10:00pm to 8:00am**

26. Laundry facilities are provided for your convenience. Clothesline are **NOT** permitted.

27. House refrigerators may **NOT** be kept outside of RVs.

28. Pool will be **HEATED** from November 1 through April 30.

29. Lessor reserves the right to **reject** any RV unit which is not compatible with units in the Resort.

30. Any deviation of above rules must have **prior approval** for the Resort Manager.

31. **NO** fighting or loud, obnoxious, drunken, threatening, or foul language, conduct, or acts shall be permitted in the Resort. Lessees and Lessess' guests agree and acknowledge that the peaceful enjoyment

of the Resort by Lessees is paramount and that Lessor reserves the right to terminate the Lot Lease and remove any persons who threaten or disturb the peaceful enjoyment of other Resort Lessees.

32. Management reserves the right to amend these rules and regulations at any time and same shall be duly promulgated upon posting within the Resort pursuant to Florida Statutes, Chapter 513. The Resort rules and regulations and any revision there to shall be effective immediately upon proper posting and all Lessees shall immediately comply with same. If a new Resort Rule or Regulation or revision there to is posted which requires the Lessee to remove an improvement, vehicle, trailer, boat, or mobile home or requires the Lessee to make other appropriate preparations and arrangements in order to come into compliance with new Resort Rules or Regulations or revisions thereto, then in such case the Lessee shall have ten (10) days from the date of posting of the rule or regulation in which to come into compliance, The failure of Lessee to receive a copy of the rules or see a posting of the rules shall not be a defense to full compliance with the Resort rules and regulations or any amendment thereto which is posted within the Resort.

Name: \_\_\_\_\_ Date: \_\_\_\_\_