

WILDER RV RESORTS

FLORIDA RULES & REGULATIONS

Welcome to another great Wilder RV Resort. The following Rules and Regulations are designed to maintain the standards and lifestyle of this private, recreational vehicle resort. All reasonable means have been taken to ensure that your stay is safe, pleasant and enjoyable.

Many of the Rules and Regulations are required by local and federal law to protect life, property and privacy. These Rules and Regulations define the standards and expectations of resort living offered by Wilder, LLC. Please read the Rules and Regulations carefully:

1. GUEST AND VISITORS

- a.** Within these Rules and Regulations, the site renter/occupant will be regarded as a "Guest" regardless of length of stay. As we offer you the best in amenities and service, we expect you conduct yourself as a guest in a private resort and adhere to these Rules and Regulations.
- b.** A "Visitor" will be defined as any person invited by a guest to the resort. A visitor stay is less than (1) day or less than 24 hours.
- c.** All visitors must register at the office.
- d.** All visitor vehicles must display a visitor parking pass.
- e.** Guests are responsible for the conduct of their visitors at all times. Guests shall be held liable for any damage the visitor may cause.
- f.** Visitors under the age of 18 shall be accompanied by a guest at all times within the park grounds and facilities.
- g.** Guests are allowed no more than 30 overnight visitor stays per year.
- h.** Guests will be charged for each visitor staying nightly in the resort.
- i.** Visitors or family members are not allowed to stay at the site or unit if the registered guest is not present and residing on the property.
- j.** Our guest's privacy, security and comfort come first. Visitors shall be kept to a maximum of two per day. Larger groups of visitors must be coordinated with resort management. Guests who abuse the visitor policy may have their visitation suspended.

2. GENERAL INFORMATION

- a.** Wilder RV Resorts reserves the right to terminate the tenancy of any guest for the disregard or noncompliance of these Rules and Regulations.
- b.** Consideration and courtesy to others as well as your cooperation in maintaining an attractive home and site will be required.

3. ACCEPTANCE

- a.** This is an ADULT ONLY resort.

- b. RV sites are rented to couples and individuals seeking the privacy and comfort of resort living.
- c. The resort reserves the right to refuse admittance to anyone as a guest or visitor.

4. CHARGES

- a. A returned-check fee will be charged for all checks returned for insufficient funds. Returned checks will be treated by the park as non-payment of rent.
- b. Late fees will be charged for site rent, utilities and storage payments made after the 5th of the month.
- c. Each site is allowed (1) Recreational Vehicle, i.e. Park Model, Fifth Wheel or similar classed RV and (1) Automobile. Any additional vehicles must be kept in resort storage at an additional fee.
- d. Wilder Resorts caters to couples and individuals seeking the RV lifestyle. However, sometimes considerations may be made for an additional guest to stay for an extended period. Like all guests, an application must be filed and await approval. If more than two persons are occupants of the RV/site, there shall be an additional MONTHLY FEE.
- e. All applicable laws or ordinances of the city, county or state shall be enforced by the park. Violations receiving citations from inspection agencies, etc., must be corrected. Failure to do so will result in the levying of an ordinance violation fee for the resort to correct violation.
- f. Fines may be incurred by guests who break rules, i.e., speeding, failure to clean up after pets, etc.
- g. Sites left unattended in regard to maintenance and upkeep will be charged for the labor to correct violations.

5. THE SITE

- a. All RV's must be kept in good repair. Broken windows, peeling paint, dirty exterior of the RV or general unsightly appearance of the RV or the RV site will constitute a violation of these Rules and Regulations.
- b. The guest is responsible for the overall appearance of the RV site. It shall be kept orderly, neat, clean and free of litter.
- c. All guests, yearly or 6x6 lease holders are responsible for maintaining custom landscaping such as potted flowerbeds, mulched areas, grow boxes, etc. 6x6 guests are responsible for maintaining custom landscaping year-round to maintain the overall appearance and cleanliness of the resort. Foliage left unattended may be removed via mowing, weed whacking or herbicide. Please help keep Wilder Resorts looking great year-round.
- d. No planting directly in the ground will be permitted. NO gardens, raised-bed gardens, trees or bushes shall be planted. Potted plants within reason are permitted.
- e. Sites not maintained to satisfactory standards will be serviced by park staff at a fee to guest.
- f. Sites are NOT transferable except as described in the following Rules and Regulations.
- g. Automatic sprinklers and soaker hoses are NOT permitted. Lawns may be watered by hand-held hoses ONLY. Watering of any kind may be suspended if a water ban is enforced, NO EXCEPTIONS. Washing of driveways is permitted once per month. Washing of streets is NEVER permitted.
- h. NO line, chain or rope can be used to block driveways or set boundaries around any site.
- i. All utilities connections must comply with government and resort requirements.
- j. No business activities shall be conducted within the park.
- k. No storage of personal property of any kind is allowed on resort property. No storage shall be allowed on patios, driveways, screened porches or under homes.

I. Satellite & Dish TV: To maintain the aesthetics and overall appearance of the park, a TV "dish" must be mounted directly to the RV. Special consideration may be made but must be submitted using the Site Development Application.

6. VEHICLES AND PARKING

- a.** The speed limit is 15 mph. The speed limit will be strictly enforced by the park office and local police.
- b.** One (1) RV and one (1) vehicle are allowed per site. Boats and trailers must be kept off site in storage areas.
- c.** Trucks over 1-ton are not permitted in the resort, unless the park manager is first notified, and written consent is given.
- d.** Non-licensed drivers are prohibited from operating golf carts on resort property.
- e.** There shall be NO street parking at any time. Guests and visitors may park in designated areas only. The park manager may restrict guest and visitor parking at any time.
- f.** No unlicensed, unregistered or inoperable vehicles are permitted in the resort.
- g.** No vehicle repair or maintenance is allowed in the resort at any time.
- h.** All guests will receive a parking sticker upon their seasonal return or lease renewal. Parking stickers must be displayed either on rear bumper or unattached in rear windshield of guest's (1 allowed) vehicle. Stickers are mandatory and are intended to aid in the security of the resort.
- i.** Visitor placards are to be given to all visitors and contractors entering the resort when signing in. Entry and exit date must be displayed and kept current. It is mandatory that all visitors sign in at office upon visit.
- j.** Visitors arriving after hours must call the office and leave a message confirming vehicle description and number of visitors. Visitors must sign in at the office before noon of the following day.
- k.** A regular visitor (health care providers or immediate family members) may be eligible to receive a parking sticker allowing for regular visits.
- l.** It is the responsibility of the guest to ensure that visitors follow all park Rules and Regulations. A copy of the Rules and Regulations is available at the park office.

7. STORAGE AREA

- a.** Rent is due on the 1st day of the month.
- b.** A pro-rated adjustment will be made for rentals after the 1st day of the month.
- c.** Renter must park their vehicle in the assigned site/area only.
- d.** Vehicles parked in unassigned areas or that are past the rent payment grace period of five (5) days will be towed at the vehicle owner's expense.

8. PETS

Dogs and cats are a big part of our lives and the RV lifestyle. Wilder Resorts welcomes our four-legged friends with the understanding that all our guest's safety and privacy is protected. Take care to respect your neighbors' right to peace and quiet and note that some folks are not pet friendly.

- a.** Only one (1) cat per site is allowed. No other pets will be allowed.
- b.** (1) dog no greater than 60 pounds is permitted per site. No other pets allowed.

- c. (2) small dogs may be considered but will not exceed a combined total of 35 pounds. No other pets will be allowed.
- d. All pets must be registered with the park office.
- e. A pet interview at the park office may be requested.
- f. The park retains the right to demand removal of any pet that disturbs or is otherwise a detriment to the overall health, safety and well-being of the resorts' guests and visitors.
- g. Dogs and Cats MUST be spayed or neutered.
- h. Dogs and Cats must be registered with local municipalities.
- i. All pets are required to be vaccinated and inoculated according to local laws.
- j. Park office may request records of registration and vaccination.
- k. Non-aggressive dog breeds only as listed in the pet policy.
- l. All pets must be kept on a hand-held leash (not to exceed 8 feet) at all times when outside of guests RV. CATS as well as DOGS must be on a leash.
- m. Pets are not allowed to be unattended on open porches and/or decks.
- n. It is the responsibility of the pet owner to clean up after pets in ALL areas of the park. Fines will be incurred for failure to clean up dog waste.
- o. Pets will not be allowed to annoy other residents in any way.
- p. Guests are responsible for any and all damage done by their pets or pets of their visitors to any neighbors or park property.
- q. Pets are not permitted in the office, laundry rooms, bath houses, friendship hall, common recreation areas or pool areas.
- r. ANY pet running loose in the park will be impounded. Fines may be applied.
- s. All pets must be kept inside the home at all times unless walked on a leash by the owner. When walking your pet, it is to be kept on a leash at all times. A leash is not to exceed 8 feet in length.
- t. Dogs are not permitted to relieve themselves on neighboring sites and/or vegetation.
- u. Pets are NEVER to be tied up or staked outside the RV or in any area of the park.
- v. Pets cannot dig holes on your site, neighboring sites or any other areas within the park.
- w. NO dog houses are permitted. All pets must sleep inside the guests RV.
- x. Transient guests (without a lease) may have additional dogs or cats with management approval.

9. GARBAGE AND TRASH REMOVAL

- a. Every guest has the responsibility to help keep the community clean and neat. Proper disposal of garbage and refuse is important to the overall health and cleanliness of the park.
- b. All waste is to be disposed of in a secure plastic garbage bag and placed in designated trash dumpster only.
- c. NO trash can be stored or stacked at any site for any amount of time.
- d. Large objects like furniture and appliances are the responsibility of the guest to remove from the resort at guest's expense.
- e. Grease of any kind is NOT ALLOWED to be dispensed in the drainage/sewer system.
- f. Disposal of rubber, cloth, paper towels, plastic, etc. in toilets is PROHIBITED.

- g.** Burning of trash, leaves or any materials is PROHIBITED.
- h.** If in doubt about trash disposal, ask park manager.

10. RECREATION

- a.** Resort facilities are provided for the use of guests and visitors ONLY.
- b.** Failure to comply with posted facility rules will result in suspension or restriction of facility use.
- c.** The POOL is available for use by guests and visitors only. Hours of operation will be 9:00 am to dusk each day unless otherwise changed due to maintenance or weather.
- d.** NO glass bottles or cans are allowed in the area. ONLY plastic, shatter-proof drinking containers are allowed in the pool area.
- e.** NO FOOD OR BEVERAGES SHALL BE CONSUMED IN THE POOL.
- f.** Shuffleboards and Horseshoe Pits are for the use of guests and visitors from 9:00 am to dusk unless otherwise indicated.
- g.** The pool, facilities and any equipment are to be used AT GUEST AND VISITOR'S OWN RISK.
- h.** Appropriate swimwear is required at all times.
- i.** NO ALCOHOLIC BEVERAGES ARE PERMITTED IN, ON OR AROUND ANY RECREATIONAL AREA OR BUILDING including the pool. Failure to comply will result in suspension or restriction of facility use.
- j.** Children are NOT permitted in any recreational area or facility without direct supervision of parent, grandparent or legal guardian within the resort.
- k.** Swimsuits and/or other wet attire are NOT allowed in any recreational buildings or park office.
- l.** Wood or charcoal-burning fire pits like chimeneas are NOT allowed at any site or in any area within the resort grounds. However, propane fire pits are allowed.

11. MATERNITY

In the event a guest gives birth, adopts or otherwise obtains custody of a child during their stay, said guest must move from the park within one (1) month of the birth, adoption or obtaining custody.

12. GROUNDS FOR EVICTION

- a.** Nonpayment of lot rent. Rent is due on the first of the month. If the default payment continues past the 5th of the month, a certified letter will be sent outlining past due amounts and a delinquency notice posted on guest's door.
- b.** Violation of a federal, state or local ordinance and conviction thereof, which violation may be deemed to endanger the life, health, safety, or welfare of the other park guests or visitors.
- c.** Violation of Resort Rules and Regulations will result in written warnings. Excessive warnings may result in eviction.
- d.** Any Violation of the Lease Agreement.

13. TRANSFER RV TITLE

- a.** A resident may sell their RV within the resort. However, the prospective purchaser MUST be approved using the guest application and sign the Rules and Regulations before the sale can be completed.

- b.** When selling your RV, the guest may display one (1) "FOR SALE" sign no larger than fifteen (15) inches by twenty (20) inches on or in the home.
- c.** All sales must be coordinated with the park office.
- d.** Prospective buyers must sign in at the office and receive a visitor's pass.
- e.** Selling your unit DOES NOT TERMINATE your lease agreement. The seller is responsible for all payments due under the lease agreement.

14. RENTING

- a.** Renting an RV within a Wilder Resort is permitted ONLY WITH THE WRITTEN PERMISSION OF THE WILDER CORPORATE OFFICE.
- b.** A guest must occupy a unit with a yearly lease agreement to own and operate a rental unit.
- c.** Only (1) one rental unit is allowed.
- d.** The owner of a rental unit, in any configuration (5th wheel, Park Model, Etc.) MUST SIGN A YEARLY LEASE agreement for the rental unit. No 6x6 leases qualify for rental.
- e.** No advertising rental units on any online marketplaces such as Airbnb, RVshare etc. is allowed.
- f.** All prospective renters must complete a guest application, background check and sign the Rules and Regulations before entering the resort.
- g.** Renters are required to follow the Rules and Regulations of the park. Violating the Rules and Regulations will compromise the original agreement of site rental and could subject the RV owner to eviction.

15. RESPONSIBILITY AND LIABILITY

- a.** The resort is not responsible for damage, injury or loss by accident, theft, fire, act of God or any other cause whatsoever to either the property or person of any guest or visitor within the park. All persons who enter or live in the park do so in accordance with all applicable laws, ordinances and regulations of the city, county and state.

16. SITE DEVELOPMENT

- a.** Improvements are encouraged, however, any construction, including but not limited to porches, steps, awnings, sheds, air conditioners, concrete slabs, carports, etc., will not be permitted unless the guest obtains PRIOR WRITTEN APPROVAL through the Site Development Application. Approval is necessary to protect utilities, the continuity of the park appearance and the safety of park guests and visitors.
- b.** The park may require a guest remove any unapproved construction or additions at the expense of the guest.
- c.** It is the responsibility of the guest to research and acquire any necessary permits for approved site projects.
- d.** Contractors must be licensed and have Wilder approval if modifying utilities.
- e.** Any development by the RV owner or contractor must carry a liability insurance policy.
- f.** Fences of any kind are not permitted.
- g.** Recreation equipment (which remains outdoors) is not permitted.
- h.** All fixtures and permanent improvements shall, at the park's discretion, become the property of the park, and the park may require their removal upon vacating.

17. VACATING THE SITE

- a.** As a lease holder you are responsible for the entirety of the lease term, unless an agreement with Wilder LLC has been made and put in writing.
- b.** Guests must give the park manager a written ninety (90) day notice of their intent to vacate. A proper forwarding address **MUST** be provided within the ninety-day notice. The park manager **MUST** be notified of date and time a minimum of one (1) week before removal of unit. The resort manager **MUST** be present during the removal of the unit.
- c.** Resort management must sign off that the lot is properly vacated. No debris (cement blocks, wood, etc.) will be allowed to remain. Utilities, if modified, must be returned to original configuration unless otherwise agreed to by management. **RENT WILL BE CHARGED UNTIL SITE IS RETURNED TO ORIGINAL CONDITION.**
- d.** A FIVE HUNDRED DOLLAR (\$500) refundable deposit may be required before removing some units, to ensure the site is returned to its original condition.

18. MISCELLANEOUS

- a.** The Rules and Regulations may be changed or amended, and new Rules and Regulations may be promulgated or adopted at the resort's discretion.
- b.** The resort reserves the right of access to all sites at reasonable times for inspection and utility maintenance.
- c.** The use of firearms, including BB guns, bows and arrows, slingshots, etc. is **PROHIBITED**.
- d.** The use of fireworks is **PROHIBITED**.
- e.** No soliciting, peddling or commercial enterprises (a.k.a. operating a business) of any kind is allowed on the resort property at any time.
- f.** Guests and visitors are required to keep noise at a minimum. Use of televisions, stereos, radios or other devices or machinery that produce loud noises as to annoy guests after 9:00 p.m. is strictly prohibited.
- g.** Watering schedule may be required by management. Please conserve water to avoid this possibility.
- h.** All business or discussion with the resort management should be conducted **ONLY** during business hours—**EXCEPT** in the case of an emergency.
- i.** All posted rules and facility guidelines must be followed.
- j.** The clubhouse and all other facilities shall be left clean and in order after all events or use. Park management reserves the right to use the facilities for special events.
- k.** No free-standing clotheslines are permitted. Only retractable lines attached to the RV are permitted.
- l.** PODS or any similar storage or moving equipment must be approved by resort management and can stay no longer than 72 hours. 1 "Pod" per site only. Pod size and placement must be approved by management.
- m.** Feeding stray cats and animals is **NOT ALLOWED**. Florida laws prohibit the feeding of cats and wild animals.

19. WRITTEN APPROVAL

Wilder, LLC is committed to providing its guests with the best in RV living. In some situations, special considerations that may conflict with park Rules and Regulations can be considered. These considerations will be made on an individual basis and will require a meeting with park management. A written request and outline of proposal including reasons must be submitted. Park managers will consult with Wilder executive management on the matter. **NO ACTION** can be taken until the matter is **FINALIZED** in **WRITING** by the executive officer.

20. AGREEMENT

These Rules and Regulations are meant to ensure the well-being, security and standards of Wilder RV Resorts, guests and visitors. By signing this agreement, you accept the terms and conditions set forth in these Rules and Regulations. A signed copy of these Rules and Regulations is required by the lease agreement.

Wilder RV Resort Location Name (Specific Park)

Printed Name (Guest 1)

Date

Lot #

Signature (Guest 1)

Printed Name (Guest 2)

Date

Lot #

Signature (Guest 2)