

**RULES for 2022-2023 Season**

**SPEED LIMIT:**

**The Speed Limit is 10 MPH throughout the Park (No Exceptions Period)**

**For safety, everyone must stop at the main entrance stop sign and yield to vehicles, golf carts, bicycles and pedestrians. Speed limit must be always adhered to by residents and any guest**.

**CHECK IN:**

Please check in at the office upon arrival. We will verify, or update, your site & personal information. Payment is due at time of arrival. If the office is closed when you arrive, please check in the next business day.

**PAYMENTS AND BILLING:**

Permanent and Yearly residents lot rent and electric bills are due on the 1st of each month. Shorter term stays, Daily, Weekly, Bi-weekly, or Monthly will be due according to the check in date and our current price rate sheet. **Any account 5 days past due, or has a balance forwarded, is subject to a $75.00 late fee.** **Any returned checks will be charged a $50.00 NSF/Check return fee.**  If the office is closed, you will find payment envelopes inside the mail room on the main office door. Please fill in the information on the front of the envelope put payment inside the envelope and slide it under the office door. Checks or Money Orders are preferred for payments that are made during the hours the office is closed.

**RV PLACEMENT ON SITE AND EASEMENT:**

Your RV should be parked in the middle of the shell pad**.** Management reserves the right to request you move your RV to an appropriate setting if it does not conform to the placement we require. **You must maintain clear access to meter boxes, water and sewage lines. The rear of all RVs must be a minimum of 18 inches away from the meter box.** Any slide or awning must be inside the boundaries of the lo and not extend past the boundaries of that site or into the easement area as described**. The water and sewer lines run north to south behind each site the full length of the streets. Motor vehicles, motorcycles and ATV’s are prohibited from crossing onto or parking this area. Any damage done to the facilities because of driving over these areas is the responsibility of the resident or guest and will be charged for the damages. The easement must be always maintained.**

**RULES for 2022-2023 Season (cont.)**

**UTILITIES:**

Each lot is metered for electric use for that designated site. And will be read on or before the 1st of each month. Electricity is billed in accordance with the prevailing PRECO (Peace River Electric Cooperative) rate. Water is for your personal use inside your unit. No irrigation is permitted. Water & sewer is provided by Lazy Acres via the Town of Zolfo Springs and is included in the lot rent. If you use a washing machine in your RV or site, there is an additional $10.00 a month charge for the extra water usage. Excessive or wasteful use of water will result in additional charges. **Tampering with any park utility is prohibited, as is unauthorized use of electricity from any other lot**. All electric and propane connections to your unit must be checked and maintained regularly to assure proper and safe working condition. The park reserves the right to turn off water or electricity when necessary. Every effort will be made to notify tenants when utilities are being shut off temporarily, however in an emergency this may not be possible. Lazy Acres RV & Mobile Home Park is not responsible for any damage, loss or claims due to power surges, nature, acts of God, fire, theft, accident or injury. If you see any health or safety hazards, please notify the office staff immediately.

**SEWER HOSES AND WATER SUPPLY LINES:**

All sewer hoses must be free of any leakage to park grounds and have a rubber collar that firmly attaches the sewer hose to the park sewage system. Plumbing must be kept in good condition and plumbing leaks in, or under your RV are to be repaired immediately. The park reserves the right to shut off the water supply to any site that has leaks that are not repaired in a timely basis.

**GARBAGE:**

The park has 2 dumpsters in the front of the park on Finch Dr. at the east & west sides of the park. During the season the dumpsters are emptied three times weekly, Monday, Wednesday & Saturday. Only household trash can be placed in those dumpsters**. All boxes must be BROKEN DOWN and placed in the dumpster or the dump trailer located at the west side of the park on Finch Drive**. Any & all yard trimming & yard waste must either be placed in the dump trailer or cut & stacked neatly by the burn ring located behind the rec hall. No one from outside the park is authorized to use the dumpster or the dump trailer. If you see any unauthorized dumping, please take a photo is possible and notify the office immediately.

**RULES for 2022-2023 Season (cont.)**

**DUMPSTERS ARE FOR HOUSEHOLD REFUSE ONLY!**

**CONSTRUCTION MATERIALS, OLD CONCRETE, FURNITURE, APPLIANCES MAY NOT BE PUT INTO THE DUMPSTER OR DUMP TRAILER. YOU MUST DISPOSE OF THESE ITEMS AT THE LANDFILL.**

**CARE OF LOTS AND RV’S:**

The exterior of your unit should be washed twice yearly. If you stay a month or longer, you are required to maintain & mow your lot. We do provide a mower that you may use to mow. As well as Fire Aunt spray. Ask at the office for the storage location of the mower & spray. If you choose to plant trees or have flower beds you must get previous authorization from the office. You must also maintain these any garden/flower beds year-round. The park will have the lot mowed, however we are unable to maintain the plants & planting bed.

Please keep your RV clean and free of dirt, mold build up, rust and corrosion. We ask that you use a bucket and brush or cloth to wash along with a hose & shut off nozzle to rinse. Residents must always maintain their lots in a clean manner. If it is necessary for management to have your RV cleaned there will be a $125.00 cleaning fee. Residents will be charged accordingly if their lot needs to be cleaned of debris or trash after management has notified the resident of a violation in writing. Residents are responsible for any damage done to their unit, site or facilities. No construction is to be done on or to the property without approval from management. This also includes repairs on your vehicles

**VEHICLES:**

Residents are permitted up to 2 vehicles per lot. Additional parking needs should be discussed with the manager. All vehicles must be licensed, insured and in running & driving condition. Any unregistered, non- running or un-drivable vehicles are not permitted. If a resident does not comply with this rule, the vehicle will be towed away at resident’s expense.

**Again, the speed limit in the park is 10 MPH.**

**CLOTHES LINES:**

Umbrella type clothesline may be erected at the rear of your unit. No clothes/laundry are to be hung from awnings or units. No line shall be strung between trees or RV’s. Clotheslines must be removed when leaving the park for the end of the season, leaving no pipe above the ground. When clothesline is not in use, we ask that you fold it down.

**RULES for 2022-2023 Season (cont.)**

**GUEST:**

Your guests are welcome, however **you must pre-register your guest prior to their overnight or extended stay with the office.** Unregistered guest will be asked to leave. Our rates are based on 2 people per lot. There is a $1.00 charge for each person over the age of 12 per night. You are responsible and liable for the actions and conduct of your guest. Guest & visitors must abide by all park rules.

**CONDUCT:**

**No smoking or pets allowed in any of the buildings. Quiet time is from 10:00 pm to 8:00 am. No running generators after 10:00 pm**. Please respect your neighbor’s privacy and property, do not cut through occupied lots. **Anyone caught vandalizing, defacing, or stealing private property will be removed from the park immediately.** Please keep TV, radios and music turned down during quiet time to avoid disturbing your neighbors. No soliciting without prior approval. **No fireworks are permitted**. All federal and state laws concerning firearms shall be obeyed. No ground fires are permitted, you may have a contained above ground fire. Do not leave cigarette butts on the park grounds. No sleeping tents allowed; you may have a shade tent only. Lazy Acres RV Parks is private property, and we reserve the right to deny access and or remove anyone from the property if it’s deemed necessary.

**ACTIVITIES AND FACILITIES:**

The recreation hall, bath house and common areas of the park are for the use of all tenants and their guest. If you use these areas, please keep them clean and leave the area in the same manner as you found it. We have an Activities Calendar during the winter/spring season that runs from November 1st through April 1st. All scheduled activities on our calendar will take precedence over any other use of the rec hall. No activity in the hall may be scheduled without the prior approval of the park manager. If anyone would like to suggest an activity, contact the park manager. The person, or persons, in charge of each activity are responsible for setup, clean up and trash removal. When there are no scheduled activities, the rec hall may be used by all tenants. The refrigerator, freezer, microwave, cabinets & supplies are for park use only. Please do not use these items without permission. We ask that you put your name and site number, or phone number, on any items that you store in the refrigerator/ freezer. Anything stored without permission or a name in the rec hall, refrigerator/ freezer, or cabinets may be removed & thrown away. Proceeds for all activities are held in a recreation fund. The recreation fund monies are used to purchase equipment and supplies for various park activities. Accounting details of the fund are available upon request to any resident of Lazy Acres RV Park. Please do not move the tables and chairs without permission, they are arranged for ease of evacuation in case of emergency. If you need assistance, ask the manager or one of our representatives.

**RULES for 2022-2023 Season (cont.)**

**MAIL:**

For your convenience, we do accept mail for our residents. **Each site has its own address along with a lot number,** **if you choose to have your mail delivered here, we ask that you use the specific address along with the lot number for your site to ensure that we can sort the mail properly for each resident.** Mail is delivered Monday- Saturday by the US Postal Service. Mailed is sorted and place it in the appropriate mail slot. We also use the mail slots for invoices, activity calendars and notices, so please check your mail slot regularly. If you require more control over your mail, PO boxes are available at the Zolfo Springs Post Office for a minimal fee If you are unsure of the correct address, simply ask the office staff or we have also labeled it on each mail slot in our mail room. We ask that prior to your departure you request a change of address with the US Postal Service. We also ask that you verify your home address with our office staff in the event we do receive additional mail for you, we will do our best to forward it to the address that you provide.

**PETS:**

**Management MUST approve all pets that are to be staying in the RV Park**. If you have a pet, or pets, they must be always leashed and are not allowed to run free. Pets must also be vaccinated and pose no health risk to others in the community. Residents are to pickup after pets while they are on park grounds. Service and Emotional Support animals are to be properly identified as such and must have paperwork and registration to prove the validity of being one. **All pet owners are responsible for any instance where personal injury or property damage may occur while on park grounds and are subject to any local and state laws pertaining to such**.

**RULES ARE SUBJECT TO CHANGE WITH OUT NOTICE ACCORDING TO NEED**