



Lazy Acres RV Park LLC.  
405 Finch Drive  
Zolfo Springs, Fl. 33890  
PH: 1(863) 735-0733

## 2022 / 2023 RULES

**SPEED LIMIT: 10 MPH. For the safety of everyone you must stop at the entrance stop sign and the speed limit must always be adhered to.** Our water and electric lines run underground at the end of every lot. **Do not drive through any of the lots as you may cause a line to rupture.**

### **CHECK IN:**

Please check in with the office when you arrive. We will verify or update site & personal information. Payment is due at that time. If the office is closed when you arrive please check in the next business day. Any account 5 business days past due or a balance forward is subject to a \$75.00 late fee. Any returned checks will be charged a \$45.00 NSF fee. If the office is closed, you will find payment envelopes inside the mail room on the interior 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.

### **UTILITIES:**

Your RV should be parked in the middle of the shell pad. **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.** Your slides must be inside of the lot, not to pass the outside of the sewer line. **Our water lines run north & south behind each unit, an easement must be maintained and accessible.** Each lot is metered & will be read on or before the 1<sup>st</sup> of each month. electric is billed in accordance with the prevailing Peace River Energy rate all electric invoices should be paid no later than the 15<sup>th</sup> of each month or will be subject to an additional \$10.00 late fee. Water is for your personal use inside your unit. No irrigation is permitted. Water & sewer is provided by Lazy Acres via Town of Zolfo Springs and is included in the lot rent. If you use a washing machine, or a hot tub, you will be charged an additional \$10.00 each a month for the extra water usage. The exterior of your unit should be washed twice yearly. Excessive 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 water & sewer 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.

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**SEWER HOSES:**

All sewer hoses must have a rubber collar. Plumbing must be kept in good condition and plumbing leaks in, or under your RV are to be repaired immediately.

**GARBAGE:**

The park has 2 dumpsters in the front of the park on Finch Dr. at both the east & west sides of the park. During the season the dumpsters are emptied four times weekly, Monday, Wednesday, Friday & Saturday. Only household trash can be placed in those dumpsters. **All boxes must be BROKEN DOWN and placed in the dumpster.** Any & all yard trimming & yard waste must be placed in the dump trailer 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 notify the office immediately. **THERE ARE TO BE NO CONSTRUCTION MATERIALS, OLD CONCRETE, FURNITURE OR APPLIANCES PUT INTO THE DUMPSTER OR DUMP TRAILER. YOU MUST TAKE THESE ITEMS TO THE LANDFILL.**

**CARE OF LOTS AND RV'S:**

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 Ant 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.** If you are a long yearly resident and move onto a lot with existing foliage, trees, shrubs you will be responsible for any existing plant life. They will become your responsibility for trimming, spraying or removal. You must also plan for weed removal & maintain these planting 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 \$100.00 cleaning fee. 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 two 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. In the event 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:**

An umbrella type clothesline may be erected at the rear of your unit. No clothes/laundry should be hanging from awnings or units. No line shall be strung between trees or RV's. Clothes line 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.

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**GUEST:**

Guest are welcome, however **you must register your overnight guest prior to their stay with the office.** Un registered 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. Guests & visitors must abide by park rules. **Anyone moving into the park with an existing resident must fill out an application and be pre-approved prior to moving into the park. No subletting is permitted without prior park authorization.**

**CONDUCT:**

No smoking or pets allowed Rec Hall, Laundry or Restrooms. 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, the only exceptions are December 31<sup>st</sup> and July 4<sup>th</sup>. As per Florida law.** 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. Lazy Acres RV Parks is private property and we reserve the right to deny access and or remove anyone from the property if deemed necessary.

**Activities & Facilities:**

The recreation hall, bath house and communal 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 manor you found it. You will also be required to remove & take your trash to the dumpster. We have an Activities Calendar during the regular season from approximately November 1<sup>st</sup> through April 1<sup>st</sup>. All scheduled activities on our calendar will take precedence over any other use of the rec hall. **You must receive prior approval of management before scheduling.** 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 & 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 & site number or phone number on any items that you store in the refrigerator/ freezer. Anything stored without permission & a name in the rec hall, refrigerator/ freezer, or cabinets may be removed & thrown away. Proceeds of activities are held in a recreation fund, unless otherwise earmarked. The recreation fund money is used to purchase equipment and supplies for various park activities. Accounting details of the fund are available upon request.

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If any activities requires that the tables or chares are moved, you are required to put them back in the original positions. They are arranged for ease of evacuation in case of emergency. If you need assistance, ask the manager or one of our representatives.

**MAIL:**

For your convenience, we do accept mail for our residents. **Each site has its own address along with a lot number. Do not use the office address as your mailing address.** Mail is delivered Monday- Saturday by the US Postal Service. We sort it 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 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 in a timely manner.** 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 for up to one month. After a month, all 1<sup>st</sup> class mail will be returned to sender.

**PETS:**

**If you have a pet, please ask for a copy of our Pet Policy sign & return it to the office. These policies are for the safety and wellbeing of all residents and their pets. Failure to comply with these rules may result in eviction.**

**Please sign and return a signature sheet acknowledging that you agree to follow the park rules.**

**RULES ARE SUBJECT TO CHANGE WITHOUT NOTICE ACCORDING TO NEED**