*We want to make your stay here as enjoyable as possible, so we ask that you abide by the following rules.*

*By registering to rent here at Bonita Heights Park (“The Park”), you & your Guests/Visitors are hereby agreeing to abide by all Rules and Regulations of The Park.*

* Full-time RV Rates: $625.00 per month along with one (1) year signed Lease, copy of Driver’s License for all RV Tenants, & signed acknowledgement & acceptance of BHP RV Rules & Regulations
* At least one RV Tenant must be 55 years old or older
* RV Tenant(s) under 18 years of age not permitted with Full-Time RV Rental
* Visitors or Guests (of any age) only permitted 15 consecutive days/30 days maximum per year. If any visitor stays beyond this time period, that visitor will be considered an “Occupant” and must be added to the Tenant’s Lease Agreement.
* Vehicles (Defined as car, truck, motorcycle, moped, etc.) must have current registration & plates:
	+ Pick-up Trucks must have cover over bed if carrying unsightly contents
	+ Maximum of two (2) vehicles permitted with Full-Time Rental. This includes recreational vehicles
	+ **PLEASE NOTE**: All vehicles must be parked on Tenant’s assigned lot only.
	+ Extra charge for each/all recreational vehicle(s): (ie: jet ski): $10/month
* ABSOLUTELY NO PARKING PERMITTED ON CONCRETE PADS. A $25 daily Fine will be imposed for parking anything on concrete pad and/or on any other Lot.
* Anchoring down or screwing ANYTHING into the concrete pad is PROHIBITED!
* ABSOLUTELY NO revisions, additions, changes, and/or alterations are permitted to RV Lots and Assigned Parking Spaces (which is Park Property) WITHOUT PRIOR WRITTEN APPROVAL. An Architectural Approval Form (ARC) must be filled out and submitted to the RV Manager, along with photo(s) of proposed structure, changes/additions, etc. to forward on to the ARC committee for approval, prior to any work being done.
* Please do not change or replace the lighting in the community light posts. These light posts are Park Property. The bulbs are supplied by the Park and are meant to all look the same. Contact the RV Manager if light post bulbs need repair or replacement.
* Washing of campers/RV’s: FREE for full-Time Tenants
* Boat &/or Trailer Storage: Prohibited on premises. No on-site storage available.
* Storage Unit:
	+ A small storage box is permitted on lot at no additional charge (must be anchored down)
	+ All sheds, outdoor utility storage cabinets require a Permit and must be anchored down. Contact the City of Bonita - Permit & Planning Dept. (239) 444-6166 for instructions. An Architectural Approval Form (ARC) must be filled out & submitted, along with photo(s) of proposed shed, to the RV Manager, to forward on to the ARC committee for approval, prior to installation.
* Outside appliances (ie: refrigerator, freezer, stove, etc.): Extra charge of $20/month
	+ **RV Manager approval required prior to installation**
* Outside Canopy, Pergola, Trellis: Permitted at no additional charge – UPON APPROVAL
	+ Must be steel framed, have a good appearance, & be anchored down (NOT to concrete pads or fence). An Architectural Approval Form (ARC) must be filled out & submitted, along with photo(s) of proposed structure, to the RV Manager, to forward on to the ARC committee for approval prior to installation.

**Please note:**

* + - **Canopy, Pergola, or Trellis must be taken down if Tenant is planning on being away from Park for an extended period of time**
		- **During high winds and/or stormy season you may be asked to remove Canopy, Pergola, or Trellis to avoid damage and/or injury to others**
* Tarps: Prohibited from use to cover personal belongings, shading, or in lieu of a canopy, pergola, etc.
* PLEASE DO NOT FASTEN, TAPE, SCREW, PAINT, OR DO ANYTHING TO WHITE PRIVACY FENCE!
* No open fires permitted
* Fireworks prohibited
* **Speed Limit: 10mph throughout entire park**
* Quiet Time: is 10:00pm to 8:00am daily. Radios and TVs should not be heard beyond your site. No loud gatherings or parties. Please be considerate of your neighbors.
* Disruptive Behavior: Any RV tenant(s) or guest(s) displaying disruptive behavior or disorderly conduct that can be a detriment to the safety of others in the community, the Landlord shall have the right to immediately terminate this Lease and/or deny the renewal of the Lease Agreement upon its expiration & this RV Tenants(s) &/or any of their Guests/Visitors will be required to immediately leave the park.
	+ The Annual Lease Agreement becomes NULL & VOID & will terminate immediately. Violator(s) will have seven (7) days to permanently vacate the premises. There will be no refund to any person in this situation.
* Pets: Pets are welcome! Only non-aggressive, quiet pets permitted, maximum of 2 pets per RV
	+ Copy of up-to-date pet vaccinations required with application
	+ Dogs must be on leash or tie at ALL TIMES
	+ Dogs must be walked on the roadway; NOT on Owner’s property
	+ Dogs must NOT be left outside unattended
	+ Cats must be kept inside RV
	+ If any pet demonstrates aggressive behavior toward another pet, any person (including & not limited to RV Tenant, Guest, or Park Shareholder), you will be asked to leave the Park immediately
	+ No excessive barking will be tolerated. We want everyone to enjoy their stay in peace & quiet
	+ RV Tenant and Guests are responsible for cleaning up after their pets
* Excessive Traffic: In order to maintain the privacy & quiet enjoyment of our Owners, Renters & other Tenants in the Park, the Board has the right to define “Excessive Traffic” into/out of the Park to/from a Tenant’s Lot. If the Board observes or is advised of excessive traffic (pedestrian and/or vehicular) to/from any Lot, the Tenant will be notified by the Landlord’s Agent and will be given 30 days to fix this violation. If not rectified, the Annual Lease Agreement for that Lot will become Null & VOID and will terminate immediately.
* No selling or soliciting is allowed within the Park by any RV Tenant, Guest, or Visitor. No business shall operate within the Park that generates vehicular, pedestrian, or public traffic running through the Park.
* Trash: All trash must be put in garbage bags and disposed of in the dumpster in the front of the Park. Recycle bins are also provided. No cigarette butts, or littering of any kind, is permitted throughout the Park.
* Laundry Room: Available for all RV Tenants & Renters/open 24/7, but please be courteous to neighbors during early morning & evening hours. Please do not leave clothes in the machines unattended.
* Maintenance of Site: All sites must be kept neat and clean of debris and in an uncluttered state.
* Insurance/Theft: The Park is not responsible in the case of theft of RV or contents thereof; Nor for any damage resulting from natural causes (ie: tree falling, high winds, hurricane, flooding, etc.); Nor for spoilage of refrigerator/freezer foods due to loss of electricity. The Park cannot be held liable or responsible for injury to RV Tenants, Guest or Visitors and/or for any loss of money/valuables of any kind.
* Any mechanical work and/or repairs, oil changes, etc. on RV's, automobiles, motorcycles, and personal watercraft (sea doo, jet ski, etc.) will not be permitted in the Park without PRIOR APPROVAL from the RV Manager.
* Any RV or camper left unoccupied/vacant/abandoned (without advance written notification to RV Manager) for more than 15 days, will be cause for immediate removal from the Park at Owner’s expense.
* Any vehicle left unmoved or abandoned (without advance written notification to RV Manager) on Lot for more than 15 days will be cause for immediate removal from the Park at Owner’s expense.
* Any breach of these Rules & Regulations results in Full-Time Tenants(s), &/or any Guest/Visitors to vacate the premises with no refund to any person in this situation.
* Any action or activity performed by Full-Time Tenants &/or any Guests/Visitors that is illegal or causes injury or danger to anyone will immediately VOID the Tenant(s)’ Lease and the Tenant(s) will need to vacate the premises with no refund to any person in this situation.
* The Bonita Heights Clubhouse is available for all RV Renters’ enjoyment. It is a good space to use for laptop connection to WIFI, to watch TV, or to borrow DVD’s or books. We simply ask that after use, the room and accessories are cleaned & returned to its original state for the next user. PLEASE BE SURE TO LOCK THE DOORS UPON DEPARTURE. The RV Manager will give you the door pass code & the WIFI connection details.
* Mailboxes: We have a cluster mailbox for RV Tenants, which is located on the west side of the park, to the left of the Bulk Garbage Pick-up Area (between Unit #2 & Unit #34). Each RV has its own lettered box. Please use your appropriate box for incoming mail & drop outgoing mail in the drop box slot. For a $20 Deposit, a key will be provided for you to collect mail in your designated box.

Thank you!