

Bonita Heights Park Co-Op RV Rules & Regulations

SEASONAL/SHORT-TERM RV GUESTS

3650 Bonita Beach Road, Bonita Springs, FL 34134

RV Manager: Bob Housman: RV Lot M / 239-777-3290 / RVmanagerbhp@outlook.com

We want to make your stay here as enjoyable as possible, so we ask that you abide by the following rules. By registering to stay here at Bonita Heights Park ("The Park"), you & your registered guests are hereby agreeing to abide by all rules and regulations of The Park.

- One month deposit due at time of booking
- Balance due upon arrival
- Cancellation Schedule: 60 days or more prior to arrival: full refund of deposit
 - Cancellation 30-59 days prior to arrival: 50% refund of deposit
 - Cancellation 29 or less days prior to arrival: forfeit entire deposit
- Completed "Guest Information" Form required, including copy of Driver's License for all RV Guests
- Signed "Guest Information" Form acknowledges receipt & acceptance of BHP RV Rules & Regulations
- At least one RV Guest must be 55 years old or older
 - RV Guests under 55 are permitted for short term stays (less than 30 days) during the off season
- Visitors or guests (of any age) permitted only for a maximum of 15 days
- Seasonal/Part-Time RV Rates: *Peak Season: Dec-April / Off-Season: May-Nov*
 - Dec.- April \$795 per month (**3 month minimum to reserve a lot during peak season**)
 - May - Nov. \$690 per month
 - Weekly rates: \$215 per week
 - Weekend/Daily rates: \$45 per day
 - ❖ Check-in time: 1:00pm
 - ❖ Check-out time: 11:00am
- 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
 - Only one (1) vehicle included with Seasonal Rental Lot at no additional charge
 - Extra charge for additional vehicle: \$10/month (maximum of 2 vehicles permitted)
 - Extra charge for each recreational vehicle(s): (ie: jet ski, golf cart): \$10/month
- **ABSOLUTELY NO PARKING PERMITTED ON CONCRETE PADS.** And all vehicles (including recreational) **MUST** be parked on Renter's assigned Lot only. 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!
- Parking vehicles on ANY VACANT LOT is PROHIBITED. Must be parked on own RV Lot.
- Anyone leaving the premises for more than 24 hours **MUST** shut off the water at their water spigot
- Washing of campers/RV's: \$15.00/wash
- Boat &/or Trailer Storage: Prohibited on premises. No on-site storage available.

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- Temporary Storage Unit: Permitted at Owner's Expense
 - **RV Manager approval, & NOT to be fastened down to concrete or fence**
- 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
 - **RV Manager approval required prior to installation & must be steel framed, have a good appearance, & be anchored down (NOT to concrete or fence). Please note:**
 - **Must be taken down if Guest is planning on being away from Park for more than one day**
 - **During high winds and/or stormy season you may be asked to remove canopy, pergola, 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!
 - Parking ANYTHING (full-size vehicles or recreational vehicles) on concrete pad is PROHIBITED!
 - Anchoring down or screwing ANYTHING into the concrete pad is PROHIBITED!
- 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: If the police are called by the Park, another RV Guest, or Owner, due to disruptive behavior, the RV Guest(s) and/or any of their visitors will be required to immediately leave the park.
 - The Seasonal Rental Agreement becomes NULL & VOID. There will be no refunds 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 Guest Information Sheet
 - 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, RV Guest, or Owner, 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 Guests are responsible for cleaning up after their pets

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- Excessive Traffic: In order to maintain the privacy & quiet enjoyment of our owners & other renters in the Park, all RV Guests are asked to limit the number of visitors (vehicular & pedestrian) into/out of the Park to/from any RV Lot.
- No selling or soliciting is allowed within the Park by any RV 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 Guests/open 24/7, but please be courteous to neighbors during early morning & evening hours. Please do not leave clothes in the machines unattended.
- 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 Guests or visitors and/or for any loss of money/valuables of any kind.
- Maintenance of Site: All sites must be kept neat and clean of debris and in an uncluttered state.
- 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 the 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 Seasonal/Part-Time RV Guest(s) &/or any visitors to vacate the premises with no refund to any person in this situation.
- Any action or activity performed by Short-Term/Seasonal Renters &/or any Guests/Visitors that is illegal or causes injury or danger to anyone will immediately VOID the Renter's Lease and the Renters 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. The RV Manager will give you 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.