



Pearson's Rental Properties

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Campground Rules

I. RENT

- A. All **RENT** is required in advance and is due and payable on the first day of site occupation and the same date each month for the duration of the guest's stay. **DAILY RATE** will be charged for each day rent is not paid **PLUS LEGAL FEES**. There is a \$50 charge for all returned checks. **NO REFUNDS FOR LEAVING EARLY**. We do not prorate the weekly or monthly rent.
- B. Base rent rate pays for one or two persons.
- C. The monthly rate for extra persons occupying an RV, over the two allowed with the base rent, is \$100.00 per adult and \$50.00 per child. No more than four persons allowed. **NO PRORATES FOR EXTRA PEOPLE**.
- D. The following documents are required to be kept in our office files for the duration of each guests stay:
 1. Copy of valid driver's license for all adult guests.
 2. Phone number of a person other than the guest to contact in case of emergency.
 3. Signed copy of this rules sheet.
- E. If you vacate your site for any reason, please notify the office.

II. QUIET HOURS & SPEED LIMIT 5 MPH

- A. **Quiet hours are 9:00 PM until 7:00 AM** and must be observed by all guest and visitors.
- B. No outside party, loud music, or any noise will be allowed in the park at any time except with pre-approval from the management.
- C. Please respect our speed limit - 5 MPH.
- D. Please notify the office if any problem arises or anything needs attention.
- E. Please dispose of tobacco products in assigned receptacles outside.
- F. **DO NOT TOSS CIGARETTE BUTTS ON GROUND**

III. PET POLICY

NON Vicious, Small Size Pets under 50lbs are welcome in RV sites only with prior approval from the management. To continue welcoming pets we enforce a pet policy. A responsible pet owner will find the following to be basic requirements.

1. Pet behavior and hygiene is the sole responsibility of the owner.
2. Pets should be kept on a leash or inside the Guest's RV.
3. Local Law requires pets to be on a short leash (6 feet or less) at all times.
4. Pets should NEVER be left tied outside unattended.





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5. A dog walk area is provided for pet hygiene.
6. Pet owner must pick up after their pet in all park areas including your site and Dog walk.
7. Only sight assisting animals are permitted in park buildings.
8. **No aggressive pets allowed** including Pitt Bulls, Rottweiler's, Chows, Great Danes, German Shepherds, Staffordshire Terriers, Presa Canarios, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Alaskan Malamutes, Siberian Huskies etc.....

V. SITE MAINTENANCE

Monthly guests are responsible for the following:

1. Grass mowing and trimming in sites with large areas of grass. Sites not cut in a timely manner will be cut by park staff at an additional fee of \$25.00 per occurrence and RV park management will not be responsible for any damages to your property at all. Your sites must be kept free of leaves, pines cones, pine needles, and trash. All personal outdoor equipment must be kept in a neat order.
2. Guest is responsible for pest control at their RV site, camper and vehicle.
3. Guests are responsible for placing all garbage in dumpsters located in park.
4. Sites are to be kept free of outside clutter and storage, including tool sheds, any type of tent, carports, outside trash cans, porches, exterior appliances, indoor type furniture, or clotheslines.
5. One Rubbermaid shed with no utilities may be allowed with prior approval from park management with extra fees.
6. No custom built sheds allowed.
7. Alcoholic beverages are permitted only on Guest's site.
8. Vacating guests are to leave sites clean. Guests who leave sites unkempt will be charged a cleanup fee to be determined by the park management.
9. **NO LARGE EXTERNAL LP TANKS ARE PERMITTED.**
10. **NO WASHER AND DRYER ARE PERMITTED**

VI. GUESTS VEHICLE

- A. 15 years and older RV trailers are not allowed. RV trailers that are falling apart, broken window, or RV Trailers with tarps on them are not allowed. All RV Trailer must be self-contained, with electric, water and sewer (Sink, Shower& Toilet)
- B. No custom built RV Trailer /Units allowed.
- C. One or two vehicles are permitted per site if the site size permits. Vehicles must be parked only on the rented site. Unauthorized vehicles will be towed at owner's expenses. RV park management will not be responsible for any damages to your vehicles at all. Big work trucks,





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trailers, box trailers, or boats are not permitted on sites. An extra large vehicle may be permitted with prior approval from the park management OR STORAGE IS AVAILABLE.

- D. All vehicles must have valid License Plate/Tag including RV trailer.
- E. All vehicles must be registered in the RV Park office.
- F. Vehicle and RV washing is permitted but must be approved by the management prior to each occurrence. There is an additional charge which will be determined by the park management.
- G. Vehicle repair is not allowed in the park.
- H. Non-operational vehicles are not allowed in the park and will be removed at the owner's expense.
- I. No ATVs or Dirt bikes are allowed to be ridden within the park for recreational purposes. Golf carts are permitted if driven by a valid licensed driver at their own risk.
- J. J. DO NOT PARK OR DRIVE THROUGH ANY OPEN SITES

VII. SEWAGE

- A. Sewer rings are required by law to seal sewage hoses to receptacle. By law, dumping of gray or black water on the ground is not permitted.
- B. Black water tank valves should be kept closed and opened every two or three days to prevent clogging of RV tanks.
- C. Use earth friendly digester and deodorant chemicals in black water holding tanks.
- D. Gray water valves may be left open.
- E. No disposable hygiene products or diapers.

VIII. VISITORS

A. All visitors are to register with Park Management prior to entering park.

B. Visitors are to park only as directed upon registration.

C. Visitors staying overnight will be charged \$5.00 per adult and \$3.00 per child per day.

D. Due to any violation of our park rules we may ask your visitors to leave our park immediately and they will not be allowed to return in the future.

IX. CAMPFIRES ARE NOT PERMITTED.

X. NO FIREARMS OR FIREWORKS ARE ALLOWED IN THE PARK.

NO ILLEGAL ACTIVITY. THE USE OR SALE OF ILLEGAL DRUGS WILL NOT BE PERMITTED AND WILL NOT BE TOLERATED. VIOLATIONS CAN CAUSE YOUR REMOVAL FROM THE PREMISES BY THE POLICE OR OWNERS OF THE PARK,





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IMMEDIATELY. NO REFUND AT ALL

A. Use of Utilities

Complimentary utilities are provided at your site. Use your own utilities; do not use your neighbor's.

You are only allowed to use our utilities based on what your RV Camper manufacturer designed it for.

RV campers with 30 amps or 50 amps will be allowed to use only 30 amp or 50 amp receptacle plus GFI receptacle. You are not allowed to use 30 amps and 50 amps both same times.

Plantation Oaks RV park, Pearson's Rental Properties Inc. Owners or Employees will not be Responsible for fire, accidents, or loss of personal property/valuables of any kind. Customers Accept site rental privileges with the understanding they are responsible for their safety and their Children's safety.

XIII REVISIONS OF RULES

Park Management reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as well as additional rules and Regulations and hours posted in and about the RV PARK.

We the undersigned are aware that immediate eviction may result from failure to abide by the above rules set forth by Plantation Oaks RV Park, and should such eviction occur, no monies shall be refunded to said tenant. We further understand that no monies shall be refunded for early departure.

DATE _____ NAME OF RESPONSIBLE PARTY (please print) _____

SITE # _____ SIGNATURE _____

DATE _____ NAME OF RESPONSIBLE PARTY (please print) _____

SITE # _____ SIGNATURE _____

