

Crosslake RV Rules and Policies for all Guests

Old Kings Rd, Jacksonville, FL 32219

info@CrossLakeRV.com | 904-717-9181 Office Hours: 8-5pm M-F and 8-2pm S (closed Sundays)

1. **PLEASE NOTE:** There is no bathhouse at this park. ALL RV'S MUST BE SELF CONTAINED.
2. **As a GUEST of Crosslake RV, and by accepting a reservation and/or license agreement and by entering the properties of the owner, you agree to abide by the Rules and Policies set forth.**
3. **LENGTH OF STAY and DUE DATE:** Short Term is from 1 day min to 14 days max. Month-to-Month is 15 days and longer. Short Term guests shall pay for their complete reservation up front at time of booking. The monthly site fee due date is the last Friday by 6pm of the prior month, and shall be considered late by the next Monday or the 1st, whichever occurs first. (See 5. Fees below). Month-to-Month Site fees shall be prorated for mid-month move ins to accommodate a billing cycle that starts on the 1st day of each month. The proration cut-off date is the 20th of each month, meaning if move-in is before the 20th, only the prorated amount is due at move in. If your move-in date is the 20th day or later, then the prorated amount plus the next month's site fee is due at move-in.
4. **DEPOSITS AND REFUNDS and CANCELLATIONS:**

Short Term guests are not required to pay a deposit but no sites will be held without at least 1 nights Site Fee paid at \$65 plus applicable fess (see #5. FEES). Short-term guests cancellations must be received by 6pm one day prior to arrival for a full refund. Refunds will not be issued for early departure without proper notice given. No exceptions.

Month-to-Month guests are required to pay a refundable \$75 deposit which will be refunded (with proper notice) if there are no incidentals or possible electrical overages. If for any reason you are asked to leave or ejected or choose to leave early with no notice, no refund will be given. Refunds of deposits could take up to 30 days to process for month-to-month guests most of the time due to electric not yet calculated. Month-to-Month are required to have a signed license agreement on file and must give a 30 day notice of move-out or deposit will be forfeited. Refunds will not be issued for early departure without proper notice given.
5. **FEES.** Each reservation (short term or month-to-month) shall pay a one time \$3.5 reservation fee. All credit card transactions shall be charged an additional 3.75% credit card fee. All adults 18 and above staying 15 days or longer shall be charged \$50 for a background check fee. This fee may be waived with a badge (such as TSA, Twic, Dbids, security clearance, Active military or equivalent). Credit cards are required to be on file for all storage reservations and will be automatically charged on the due date. Late fees for month-to-month reservations shall be \$100 and then \$1 per day thereafter. Late Fees can be easily avoided by properly communicating to the office no later than the due date of your situation, for consideration. (see #3. DUE DATE).
6. **DOCUMENTS:** All guests including their friends and family are required to sign a **liability waiver**. Any guest bringing someone onto the property to visit or to stay assumes liability for them and will automatically be covered by your waiver. Please refer to #13. VISITORS) **Identification** for all guests and visitors as well as **Registration and Insurance** are required. (See #7 below) Month-to-Month and Storage guests must also have a signed **License Agreement** on file.
7. **INSURANCE AND REGISTRATION:** A copy of current Liability Insurance as well as a copy of RV and Vehicle registration is required for all RV's, Vehicles, Utility Trailers and Motor Cycles. If the RV you bring does not belong to you, the RV owner's contact information must also be provided to us. Expired tags will be towed at owner's expense.
8. **CHECK-IN:** Arrival time 1:00 pm to 5:00 pm - however we ask you to be fully hooked up well before dark. Please plan ahead and allow several hours in case of unforeseens as each lot is unique and each RV is different. Please give us an hour's heads up of your arrival time and or notify us if you are delayed and need to arrive after-hours. If need be, you can park inside the park, off to the side, for the night and your move-in can be completed the next morning. Please note that Park Staff may or may not be available on Sundays, particularly Sunday mornings during Church hours, so be on the lookout for a text message with directions to your RV site for Sunday Arrivals.

Please try to move all vehicles off the road as soon possible and get them parked inside your new RV lot so two RV's can at all times pass each other on the road. Please Refer to #10. HOOKUPS for additional info upon check-in.
9. **CHECK-OUT:** Check out time is by 11:00am. If you plan on staying longer, the earlier you re-register, the better your chance of keeping your same site. Upon check-out, your RV lot should be in the state of which you arrived or better. No trash, debris, cigarette buds or unwanted items left behind or a service fee will be charged automatically when you checkout based upon the condition you left it.
10. **HOOKUPS / AMMENITIES:** All RV's connections to the park must be completed as soon as you can upon arrival. Please wire-brush your RV electrical prongs before connection and 30amp Rv's will need a 50amp adapter at most rv spaces. On your water hookups, please ensure there is no water dripping, by including a washer that fits properly and tightening your hose correctly. Do not open or close any valves ever. If you see a closed valve near your spigot, it likely is unrelated to

your spigot. All sewer adapters connecting to the park inlet, must be properly screwed on to avoid spills, and hoses must be on a sewer stand and/or similar device, arranged to drain, and be OFF the ground.

- a) **ELECTRICAL:** We highly recommend guest to be equipped with surge protectors as we will not be held responsible for damage that could have been prevented. Guests shall make it a priority to calculate amperage for all appliances etc used inside and outside of RV (especially add-on appliances) and stay within your specific RV amperage in order not to overload your RV causing damage to the parks electrical supply, especially 30amp RV's. The park shall not be liable for any damage caused to your RV or equipment due to overloading of electrical circuits. Short Term Guests has electrical usage included in their rate, however it is capped at 30kwh daily average for the duration of your stay. Electrical overages will be charged at the current electrical rate at the time of check-out. Month-to-Month Guests' electrical inclusions/exclusions are shown on the License Agreement. It is at 600KWH for 30 amps and 800KWH for 50amp RV and calculated based on what the local electrical authority charges the property. This generally works out to \$75 for 30amp and \$125 for 50amp RV's. A 30amp RV in a 30/50amp space does not get discounted. Your RV site square footage is what you are paying for. We recommend a 30 to 50 amp adapter for 30amp RV's. If a smaller site with a lower Site Fees area available, we'd be happy to allow you to move.
 - b) **WATER:** Do not open or close any water or plumbing valves. You may only open or close the spigot/faucet at your RV hookups. If you see a closed valve it does not necessarily mean it goes to your water hookup. First test your water hookup by simply opening the spigot/faucet for good pressure (we have really good pressure here) before connecting your hose. Should you not have water at your faucet hookup, please call for assistance. It is likely not related to a closed plumbing valve. This park has backup options in place for emergencies, which has to be implemented in specific order, therefore opening a valve could cause issues. This park is not on city water but on a private well with a double system pump house. This also means that your water connections are not allowed to leak or drip outside nor inside your RV (such as leaky/running toilets) including during freezes, in order to avoid burdening the water pump system.
 - c) **SEWER:** Your sewer hose must be fastened securely with no sewer leakage at both ends using a connector, a screw in adapter or a rubber donut, and then lifted off the ground with a sewer stand, accordion or alternative and arranged in order to drain properly. Please make sure your sewage is not leaking when dumping by taking the time to properly secure your connection. It cannot sit loose, it must be tight. Leaking sewer is considered a major health Hazard. **This RV park has private septic drainfields on site. Do not put anything down the drain or toilet that can clog pipes including but not limited to sanitary napkins and wet wipes of all types and brands, even if the package says it is flushable. IT IS NOT FLUSHABLE HERE. Please place in regular trash instead.**
 - d) **LAUNDRY:** Please leave the laundry area in the same or better condition than you found it. We recommend that you do not leave laundry unattended. You are responsible for your own property—the park is not responsible for lost, stolen or damaged items. If items are left unattended in a washer or dryer for more than 2 hours, the next person may neatly and respectfully move the contents to the shelf(s)/table(s) provided. If machines are in need of attention, please notify the manager immediately or call the service number on the wall or through the app. Do not hang clothes out to dry for days on end causing a unprofessional appearance to the overall properties' look and feel.
 - e) **WIFI RESTRICTIONS:** Wifi is available throughout the park with acceptable download speeds most of the time. However it shall not be used for gaming or 24/7 streaming, to allow everyone to utilize good wifi speeds especially during peak hours. If you rely on internet for work, we recommend a dedicated internet provided by a third party such as your cell phone provider or starlink.
 - f) **TRASH:** Trash dumpsters located on property are for personal trash only. All trash must be bagged and tied. DO NOT leave trash outside by your RV so as to keep varmints at bay. Keep trash lids closed to help prevent rain, flies, birds of prey, rodents etc from getting in. Sites are to be kept clean and orderly as determined by management. Large and oversized items like furniture, mattresses etc shall not be dumped in the dumpsters. You can haul it off site to the Old Kings Rd dump, south of the park not too far away.
 - g) **RV PAD:** Do not disturb the RV pad by digging holes, moving rocks, milling or sod, or by driving long tied downs etc. Utilities of all kinds exists underground with varying depths depending on the slope of the property and the kind of utility it is. If you cannot level your RV after repositioning it, let's find you a different RV space that'll fit your RV. Every RV space is unique as this is not a cookie-cutter type RV park.
11. **CHILDREN:** Children (under age 18) should ALWAYS be under the direct supervision of a parent/guardian. Children should never be left unattended. We are not responsible for their safety or welfare. You are solely liable for their behavior AND for the cost of any damage caused by the children in your care.
12. **GUESTS:** All guests in your party are required to be on the reservation/license agreement. Extra fees applies to persons over two (2) adults and two (2) children. Background checks required for all adults (18 and up) staying 15 days or longer.

13. **VISITORS:** Extra fees apply to additional persons not on reservation/license agreement. All visitors are bound voluntarily or involuntarily by this agreement the moment you allow them on the property. Limit of 4 visitors per site under 3 hours. Please send in all of your visiting family and friends to check-in at the office. Liability waivers are also available for after-hours arrivals (located in the laundry room bulletin board) and can be dropped off in the drop box located in the laundry area. All overnight visitors must check in as a guest of the park and pay a small fee if applicable. Fishing Day Passes are available for purchase. Please call the office to make arrangements. (Refer to *#29 POND LAKE ACCESS and FISHING*)
14. **PETS:** Pets are allowed on an individual bases by permission only. Well-behaved and fully vaccinated pets are welcome but must be leashed at all times when outside. Complete and up to date vaccination records shall be made available immediately upon request. A **two (2) pet maximum** is allowed per reserved lot. A 3rd pet may be allowed at \$20 extra per month. Always clean up after pets, immediately, including on your own lot. Pet owners are responsible for their pets and their actions. The park shall not be liable for any pets left unattended inside RV's if power outages of any kind were to occur especially during hot or cold days. **All pets, including pet breeds, must be on file at the office at all times.** Any breed of animal not permitted due to local law or insurance regulations are not permitted on property - no exceptions. Also refer to the dog section under *#29 Pond and Lake Access* for additional guidelines for dogs at the lake or the pond. ***Crosslake RV does NOT provide any pet poop bags.** They are readily available at many stores incl. Amazon and you can add a bag holder designed for this purpose and attach it to your leash. Dispense them in the dumpsters with your own trash as usual. Do tie your poop bag properly to keep its contents fully contained.
- The following are not allowed anywhere on premises:
- a) Aggressive animals including but not limited to Biting dogs/animals
 - b) Roaming animals
 - c) Chained up outside for extended periods of time
 - d) Continual barking or howling inside or outside RV
 - e) Pets must be spayed/neutered.
 - f) Breeding of animals are forbidden (if your pet is not spayed/neutered you shall be responsible for keeping your pet away from other owner's pets and you are to immediately schedule a spay/neuter of your pet.)
 - g) Animal Cruelty and/or abandonment shall not be allowed on this private property and management shall be able to at all times do what is necessary to minimize and/or stop this type of hazardous risk as they deem necessary, if pet owner/guardians are non responsive, including but not limited to involving local authorities, animal rescue and or the SPCA. A heavy fine shall be imposed to the owner of any such pets, based upon time and expenses incurred by the park for caring for guest animals. Please have local acquaintances available to take care of your pets if you become unable to take care of this responsibility.
15. **DOG PARK RULES: THIS SECTION APPLIES TO THE USE OF THE ENCLOSED DOG PARK(S) AREAS LOCATED ON THE PREMISES.** Crosslake RV Dog Park Rules:
- a) Use the dog park(s) at your own risk.
 - b) Dogs must be supervised by their owners/handlers at all times.
 - c) Owners/handlers must remain inside the park and within view & voice-control of their dogs. Owners are legally responsible for their dog(s) and their dog (s) behavior at this park.
 - d) Leashes are required as you enter and exit through the gate of the dog park and leashes may be removed when dog is inside park after the dog park gate has been closed. Dogs outside of the enclosure must remain on leash at all times. No children under the age of 13 allowed without adult supervision.
 - e) Dogs must be licensed and fully vaccinated and vaccination records available immediately upon request.
 - f) Dog waste must be disposed of properly and immediately.
 - g) No biting, fighting, or bullying of dogs OR people. Harassment will not be tolerated.
 - h) Dogs who display aggressive behavior must be removed from the dog park immediately.
 - i) Please keep your dog from digging. If your dog wants to dig, please do what is necessary to avoid this behavior in this park including removing your dog temporarily.
 - j) No Glass containers in the dog park.
 - k) The following dogs are NOT permitted in the dog park area:
 - I. Puppies under 4 months and ANY dogs not fully vaccinated as required.
 - II. Un-neutered male dogs and Female dogs in heat.
 - III. Sick dogs, dogs that exhibit diarrhea or vomiting and dogs experiencing pain from chronic illness or injury.
16. **QUIET TIME:** 8pm-8am. Please be considerate of others. No loud noise of any kind at any time, this includes parties, radio, television, vehicles, music, etc. If your neighbors inside their RV can hear you, you are too loud. No drunkenness, profanity, loud boisterous talk, yelling, screaming, or immoral conduct will be permitted.

17. **SPEED LIMIT:** Please maintain a speed of 5 mph or less throughout the property to help keep dust down and for the safety of pedestrians and children who might be walking around the park.
18. All RV's must be equipped with at least one **fire extinguisher** equivalent to 3lbs ABC Standard, recently inspected with un-expired tags and mounted correctly in an easily accessible location inside or outside your RV.
19. **COMMUNITY AREAS:** Guest shall have limited access to community areas and shall be on a first come first served basis. A picnic table is available for your convenience at these community areas. Please be polite and considerate of others and clean up after yourselves as the park do not provide cleaning services. If there are an A/C unit installed in an enclosed community building, it shall be maintained at 77 degrees.
If a restroom/shower exists on premises, it is not for your use and not available for general or daily usage for all RV/campers and their guests or visitors as all RV's are to be self contained. This is not a bathhouse for guests but only for management maintenance staff and in case of emergencies.
20. **PICNIC TABLES** you see at empty sites are for short term guests only. There are only enough picnic tables available for the hand-full of pull-through RV sites that are designated as Short-term spaces. If you are a month-to-month guest, please do not move picnic tables to your site, unless you want to switch to a short term nightly rate.
21. **MAIL AND DELIVERIES:** Packages and mail are getting delivered by (UPS, FEDEX, USPS, AMAZON ETC) only at the designated mailbox shelf next to the office. We are not responsible for any of your lost or miss-delivered mail. Please do an official USPS mail forward when you leave as we will not be able to forward your mail on your behalf - no exceptions. All mail received after move-out will be 'returned to sender'.
22. **PERSONAL VEHICLES and PARKING:** Limit two (2) cars per site on most sites and one (1) car per site in the few small sites located near the office. Fees applies to all extra vehicles which shall be parked in the designated storage area. (See 24. Storage below). **Do not park in the road.** Visiting day guests may find a suitable parking spot nearby that is out of the roadways. **Please park all your vehicles inside your RV lot.** If they cannot fit, then you have too many vehicles for your site and or your RV is not positioned properly inside your RV Lot. Utility trailers shall **NOT** be parked at your site - no exceptions, but in the designated storage area. Fees applies for utility trailer storage. Parking and Storage of all equipment (RV's, campers, Vehicles, motorcycles, Storage items of any kinds, Personal belongings, etc) whether in your lot or in the storage area are at your own risk and park owner assumes no liability for anything lost, damaged or stolen. Automotive repairs and oil changes in the park is prohibited. Keeping your RV clean and in good repair is required even while in storage.
23. **STORAGE:** The storage area encompasses a 3+ acre area where you can store any additional equipment, vehicle etc that is not allowed in your RV Lot. Outside guests who do not have an RV Lot, also store items here. All storage items must have a storage license on file. All Storage items must have a credit card on file and will be on an automatic payment schedule on the due date. (See 3. Due Date). Storage Fees are by the month and proration is by the week, not the day. Storage Fee Rates are on the website for your reference. Storage does not have any access to any utilities. Motorized equipment must be drivable at all times. We do not accept equipment that needs towing. No mechanical repairs, oil changes or remodeling on site. Motorized equipment needs to be started up periodically. Equipment with broken windows, parts dragging the ground, missing tires, flat tires nor missing wheels or axles shall not be allowed and will be refused upon check-in. Your storage items shall be deemed abandoned if payment is late by the 20th Day of the month, without communication and management reserves the right to do whatever it deems necessary to move or dispose of your items. Guests who store items at the park who do not have a RV space, are not allowed to use any of the amenities on site. You are only here to store and may only go to your storage unit. A visitor day fee applies, should you want to fish or use amenities. Please communicate with the office.
24. **RV/CAMPER CONDITIONS:** Guest shall be able to keep an RV/Camper on the property for the purpose of living in it and or storing it and a reservation reflecting either is required for the duration. Wash/Pressure wash RV before it becomes dirty or every 6 months whichever occurs first. Management reserves the right to determine if an RV is run-down or in disrepair and implement whatever is necessary to bring it back to standard or it shall leave the premises. All RV's/Campers, whether towable or motorized, shall be kept in the condition where it can be moved at any time. Broken down RV's/Campers shall not be permitted. (This includes flat tires or engine problems.) All towable RV/Campers must be accompanied by an owned truck or vehicle that has the capacity to tow that specific RV and always in working condition, ready to tow especially during hurricane season.
25. **ABANDONED PROPERTY:** Items in an empty RV space are NOT necessarily abandoned. Do not take things not belonging to you as that is commonly known as 'theft'. Sometimes guests have need to move their RV off site for a few hours to a few days (to fuel-up, for LP refill, repairs, etc) or simply to go on a short vacation and don't want to take all their outside furnishings with them. If this is you, please let the office know.

Items will be deemed abandoned by the next morning at 8am if you were scheduled to check-out and left things behind. If you have need to return for stuff, simply communicate with the office. RV's in RV spaces will be deemed abandoned when site fees has lapsed 30 days and/or earlier if park staff cannot make contact with the owners after reasonable attempts. Equipment Property (RVs, vehicles, trailers etc) in Storage and shall be deemed abandoned when payments are late by the 20th day of the month without communication with the office.

This RV park reserves the right to do whatever it deems necessary to disburse or get rid of any and all types of abandoned property, items and equipment. The Owner(s) nor their staff shall be held responsible for abandoned items.

26. **NO FIREWORKS ALLOWED except on 4th of July and New Years Eve:** No use of any open flame devices besides grills. Toxic chemicals, or any other hazardous equipment or supplies in the RV Park are prohibited.

Fireworks Rules for 4th of July and New Years Eve:

- a) Please notify the park should you plan to do fireworks to ensure required Liability Waivers are on file.
 - b) CrossLake RV allows fireworks from **6pm-midnight on July 4th and December 31st every year.**
 - c) CrossLake RV fireworks area **South lakeside ONLY on the pad where the pickleball net is.** There shall be no fireworks inside individual RV lots. No exceptions.
 - d) Only point over the lake. Never point fireworks at another person or RV, nor towards the RV park.
 - e) If you are impaired by alcohol/drugs, you may not engage in the use of fireworks even if you signed a liability waiver.
 - f) Only legal fireworks allowed. Only use fireworks that are designated to not travel large distances. The intent is to keep your fireworks from crossing the full width of the lake. Fireworks and explosives that has an unpredictable direction or that is by nature unpredictable are NOT allowed here.
 - g) It is illegal in Florida to use fireworks, including shells and mortars, multiple tube devices, Roman candles, rockets, and firecrackers, when such use is not in strict compliance with Chapter 791.012, Florida Statutes.
 - h) Clean up all debris and trash afterwards. Leave it as you found it to help keep our natural areas beautiful.
 - i) **Celebrate America's Independence Day Safely.**
27. **NO FIREARMS:** No discharge of firearms shall be allowed on the premises. If you must keep a firearm, it shall be kept secure inside your RV ONLY. This is private property and this rule may be amended on an individual basis as management sees fit. Any violations will be cause for immediate ejection.
28. **FIRES:** Ground Campfires are not allowed except in designated areas (if any). There is a ground communal fire pit next to Pavilion 4 at the fountain brim pond. You may however have a self-contained metal fire pit designed for this purpose that is off the ground, but may not use it during medium or high fire danger. It is your privilege to be responsible about when to light a fire. At all times, an additional hose to your self-contained metal fire pit shall be set up and ready to use at a moment's notice. Management reserves the right to make you put your fire out as it deems necessary and especially if they find no readily available water source. No fire pit or grill shall at any time be left unattended.
29. **POND and LAKE ACCESS and FISHING.** Catch and Release Fishing using barbless hooks only, are allowed in the brim pond that is next to the Pavilion 4 AND in the big lake.
- a) **Enter the pond/lake area at your own risk.** Be aware that there are holes, stumps, equipment, supplies, materials and 'stuff' stockpiled in areas along the lake especially to the east while construction is ongoing.
 - b) **Lake access area:** Stay inside the boundaries of the park. Do not cross any gates, fences or crossovers you might see even if they are open temporarily.
 - c) **NO swimming, diving, boating, kayaking** allowed in any of the waters at this park at this time.
 - d) **DOGS:**
 - I. **Dog Swimming:** Dog may swim in the pond/lake, not humans!
 - II. **NO CROSSING over the Lake where livestock are located.**
 - III. **Supervise your dog at all times:** Keep an eye on your dog and be in control of them to ensure their safety and the safety of others.
 - IV. **Clean up after your dog:** Clean up after your dog's accidents to maintain a clean and healthy environment for all.
 - V. **Respect other guests:** Be respectful of other guest's wishes and adjust your dog's behavior if they are causing angst for another dog or human. Leave the area if necessary.
 - VI. **Leash rule remains in effect even if you dog is swimming.**
 - VII. **NO TOYS allowed in the water. Play fetch with a stick instead or a natural object.**
 - VIII. **Keep your swimming dog away from any fountains**
 - e) **FISHING:**
 - I. Catch and release fishing is allowed in the lake/pond
 - II. **Guest fishing:** Day passes at an additional cost for your friends and the required liability waivers are available at the office or by email. Please let us know ahead of time.

III. **Please post your catches on our social media pages!** [Instagram.com/CrosslakeRV](https://www.instagram.com/CrosslakeRV)

30. **SWIMMING:** No swimming OR boating permitted on any of the properties associated with Crosslake RV Park.
31. **PARK BOUNDARIES.** You will be guilty of **TRESSPASSING** if you attempt to cross any fences or go through any open or closed gates or attempt to access any of the other water bodies or areas visible from the park.
32. **CAMPGROUND COMMUNITY INVOLVEMENT:** We encourage all our guests to take ownership of your living area and if you see something, say something, or fix it. If you see anything that needs attention or could be improved, please submit it to management for consideration. With preapproval changes may be allowed and charges incurred could possibly even be deducted from your Site Fees.
33. **CAMPGROUND CLEANLINESS:** Guest shall keep property neat and organized free from all debris. Management will be responsible for lawn maintenance; however, we ask guests to keep areas within 10ft of your camper mowed and trimmed on all sides if you are able, specifically during the growing season, to avoid any issues with hoses and personal belongings while the park is doing lawn maintenance. And while you are at it, please try to include any little areas for trimming that cannot be easily reached with the riding lawnmowers. Summer grass grows very fast during the rainy season and your efforts to help keep things trimmed around your RV goes a long way. Every effort is appreciated as this is a big area with lots of grass to keep trimmed.
34. **CAMPGROUND CONDITIONS:**
- a) Small misc. storage items outside the campers need to be neat and organized. If you are unable to keep things organized, then you have too much stuff and we ask you to get rid of it or move things to a storage unit off site.
 - b) Picnic tables (if any) must be kept free of clutter.
 - c) Appliances, spare car parts, cleaning supplies, excessive outdoor furniture, lawn ornaments, excessive potted plants, unfastened ladders shall not be outside of or under your RV.
 - d) Awning tie down anchors are to be removed from the ground when in retracted position for safety purposes.
 - e) During hurricane season or excessive rain do not damage the roads by spinning tires or driving in a way that kicks up the gravel. You will be held responsible for the repair of the damaged roads or broken windows or incur a penalty fee.
 - f) As a Guest on this property, Management reserves the right of access onto any site at any time of the day or night for the purpose of inspection or maintenance or as needed.
35. **RESPECTING OTHER CAMPERS:** Respect social distancing and please do not cross over occupied camp sites. Remember the Golden Rule and treat other campers the way you would like to be treated. Use of hate speech/hateful acts of any kind are absolutely prohibited. Degrading comments about things like race, religion, culture, sexual orientation, gender or identity will not be tolerated.
36. **CONDUCT:** Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive or vulgar behavior will not be tolerated on property.
37. **EJECTION:** These park rules were created with the health, cleanliness, legality and welfare of all in mind. Any violations of the rules above are grounds for dismissal/ejection from the park. This park abides by the Florida Statute Chapter 513. Ejection means immediate dismissal from the premises.
38. **OWNERS' RIGHTS AND ADDITIONAL RULES:**
- a) Owner(s) retains the right to eject any guest for violations listed or unlisted in this agreement as it deems necessary.
 - b) Owner(s) also retains the right to make changes to the rules and policies and documents without notice.
 - c) Guest shall not break state laws or bring harm to land but protect Owners' property from damage.
 - d) Guest shall hold Owner(s) harmless from any frivolous lawsuits, and arrest, mitigate and take initiative to neutralize any danger to themselves and others.
 - e) Owner(s) shall not be responsible for stolen, missing or damaged items. Owner(s) shall not be responsible for damage of any kind to Guest's personal property including but not limited to RV's, Trailers, Campers, Vehicles, belongings, etc.
 - f) Property access areas are encompassed with a boundary fence. DO NOT TRESSPASS by going past any fence lines or through any gates, even if a gate might be temporarily open.

Any of the above violations can invoke immediate ejection. These rules applies to any and all persons coming onto the property. Management Reserves the right to make exceptions to specific parts of these rules based upon individual situations and needs and in no way does that mean other's may also benefit from such exceptions.

Disclaimers: For purposes of definition, the 'pond' is the small brim pond with the fountain next to Lot 40 and the recreational pole barn, while the 'lake' is the big lake across the road from there. However, the words 'pond' and 'lake' shall be used interchangeably at this park and by implication either shall refer to any and all bodies of water on this property including ditches that may or may not hold water.

Additionally, wild animals such as alligators, birds, snakes of all kinds, spiders, ants, wasps, bees, biting insects, frogs and "creepy crawlies" might be encountered at any area within this park, and in or near the ponds and or lake and entering these ponds and or lake areas are at your own risk and by entering upon and using any of the recreational opportunities in this park and or entering upon any of part of the park premises, you are freely accepting the risk and any and all liability associated with it.