

# 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)

- PLEASE NOTE:** There is no bathhouse at this park. ALL RV'S MUST BE SELF CONTAINED.
- As a GUEST of Crosslake RV, and by accepting a reservation or license agreement and by entering the properties of the owner, you agree to abide by the Rules and Policies set forth.**
- LENGTH OF STAY:** Short Term is from 3 day min to 15 day max . Month-to-Month is over 15 days. Short Term guests shall pay for their complete reservation up front at time of booking. Month to Month shall pay for the prorated amount of remainder of current month PLUS an additional full month up front, unless move in is before the 15th. If move-in is before the 15th, only the prorated amount is due at move-in.
- DEPOSITS AND REFUNDS and CANCELLATIONS:** A deposit for both short term and month-to-month stays are required and will be refunded 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.  
Month-to-Month guests who signed a license agreement must give 30 day notice of move-out or deposit will be forfeited. 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.
- 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, otherwise your move-in might need to be completed the next day. Please give us an hour's heads up of your arrival time. Please 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.
- 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 the lot should be in the state of which you arrived or better. No trash, debris, or unwanted items left behind.
- GUESTS:** All guests 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 over 15 days.
- 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.
- 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. All overnight visitors must check in as a guest of the park and pay a small fee.
- 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. 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. Any breed of animal not permitted due to local law are not permitted on property - no exceptions. The following are not allowed:
  - Aggressive animals including but not limited to Biting dogs/animals
  - Roaming animals
  - Chained up outside for extended periods of time
  - Continual barking or howling
  - Breeding of animals (if you pet is not spayed/neutered you shall be responsible for keeping your pet away from other owner's pets.)
- 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, or immoral conduct will be permitted.
- SPEED LIMIT:** Please maintain a speed of 5 mph or less throughout the property.
- INSURANCE:** A copy of current Liability Insurance as well as a copy of RV and Vehicle registration is required for all RV's, Vehicles, Trailers and Motor Cycles. Expired tags will be towed at owner's expense.
- 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.

## 15. ADMENITIES/HOOKUPS

- **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.
- **SEWER:** Your sewer hose must be fastened at both ends using a connector or a rubber donut, and lifted off the ground with a sewer stand or accordion and arranged in order to drain properly. **This RV park has 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.**
- **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 wooden shelf(s)/table(s) provided. If machines are in need of attention, please notify the manager immediately. Do not hang clothes out to dry for days on end causing a unprofessional appearance to the overall properties' look and feel.
- **WIFI RESTRICTIONS:** Wifi is available throughout the park. However it shall not be used for gaming or 24/7 netflix, or similar streaming apps, to allow everyone to utilize good wifi speeds especially during peak hours.

16. **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, rodents etc from getting in. Sites are to be kept clean and orderly as determined by management.

17. **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. 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 staff and in case of emergencies.

18. **MAIL AND DELIVERIES:** Packages of mail is delivered by (UPS, FEDEX, UPSPS) only at the designated mailbox shelf near the front entrance of the park. The large mailbox will receive everybody's regular mail. We are not responsible for any of your lost or mis-delivered mail. Please do an official USPS mail forward when you leave, as a month-to-month guest, 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'.

19. **PERSONAL VEHICLES AND PARKING AND STORAGE:** Limit two (2) cars per site. Fees applies to all extra vehicles which shall be parked in the designated storage area. 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, Storage items of any kinds, Personal belongs, 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, oil changes or washing vehicles in the park is prohibited, however, keeping your RV clean and in good repair is required. If you would like to wash your vehicle, check with the office staff and we can recommend a local car wash.

20. **RV/CAMPER CONDITIONS:** Guest shall be able to keep an RV/Camper on the property for the purpose of living in it. 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 conditions ready to tow especially during hurricane season.

21. **NO FIREWORKS ALLOWED:** Use of any open flame devices besides grills in public/community areas. Toxic chemicals, or any other hazardous equipment or supplies in the RV Park is prohibited. Ground fires or fire pits on property are prohibited.
22. **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.
23. **FIRES:** Campfires are not allowed except in designated areas (if any).
24. **POND.** Catch and Release Fishing is allowed in the brim pond that is near Lot 26. Enter the Pond area at your own risk. Please send us your big fish pictures. It is the only pond within the parks 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.
25. **SWIMMING:** No swimming OR boating permitted on any of the properties associated with Crosslake RV Park.
26. **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 rent.
27. **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, specifically during the growing season, to avoid any issues with hoses and personal belongings while doing lawn maintenance.
28. **CAMPGROUND CONDITIONS:**
  - Small misc. storage items outside the campers need to be in neat and organized.
  - Picnic tables must be kept free of clutter.
  - 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.
  - Awing tie down anchors are to be removed from the ground when in retracted position for safety purposes.
  - 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.
  - 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.
29. **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.
30. **CONDUCT:** Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive or vulgar behavior will not be tolerated on property.
31. **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.
32. **OWNERS RIGHTS AND ADDITIONAL RULES:**
  - Owner retains the right to eject any guest for violations listed or unlisted in this agreement as it deems necessary.
  - Owner also retains the right to make changes to the rules and policies without notice.
  - Guest shall not break state laws or bring harm to land but protect Owner's property from damage.
  - Guest shall hold Owner harmless from any frivolous lawsuits, and arrest, mitigate and take initiative to neutralize any danger to themselves and others.
  - Owner shall not be responsible for stolen, missing or damaged items. Owner 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.
  - 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 property.**