



2730 Hwy 441 SE, Okeechobee, Florida 34974
(863) 763-4417 / Fax (863) 763-8517
www.taylorcreekrvresort.com

Rules & Regulations for Guests

General

1. No subletting.
2. Respect other Guests and keep noise to a minimum, no matter the time of day or night. Quiet hours are Sunday – Thursday 8 p.m. to 7 a.m. and Friday & Saturday 10 p.m. to 7 a.m.
3. Rates are based on two (2) - person occupancy. All persons must be identified on the Guest Agreement. Additional persons are subject to an additional charge.
4. Rent is due by the 1st of the month and considered late after the 5th of the month. A \$100.00 late fee will be charged if rent payment is not received by the 8th of the month and extraction procedures will commence. Additional \$100.00 late fees are applied weekly for unpaid rent on the 15th, 22nd and 29th.
5. Guest will be charged a \$100.00 service fee for any returned check, in addition to being charged for any bank charges incurred by Resort.
6. Telephone, cable and/or satellite hookups are the responsibility of the Guest. Wifi is included.

Prohibitions

1. Guests are not permitted to operate a business out of the Resort.
2. Commercial sales of goods and services and/or business signs are prohibited.
3. Parents are responsible for their children's actions. Children must be always supervised while in the Resort.
4. Alcoholic beverages consumed in the common areas of the Resort are to be in plastic containers. Cans, bottles and/or glass containers containing alcoholic beverages must remain within the Guest's RV site.
5. Drunk and/or disorderly conduct will not be tolerated. Abusive language or physical contact with staff or any other persons will result in immediate extraction and possible criminal charges.

Vehicles

1. Only two (2) vehicles permitted per site.
2. Vehicles are to be parked within the boundary of the site and are not permitted to park on the street.
3. Vehicles must be in proper repair and running order and must have current license and registration.
4. No vehicle repairs or changing of fluids is permitted on Resort grounds.
5. Parking of boats/trailers, utility trailers or anything which does not fit within the boundaries of your lot can be parked along the fence line with Management approval with a storage fee rate of \$55.00 per month. Management may also have additional parking available.
6. ATVs are not allowed to be operated on Resort property.
7. Guests must always drive in a safe manner while in the Resort.
8. Motorized vehicles, including golf carts and scooters, are to be driven only by licensed drivers and must observe Resort speed limit of 10 mph.
9. MAXIMUM SPEED LIMIT on Resort property is 10 mph and will be strictly enforced.

Visitor

1. A Visitor is any person who will stay with a Guest most of the day or night and will use Resort facilities.
2. Guests are charged the current extra person rate of \$5.00 each if staying overnight. It is the Guest's responsibility to notify Management of Visitor and pay for them when they arrive.
3. Visitor may not stay longer than three (3) days without the approval of Management.
4. Resort reserves the right to refuse admittance to any Visitor.
5. Visitors are required to adhere to all Resort rules while on property.
6. Visitors must be registered with the Resort Office.

Pets

1. All pets must be approved before bringing onto Resort property.
2. Pets are welcome, but at the discretion of Management.
3. Pets must be current on all required vaccinations and tags.
4. Pets must be kept on a leash at ALL times and may not be left unattended or tied up outside of units for any reason. This is strictly enforced.
5. You are responsible for your pet. Always clean up after them.
6. Be respectful to your neighbors. Please keep dogs quiet.

Mail

1. Mail is kept in the office and is available Monday through Saturday during regular office hours.
2. Guests are responsible for providing a forwarding address to appropriate parties. Resort is not responsible for forwarding mail.

Garbage and Trash Removal

1. Garbage or trash removal is limited to household garbage or yard waste tied in trash liner bags.
2. All garbage/trash must be placed in dumpster.
3. Boxes must be broken down before placing in dumpster.
4. Please do not leave garbage or trash out overnight.
5. Appliances, furniture, carpet, tires, hazardous waste such as batteries and propane tanks, etc. are the responsibility of the Guest to properly dispose of. These items may NOT be placed in Resort dumpster.

Site Appearance/Maintenance

1. All sites and units must be always kept clean.
2. Indoor furniture and major appliances should not be placed outside of the unit.
3. Management must first approve all landscaping.
4. Yard ornaments or planters that interfere with landscaping maintenance are not permitted.
5. Clotheslines are permitted under the awning or on the rear of units only.
6. No gray water or sewer may be discharged onto the ground. All units not on full hook-up must keep their gray water and sewer discharge outlets always capped.
7. Annual Guests are responsible for washing the outside of their unit once a year. If this is not performed and/or Guest's unit becomes unsightly, it will be washed by the Resort and billed to the Guest.

Extraction

Pursuant to applicable Florida Statutes, the following shall be grounds for extraction:

1. Failure of Guest to pay rent when due.
2. Failure to comply with Taylor Creek Resort RV Park, LLC Rules and Regulations.
3. Conviction of a violation of state or federal law or changes in land use.
4. Taylor Creek Resort RV Park, LLC reserves the right to evict or prohibit access to the property to anyone at any time for any reason without notice.
5. Failure to renew Site Agreement.

Additions or Improvements

1. No digging or driving stakes six inches (6") below grade. Check with Management to make sure it is OK to dig first.
2. No permanent landscaping or installation of structures (i.e., trees, shrubs, sheds, concrete slabs or walkways, etc.), without Management approval.
3. Anyone cutting any line, cables, electric and/or water lines without having Management's approval to dig will be responsible for repair work to utilities.

Emergencies

All Resort emergencies (i.e., loss of power) should be reported to Management at (863) 763-4417. Medical and/or fire emergencies should be immediately reported to the proper authorities by calling 911.