

# Manatee Springs

## Mobile Home & RV Park Policies

- All guests and visitors must register at the office.
- Only 1 unit per RV site allowed, 2 guests per RV. All overnight guests must be registered at the office upon their arrival.
- Only 2 vehicles per RV site are allowed. All utility trailers, motorcycle trailers, and boats must be stored in overflow lot. Management will show you where to park in the overflow lot.
- Speed limit is **5 mph** and is strictly enforced. Drive on roads only. Stay off of grass. Park in designated areas only!
- Quiet time is from 10 pm to 8 am.
- Keep RV site free from clutter and tidy in appearance
- Clotheslines are not permitted.
- Do not throw cigarette butts on ground.
- No automotive repairs or oil changes are permitted. Tenant will not keep any vans, semis, tractors, boats, campers, or any large vehicles in or about the premises without written consent of the Landlord.
- **All pets must be on a Leash.** No aggressive or barking dogs will be allowed. Pets are not allowed outside on ropes, chains, or in cages or pens at your site. Please do not leave pets unattended. No fence areas are allowed. Pick up after your pets in all park areas.
- Management assumes no liability for personal injury, theft, fire, damage to vehicle, RV, or pets.
- No fire rings allowed at individual sites. Propane fire pits are allowed.
- Propane grills, charcoal grills, or etc. are not allowed next to the RV or mobile home when outdoor grilling.
- Before washing vehicles or RV, you must get approval from management.
- Late fees are strictly enforced and any unpaid fees will not be waived.
- Tenants may not interfere with the peaceful enjoyment of neighbors.
- Tenants will be responsible for any fines/or violation that is imposed on the Landlord due to the Tenant's negligence.
- Tenant shall abide by all Federal, State, & Local laws.
- Tenant agrees not to use the leased premises for any unlawful purpose including but not limited to the sale, use of possession of illegal drugs on or around the leased premises.

- Tenant shall notify the police and landlord for any activity that is witnessed in or around the leased premises.
- Absolutely no hazardous materials are permitted to be in or around the leased premises at any time.
- Tenant may not use kerosene heaters at any time in or around the leased premises.
- All windows and doors must remain closed (mobile home rentals) during inclement weather.
- The following charges will apply when it becomes necessary to unlock a dwelling for Tenant: \$10.00 during normal business hours and \$25.00 after office hours and/or holidays.
- Amenities (Laundry Room) are for Tenants use only. Specific rules are posted where applicable. Landlord will not be responsible for accidents or injuries arising out of use of any of the facilities.
- Do not remove back flow devices on the outside spigots.
- Dumpster is for tenants use only. Please breakdown all boxes.
- Management will do unit inspections for rental units (not owned) to check air filters, fire smoke detectors, & look for water leaks.
- Do not add locks or door locks or remove windows
- NO SMOKING in rental unit (not owned)
- FLUSH ONLY TOILET PAPER INTO THE SEPTIC SYSTEM. Absolutely no cigarette butts, condoms, tampons, diapers, paper towels, wipes, food, or etc.. Tenant will be charged the service fee if unit is backed up if we find anything else other than toilet paper.
- Tenants who own their own trailer must upkeep their trailer painting (color must be approved), roof, any repairs, porch , steps, and etc.
- Utility buildings are permitted. See property manager for permission and placement. Also, building must be clean and painted (paint color needs be approved by property management).
- Do not drive, park, install, or plant anything behind your home because of sewer and waterlines.