

Compass RV Resort Community Rules and Regulations

Welcome! The Management of **Compass RV Resort** is proud of our beautiful resort. Consideration and courtesy to others, plus your cooperation in maintaining an attractive RV and site will help sustain our high standards. The Resort Guidelines have been created to provide our Guests with a written statement of our Resort's standards and procedures. Please read the Guidelines carefully. Thank you.

- **Guests:** Rates are based on a maximum of two adult – two child occupancy. There are additional charges for any extra person/persons using Resort facilities and/or staying overnight. Guests are responsible for all actions of their visitors. All guest privileges may be cancelled by management if abused at any time.
- **Site Assignments:** Sites are assigned upon arrival and are only guaranteed for the length of your paid reservation.
- **Check-In:** RV – 1:00PM
Vacation Rentals – after 4:00PM
- **Check Out:** RV – 12:00PM
Vacation Rentals – 11:00AM
- **Cancellation and Refund Policy:**
 - No refunds on or after arrival.
 - *Daily / Weekly Reservations:* Cancellations made at least fourteen (14) days in advance will be refunded in the form in which it was paid, less a \$25.00 cancellation fee. Cancellations made less than fourteen (14) days prior to arrival date will result in forfeiture of all deposits.
 - *Monthly RV Guests:* Cancellations require a forty-five (45) day notice and a \$200 cancellation fee will be charged.
If cancellation is less than forty-five (45) days, the entire deposit will be forfeited.
 - *RV Rental Guests:* If cancelled sixty (60) days prior to your arrival the deposit is fully refundable or can be transferred. If cancellation is less than sixty (60) days, the entire deposit will be forfeited.
- **Pets and Service Animals:**
 - A maximum of two (2) pets are included in the rate. Additional pets are charged at \$3.00 per day.
 - All pets must be registered with the office.
 - Pets must be held on a leash and under the supervision of the pet owner at all times.
 - Fencing is not permitted.
 - Pet owners must immediately clean up any fecal matter deposited by the pet. **A fine of \$25.00 will be assessed each time Resort staff is forced to clean area of feces.**
 - Pets are not to be left unattended, chained, or placed in pet fences or pens at the Resort.
 - Pets are not allowed in clubhouse, bathhouses, laundry rooms or pool area.
 - Any excessive noise from pets or service animals will not be tolerated.
 - Management reserves the right to remove any pet/service animal/owner from the Resort due to any violations of these policies.
- **Speed Limit:** 10 mph. Please obey speed limit and stop signs.
- **Pool Hours:** Dawn to dusk. Rules are posted at the pool. Guests are required to obey all posted rules.
- **No tents are permitted.** All RV's must be commercially manufactured. RV's older than 10 years must obtain management approval.

- **Sewer Donuts** with clamps are required.
- **Do not feed** alligators, stray cats, birds, turtles, or any other wildlife.
- **Quiet Hours and Courtesy:** 10:00PM until 8:00AM. Excessive noise or disturbance will not be tolerated at any time. Management reserves the right to evict anyone from the premises for detrimental conduct and/or violation of rules.
- **Smoking:** Smoking is prohibited in all buildings. **A \$25.00 fine will be assessed each time that Resort staff is forced to clean a site of cigarette butts.**
- **Soliciting:** Soliciting of any type is not permitted. No peddling, soliciting or commercial enterprises will be allowed in the Resort. No display of crafts, merchandise or any type of wares is permitted at sites.
- **Grilling and Fire Pits:** BBQ grills are permitted. Fire pits must be self-contained.
- **Clotheslines:** Clotheslines are not permitted. Clothes may not be hung on RV's.
- **Maintenance:**
 - For your safety, please do not enter the maintenance area.
 - **DO NOT** go to an employee's home for any maintenance issues.
 - Please call the emergency number posted on the office door.
 - Management reserves the right of access onto any site at any reasonable time for the purpose of inspection and/or maintenance.
 - Any Maintenance issue should be reported to the Resort office before you call a repairman. Maintenance will check our service to the RV.
 - Compass RV Resort will not pay or reimburse bills incurred by you, or a repairman you have called.
- **Parking:**
 - Parking on vacant sites or in the street is not permitted.
 - All vehicles must fit completely on your assigned RV site.
 - One vehicle is included with your site rent. An additional fee will be applied for the second vehicle.
 - Maximum of 2 vehicles per site.
 - No unlicensed vehicles are permitted on the property.
 - Damaged or unsightly vehicles are not permitted.
 - No automotive repairs or oil changes are permitted on sites.
 - Car covers and wheel covers are permitted if factory made and in acceptable appearance and in good condition.
 - The Resort assumes no liability for any vehicles left on site or covers either lost or damaged. If a cover becomes unsightly or starts to blow off it will be removed and disposed of.
- **Vehicles:**
 - Any person operating a vehicle of any type including golf carts must have a valid driver's license.
 - Management is **NOT liable** for any loss or personal possessions or injuries to any occupant of any age for damage to any vehicle or personal equipment.
 - These vehicles must have the proper safety equipment for day and night use.
- **Firearms and Fireworks:**
 - Fireworks are not permitted to be discharged in the Resort at any time.
 - Firearms are not permitted to be displayed, discharged or carried without the proper Florida permits.

- **RV Site Appearance:**
 - RV's and all parts of the site shall be kept clean, neat and in sanitary conditions.
 - RV and vehicle wash receipts may be obtained from the office during normal business hours. If a unit needs washing and a guest does not comply with notification, Compass RV Resort will have the unit washed and charge the guest the current rate.
 - NO FOIL, CARDBOARD, PAPER, ETC. may be used to cover windows or glass doors. Shades, drapes and approved pre-fab sun reflectors should be used for this purpose.
 - No window AC units allowed; only RV factory AC units permitted.

- **Digging:** Digging for any reason is prohibited. All utilities are buried underground and you will be charged for damages.

- **Antennas and Satellite Dishes:** Outdoor reception devices must be installed on the guest's RV or on the ground of guest's site in a location which is most inconspicuous and must be attractively landscaped and shielded from view to the greatest extent feasible.

- **Site-based Businesses:** A business may not be run from a guest's site if it; a) causes any nuisance or excessive noise, b) brings additional traffic into the Resort or the guest's site, c) affects the appearance of the guest's site, d) or is deemed inappropriate by management. **Site-based businesses must have a P.O. Box address as our business address may not be used for guest's business purposes.**

- **Site Safety:**
 - When you leave for any extended time, please put everything inside or under your home.
 - Due to our unpredictable weather patterns and Hurricane Season; **DO NOT** leave anything out when gone, this includes, lawn furniture, bikes, flowerpots full or empty, ladders, shelves, etc. If items are left out, they will be disposed of. They will not be returned or replaced.
 - DO NOT leave awnings in the down position when leaving your site for extended periods. Compass RV Resort will not be responsible for pulling in your awnings, nor for any damage done to your awning if it is left in the extended position.

- **Additional Considerations:**
 - The Resort facilities are available for the use of our registered guests only.
 - Use of the Resort facilities is at your own risk. The Resort will not be responsible for personal injury or property damage to our guests, their families, etc.
 - Hours and rules governing the various facilities will be posted in each individual area.
 - VIOLATIONS to these Rules and Regulations may result in eviction from the Resort.
 - Under Florida State Statute, if the guest does not correct the violation when notified or repeats a rule violation, he/she may be asked to leave the Resort.

UNDER FLORIDA LAW MANAGEMENT HAS THE RIGHT TO EVICT A RESIDENT, OCCUPANT, GUEST OR LEASEE WHO REPEATEDLY VIOLATES THE RULES & REGULATIONS. THE RULES AND REGULATIONS ARE INTENDED TO BENEFIT THE COMMUNITY AS A WHOLE. THEY MAY BE CHANGED OR MODIFIED WITHOUT NOTICE. SUN COMMUNITIES ALSO RESERVES THE RIGHT TO REMOVE ANY RESIDENT, OCCUPANT, GUEST OR LEASEE WHO IS SUBJECT TO A LIFETIME REGISTRATION REQUIREMENT UNDER A STATE SEXUAL OFFENDER REGISTRATION PROGRAM. IF YOU HAVE ANY QUESTIONS, SUGGESTIONS OR CONCERNS, PLEASE SEE THE RESORT MANAGEMENT DURING REGULAR BUSINESS HOURS.

THANK YOU.

