

Rock Crusher Canyon RV Resort Community Rules and Regulations

Welcome and thank you for choosing Rock Crusher Canyon RV Resort. Please read our guidelines carefully. All residents must CHECK IN and CHECK OUT at the registration building upon arrival and departure.

RV check in is 2:00 pm-10:00 pm **Vacation Rental check in is 4:00pm-10:00pm**



RV check out is 11:00 am **Vacation Rental check out is 11:00 am**

Office Hours are 8:30am – 5:00pm daily. Ranger is on duty 5:00 pm-10:00 pm

Speed limit is 10 mph. Please obey speed limit and all stop signs. Golf cart drivers and bike riders must obey all road signs. All persons driving a golf cart must have a valid driver's license. All bicycle riders under the age of 16 must wear a helmet per Florida law. Night driving/riding requires lights on the front and back of your cart or bike. Bikes and golf carts may not be driven on sidewalks, grass, or other resident's yard. Do not park on the grass at recreation buildings.

No tent camping of any kind is permitted. All RVs must be fully self-contained. No free standing tents. Screen rooms; factory built, attached to RV may be used.

Pool opens at 8:30 am and closes at 10:00 pm. Health Department rules are posted at the pool. Children and older persons in diapers are not permitted to use the pool without swim pants. Shower before swimming. suntan lotions and oil are bad for filters and tiles. No pets permitted in pool area. No one under the age of 14 is permitted in the pool area without adult supervision. No glass containers permitted in pool area. No horseplay, running, or diving. Swimsuits must be worn. No shorts or exercise clothes. Sewer donuts with clamps (these items are not provided by the resort) and back flow preventers on water hookups are required.

Facilities are for the use of Rock Crusher guests and residents only.

Household trash is to be put in the dumpsters located throughout the community.

Rents are based on occupancy of 2 adults and 2 children; guests staying overnight or using facilities must be registered at the Office by the renter. There will be a fee for extra guests of \$5.00/day, \$21.00/week or \$50.00 per month. Maximum number of people per site is 6.

Quiet Hours are from 10:00pm until 8:00 am; excessive noise will not be tolerated at any time. All outdoor bright exterior lighting is to be turned off by 10:00 pm.

Smoking is prohibited in any recreation building or bathhouse.

BBQ grills are permitted. Above ground fire pits with a mesh screen cover are permitted.

There will be absolutely no BB-guns, air guns, firearms, fireworks or similar devices discharged within the confines of the community.

Guests may have two (2) registered "domesticated" pets per household with management's approval. All pets are subject to a standard monthly pet fee. Failure to abide by these rules and regulations may result in demands for removal of pets, loss of privileges and/or eviction.

Dangerous or aggressive pets are not allowed. Any animal that displays dangerous or aggressive behavior, as determined by management in its sole and unfettered discretion, must be removed from the premises. Aggressive behavior may include, but is not limited to, lunging, growling, biting and/or barking at guests or other pets. Guests are required to clean up their pet's defecation on their site and while walking their pet. When outside, all pets must be kept on a hand-held leash no longer than 6 feet in length. Pets may not be tied up and left outdoors for any reason. Management may require removal of pets that cause excessive noise or disturb other guests. Management reserves the right to reject any pet, including exotic pets such as snakes, wild animals or other animals which, in management's sole discretion, appear dangerous to others and/or inappropriate to house within the community. Management disclaims any responsibility for the occurrence of harm, injury or death to a pet caused by agents or employees or by guests.

RV units and sites shall be kept clean and in acceptable condition. No outside storage or storage between tip outs. All parts of the site shall be kept in clean, neat and in sanitary condition. If management is required to clean or care for a neglected site any charges incurred will be billed to the resident. No outside appliances or indoor furniture is permitted on sites.

Only umbrella style clotheslines are permitted. They should be removed and stored when not in use. Location for the installation of the clothesline must be approved by management. Clothes may not be hung on RV's. Items should not be left unattended. Rock Crusher RV Resort does not accept responsibility

One utility, cargo, motorcycle or boat trailer maybe kept on your site in addition to your 2 motor vehicles. Sites must be kept clean and neat. Tarps may not be used to cover storage items. No trash, boards, batteries, tires, bricks or any other items may be kept on site.

Either one gazebo or one shelter logic will be permitted with management approval. The unit must be removed during tropical storms or hurricanes and storm and hurricane warnings. Gazebos may not be used for storage. All gazebos and shelter logics must be taken down if guest or resident is away for more than 30 days. Management may request that any gazebo OR Shelter Logic in disrepair be removed within 48 hours if they do not comply with any of the rules.

Rock Crusher Maintenance staff will not be responsible for moving items, such as outdoor furniture, flower pots, decorative items etc. while mowing sites. If staff is unable to mow the site due to items in the yard, renter will be contacted and items must be moved within 48 hours or guest will be given notice of rule violation.

Our maintenance area is an excluded area to all residents. For your safety please do not enter the maintenance area. For maintenance concerns or requests for maintenance work, please contact the resort office. We will fill out a work order that will be given to maintenance for assignment. We have instructed all of our employees that they are NOT to do any maintenance job without an approved work order from their supervisor. Due to insurance reasons, we cannot lend tools or equipment.

Soliciting of any type is not permitted. No display of crafts, bikes, furniture, merchandise, or any type of wares is permitted at sites. No yard sales except those sponsored by the resort.

Vehicles are not permitted in the community if they are not neat and clean in appearance, licensed and registered, regularly maintained, and in normal operating condition. All vehicles are required to be registered at the Resort Office and a vehicle ID obtained and displayed. Car covers are permitted if in acceptable appearance and in good condition. Car covers must be secured to the vehicle by rubber straps, bungee cords, or rope, under the vehicle from one side to the other. Weights to hold the cover down on the sides, such as blocks, water bottles etc. will not be allowed. Wheel covers must be factory made and in good condition. Boards, cardboard, pieces of aluminum etc. will not be allowed as tire covers and will be removed. Car covers must be factory made car covers and not tarps, or other materials. The Resort assumes no liability for any car left on sites or covers either lost or damaged. If a car cover becomes unsightly or starts to blow off it will be removed and thrown away. No maintenance, repair or other work of any kind on any vehicle, boat or trailer is allowed.

Vehicles can be washed at your site for a \$5.00 fee; RV wash fee is \$10.00. Please pay the Resort Office and obtain a wash receipt to display while washing your vehicle or RV. Please do not park in the streets or on vacant sites. RVs must be parked on a RV site and are not permitted to park at rental units. Parking at the clubhouse is only permitted as long as you have an appropriate car pass.

Please do not walk through other residents' yards. Respect their privacy.

Community buildings within our resort are not designated storm shelters and will be closed during storm warnings. All utilities in buildings will be shut off when closed.

UNDER FLORIDA LAW MANAGEMENT HAS THE RIGHT TO EVICT A RESIDENT OR GUEST/LEASEE WHO REPEATEDLY VIOLATES THE RULES & REGULATIONS. THESE RULES AND REGULATIONS ARE BASED ON THE EXPERIENCE OF THE OWNERS AND CHANGES OR MODIFICATIONS MAY BE MADE WITHOUT PRIOR NOTICE. IF YOU HAVE A QUESTION, SUGGESTION OR CONCERN, PLEASE SEE RESORT MANAGER DURING REGULAR BUSINESS HOURS.
THANK YOU.

By checking in to the resort I (We) agree we have read and understand all of Rock Crusher RV Resort Rules and Regulations and agree to abide by them. Violation of these rules and regulations under Florida State Statute, if a resident or guest/leasee repeatedly violates the rules and regulations, management has the right to evict him or her. These rules and regulations are based on the experience of the owners and changes or modifications may be made without prior notice. If you have a question, suggestion or concern, please see the community manager during normal business hours.