



HIDE-A-WAY HARBOR RV PARK

RV AREA RULES

Please see Hide-A-WayHarbor.com for most up-to-date rules.

These rules and regulations were established to maintain high standards of cleanliness, safety, and maintenance, and with a “Good Neighbor Policy” in mind.

Your compliance is very much appreciated and will ensure a pleasant stay for all guests.

- Pet rules - Maximum weight per pet is 20 pounds. Up to two pets per site allowed. Pets must be brought to the attention of park management prior to use of facilities. Unauthorized pets will incur a \$100 fee. Attempting to hide an unauthorized pet is unacceptable - pets expose both the park and the pet owner to liability and by choosing to break this rule pet owner assumes all liability for damage, injury, or nuisance. We reserve the right to refuse or require removal of any animal at any time. Small cats are allowed but may not roam freely in the park. Dogs must be on a leash (6 feet or shorter) and under control of an adult at all times. Excessive barking is not allowed. Pet owners must immediately pick up after their pet, contain waste in a bag, and discard. A \$25 fine will be assessed to the pet owner for each occurrence of improper disposal or cleanup. Aggressive animals will not be allowed in the park. No pit bulls, dobermans, rottweiler, akitas, chows, german shepherds, wolf breeds or any dog mixed with the aforementioned breeds or dogs with a bite or attack history. Pets must have vaccination tags at all times. You will be asked to leave with no refund if your pet shows any aggressive tendencies or complaints are verified. Pets may not be left outdoors unsupervised. Do not feed wild or stray animals. Guests agree to have liability coverage on all pets during their stay and proof of such must be able to be provided upon request. Hide-A-Way Harbor RV Park is not liable for damage or liability caused by pets. All pet policies also apply to service animals and emotional support animals as appropriate and applicable.
- RV sewage - The septic system must not be abused! “Flushable” wipes are strictly prohibited! Florida law mandates the use of a sewer hose seal (threaded connector/rubber donut). Do not place feminine products, grease/fats, diapers, cat litter, paper towels, wet wipes, hazardous substances, syringes, or plastics down the drain/sewer! Use RV toilet paper.
- Outdoor rugs - Largest size of outdoor rugs allowed for long-term usage is 2x3 feet. Larger rugs may be used for short periods as needed, but must be kept off the ground after use. Keeping rugs on the ground kills the grass and makes it difficult for RV's to move across the sandy soil.
- Visitors - All visitors must check-in at the office and comply with park rules/policies. There is a \$6 per person/per day fee for any visitor using Hide-A-Way Harbor RV Park's facilities. Please be respectful of registered paying guests by limiting your visitors to no more than 4 at a time.
- Additional occupants - Rates are based on two person occupancy; Each additional occupant \$6 per day or \$180 per month in addition to base rate.
- Check-in time is 1:00 PM. Check-out time is 12:00 PM. Management reserves the right to have guests arriving past 8 PM or after dark, whichever is earlier, to park RV in parking lot until morning when RV can safely be parked. Failure of RV guest to accept terms and conditions of service through Campspot email sent before arrival constitutes acceptance of terms and conditions of service.
- Refunds/Prorating - No prorating or refunds for early departures or late arrivals.
- Children - Children under age 12 must be accompanied by an adult while in the common areas of the resort.

- Common courtesy - Common courtesy shall prevail between all persons in the park. Respect the privacy of guests. Profane, abusive, harassing, threatening language or actions directed at park personnel or other guests is unacceptable and could result in eviction.
- Noise control - No generators, fireworks, or loud music. Quiet time 10:00 PM – 7:00 AM.
- Emergency and safety - No illegal drugs. All weapons shall be kept in compliance with state/federal laws. No discharge or use of firearms in the park. No smoking in or around Resort buildings. Speed limit 3.5 mph. If you observe any activity you believe to be of concern, please contact the office.
- Vehicles and site occupancy - One RV per site. RV Leveling equipment must be used in tandem with blocks or boards to disperse weight in order to prevent ground pitting and rutting. One passenger vehicle per site. Second vehicle requires management approval and may be allowed if space is available. Utility/Car trailers must be parked in the reserved parking spaces (additional fee may be required). No parking on grass, or adjacent/vacant sites. No vehicle repairs or maintenance may be done in the park unless approved by management.
- Subletting/renting - Subletting or renting of an RV is prohibited without management approval.
- Sites - Cleanliness of the park is important to everyone. All trash should be bagged and taken to the dumpster. Outdoor items should be neat and orderly. No outdoor appliances (i.e. freezer, refrigerators) of any kind. No storage of tires on site. Hazardous materials shall be discarded properly. Please leave park facilities as you would like to find them. If they need attention, notify the office.
- Portable grills and firepits - Gas/charcoal grills are allowed. Contained, portable firepits / chimneas are allowed at sites at the discretion of management. Fires must be attended and supervised.
- Outdoor structures - No sheds, porches, decks, tents, tarps or utility buildings allowed, unless approved by management. RV's are not to be skirted.
- Laundry - No clotheslines or hanging laundry outdoors. No washing of pet bedding, comforters, or other heavy items in laundry facility.
- Fish Cleaning Station - Please wash fish cleaning station after every use.
- Solicitation/Peddling/Business enterprise - No peddling, soliciting or business enterprise is allowed in the park. Signs for the sale of products or services are not allowed.
- Pass-Through Electricity Charge - Monthly rates for all sites and sizes of RV's do not include electricity. For 50 amp RV's electricity is also not included in biweekly and triweekly rates. Upon move-in for such stays meter reading for electricity will be recorded. At checkout the meter will be recorded again and the difference between the two readings will be multiplied by the rate per kWh charged to the park by the local electric utility, added to the guest's bill, and charged to card on file.
- Damages and personal liability - Any guest or visitor that willfully or negligently damages or destroys park property, landscaping or equipment will be held liable for the value to repair or replace the damaged items property. The responsible party(s) may be evicted for willful damage.
- Late fees - Late fee of \$50 will per charged for late payments of site fee or pass-thru electricity at owner's discretion.
- Guest property - Guests use the resort's facilities at their own risk. Secure your valuables. Management assumes no liability for loss or damage to guest property and/or injury to person, pet, or party arising due to use of resort facilities or caused by others on the premises. The resort is not responsible for loss or damage due to fire, accident, theft, weather or catastrophic events.
- Right to refuse/Evict/Deny access - Hide-A-Way Harbor RV Park is a privately-owned resort. Management reserves the right to refuse services, evict or deny access to anyone, under any circumstances it deems necessary, in accordance with applicable local, state and federal laws.
- Policy changes - Since every contingency cannot be covered in a set of rules, from time to time, modification may be necessary. Management reserves the right to make changes deemed necessary to these rules and regulations at any time, without prior notice.
- Park management offers limited, bulk lawnmowing of larger areas around residents' homes included in the base lot rent as a courtesy, but each resident is ultimately responsible for the overall maintenance and cleanliness of their lot. Residents with overly-fastidious requirements and unreasonable expectations of the management's bulk lawnmowing will be given full responsibility of all mowing, maintenance, and landscaping of their lot. Beyond provided bulk lawnmowing, residents shall keep grass cut and landscaping trimmed and tidy. If residents wish to avail themselves of the provided bulk lawnmowing, they must ensure that their yards are free from all items, furniture, and any other obstacles so that the park's riding lawnmower is able to efficiently pass through the area. Management does not provide edging or weed-eating around any resident-owned items left outside. The park is not responsible for damage to resident property due to lawnmowing or any other service provided.
- Rules and regulations posted on park website are always the most current and supercede others posted elsewhere.
- By signing guests acknowledge that violation of rules is grounds for removal of guest with 24 hour notice pursuant to Florida Statute 513.13.

Hide-A-Way Harbor RV Park SITE SERVICE AGREEMENT

NOTE: RATES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

THE MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS, INJURIES OR LOSS FROM ANY CAUSE. WE MAINTAIN A NO REFUND POLICY – SUBJECT TO “SPECIAL CIRCUMSTANCES”.

Hide-A-Way Harbor RV Park will not tolerate any onerous, noxious or offensive activity of any sort that could interrupt and / or adversely affect the enjoyment of other parties utilizing our facilities. In the event of such onerous, noxious or offensive activity, in the judgement of management, the parties responsible for such activities will be required to leave the park immediately, without a refund.

INDEMNITY AND WAIVER OF LIABILITY: Customer shall indemnify and hold Owner harmless from and against any and all claims, demands, costs and expenses, including reasonable attorney’s fees, arising from any and all damages or injuries caused by fire, water, wind, civil strife, or acts of God, owner and / or customer actions or inactions (or those of their employees, agents, or invitees), or any other related to Customer’s use or occupation of the RV site, regardless of whether such loss was caused by the negligence of any of the Campground parties.

THEFT OF SERVICE LAW

Any guest who leaves without paying for site services or who refuses to pay for site services when due is subject to criminal prosecution. We are providing service hook-ups for your RV. We require full payment in advance and will prosecute any violations under the “THEFT OF SERVICES LAW”.

AFFIRMATION

AS A CUSTOMER OF Hide-A-Way Harbor RV Park, I FULLY UNDERSTAND AND ACCEPT THESE RULES AND ANY OTHER ATTACHED PARK RULES.

I also agree to vacate the premises at the request of management if I violate these rules and regulations, without a refund of any prepaid fees.

This agreement does not constitute a landlord / tenant agreement. Payment for sites is entirely for services rendered UNDER A HOST / GUEST ARRANGEMENT.

Guest agrees that any unpaid balance can be collected from guest by any means, including, but not limited to, charging guest’s credit card. Guest will provide credit card with sufficient balance for Hide-A-Way Harbor RV Park management to keep on file in case of unpaid balance or damage to park property.

By signing the Registration Card at check-in you are agreeing to abide by all rules and regulations of this resort.

Cancellations that occur more than 60 days in advance will receive a full refund minus a \$25 processing fee. Cancellations occurring 30-60 days in advance will receive a 50% refund. Cancellations occurring less than 30 days before arrival will receive a 25% refund.