



RV Resort Guidelines & Disclaimers:

Revised: 12/07/2023

1. **No Additional Structures:** Please refrain from constructing or adding any supplementary structures, such as sheds or permanent buildings, on your site. The resort is designed to maintain a clean and uniform appearance, and all structures must comply with our guidelines.
2. **Respect Quiet Hours:** We kindly ask all guests to respect quiet hours between 10:00 PM and 7:00 AM. This ensures a peaceful and restful environment for everyone.
3. **Speed Limit:** For the safety of all guests, the speed limit within the resort premises is 5 miles per hour. Please drive responsibly and watch out for pedestrians and fellow campers.
4. **Pet Policy:** We are a pet friendly Resort, please read and follow our pet policies.
 - Aggressive behavior and excessive noise will not be tolerated.
 - All pets must be under the owner's control and attended to at all times. They should be kept on a fixed-length leash, measuring 4'-6', and remain within 4'-6' of the owner, except in our designated leash-free dog run area. This ensures the safety and enjoyment of all guests and their furry companions at our RV resort.
 - Pet enclosures are prohibited on resort property.
 - Pets must remain on property and stay off other guests' sites when walking them.
 - Pick up and dispose of pet waste in designated waste bins.
 - Failure to comply with these pet guidelines will result:
 - 1st offense: Verbal Warning
 - 2nd offense: \$50.00 Fine
 - 3rd offense: May be subject to eviction or cancelation of reservation without a refund.
5. **Campfire Safety:** Campfires are allowed only in designated fire pits. Please exercise caution when handling fires and fully extinguish them before leaving the area.
6. **Trash and Recycling:** Dispose of all trash in the designated bins and help us maintain the beauty of our surroundings by recycling whenever possible.

7. Site Maintenance: Please keep your RV site clean and tidy during your stay. Report any maintenance issues to the resort office promptly.
8. Visitors: All visitors must check-in at the resort office and obtain a visitor pass. Overnight guests will be subject to additional fees.
9. Respectful Behavior: We expect all guests to treat each other and our staff with kindness and respect. Any disruptive or disrespectful behavior may result in eviction without a refund.
10. Respect for Nature: Embrace the beauty of nature surrounding our resort and help preserve it by avoiding any damage to plants, trees, or wildlife. For your safety and the preservation of wildlife, please be aware that we do have alligators, snakes, and other wildlife on site, and it is strictly prohibited to feed any wildlife during your stay at our RV resort.
11. Smoking Policy: Smoking is not permitted inside any of the resort's facilities, including the clubhouse and restrooms. Please dispose of cigarette butts responsibly.
12. Check-out: On the day of departure, please vacate your RV site by 12:00 PM. If you wish to extend your stay, please visit our website, or call the office for availability.
13. Vehicle Parking: Each RV site is allotted space for one RV and two accompanying vehicles. Please Park only in designated areas and avoid blocking roadways or other sites.
14. Right to Refuse Service: Management reserves the right to refuse service to anyone not abiding by the rules or causing disturbances.
15. Damaging Property: Vandalism and damaging resort property will result in immediate eviction and legal action.
16. Alcohol: Consume alcohol responsibly and only on your designated site and in accordance with local laws.
17. Fireworks: Fireworks are strictly prohibited on the resort property.
18. Grounds and Landscaping: Please do not pick flowers or disturb the landscaping.
19. Golf Carts: Golf carts must be operated only by licensed drivers and adhere to the resort's speed limit. Park golf carts only in designated areas.
20. Children's Safety: Always Supervise children, especially around water features and common areas.
21. Prohibited Items: Illegal drugs, explosives, and other hazardous materials are strictly prohibited on the resort property.
22. Privacy: Respect the privacy of other guests and avoid walking through occupied RV sites.
23. Drone Use: Flying drones within the resort premises requires prior approval from management.
24. Firearms: No firearms or weapons are allowed on the resort premises.
25. Personal Property: Keep your personal belongings within your assigned RV site and avoid encroaching on neighboring sites. To maintain a clean and safe environment for all our guests, we kindly

request that all personal property is removed from the site upon checkout. Any items left behind after checkout will be considered abandoned and will become the property of the RV resort. We cannot be held responsible for lost or forgotten belongings, so please be sure to double-check your site before departing.

26. Refusal of Payment: In the event of refusal to pay rent for an RV site at the resort, the management reserves the right to take legal action. Failure to resolve the payment issue may result in law enforcement involvement, and the individual may be escorted off the property to ensure the safety and well-being of other guests and the resort's operations.

27. Washer and Dryer: The RV resort is not responsible for any damages or losses to clothing or personal belongings that occur while using the washer or dryer provided on the premises. Please use the laundry facilities at your own risk and take necessary precautions to prevent damage or loss to your items. Please advise management of any issues.

28. Disclaimers: Water's Edge Oaks RV resort and its management shall not be held liable for any loss, damage, injury, or inconvenience caused by accidents, theft, fire, natural disasters, or any other circumstances beyond our control. RV site reservations are subject to availability and are not guaranteed until confirmed and paid in full. Guests are encouraged to enjoy the natural surroundings responsibly, but they assume all risks and responsibilities associated with wildlife encounters and outdoor activities. While we make every effort to provide accurate and up-to-date information, the RV resort shall not be held responsible for any errors, omissions, or changes to the information provided on our website or other promotional materials. The RV resort reserves the right to modify or update its policies, rules, and amenities at any time without prior notice.

29. Cancellation Disclaimer: We understand that plans may change, and we strive to accommodate our guests to the best of our ability. If you need to cancel your reservation, you can do so up to 30 days before your scheduled arrival date. In such cases, we will provide a 50% refund of the total reservation cost. Please note that cancellations made within 30 days of the arrival date are subject to our standard cancellation policy, and no refund will be issued. We encourage our guests to inform us of any changes to their reservation as early as possible, allowing us to offer better assistance and accommodate other guests in need of reservations. For more information or to request a cancellation, kindly contact management, email: manager@watersedgeoaks.com or call: 352-595-4590.

30. Stay Duration Policy: Guests are permitted to stay at our RV resort for a maximum consecutive period of five (5) months. Upon reaching the end of the five-month duration, guests must vacate the resort premises for a minimum period of fourteen (14) days before being eligible to rebook and resume their stay at our resort. Any personal property left behind by guests upon the expiration of their stay at Water's Edge Oaks RV Resort will be considered abandoned. Abandoned property will be deemed the property of Water's Edge Oaks RV Resort. This includes, but is not limited to, RVs, vehicles, furniture, appliances, and any other items left on the resort premises. Water's Edge Oaks RV Resort reserves the right to dispose of or repurpose abandoned property as deemed appropriate. This may include, but is not limited to, donation, sale, or disposal in accordance with local laws and regulations. Water's Edge Oaks RV Resort shall not be held liable for any loss or damage to abandoned property, nor shall we be responsible for any costs incurred in the disposal process.

By following these guidelines, we can ensure a safe, enjoyable, and harmonious experience for all guests at our RV resort. Management reserves the right to evict any guests who do not comply with resort rules

or exhibit disruptive behavior. Please be aware that these guidelines are subject to change as needed to ensure the safety, comfort, and overall experience of all guests at our RV resort. Thank you for your cooperation!