

## RULES AND REGULATIONS

1. **REGISTRATION:** Campers and their guests are required to register upon arrival. Check-out time is 11:30 AM. Site rent is paid in advance and is due at time of arrival. If you arrive after hours, then rent is due by check out time the next day.

2. **SPEED LIMIT:** 5 MPH, strictly enforced throughout the park. Drive on streets only. Avoid parking in grassy areas if possible. Park only on drive. **Do not park on sites you are not paying for.** Do not walk through other occupied sites.

3. **MANAGEMENT:** Reserves the right to refuse service to anyone and will not be responsible for accidents and injury to guest or for the loss of valuables of any kind. **Assignment of sites is the prerogative of management at all times**

4. **PETS:** Pets are accepted at management's discretion. "The owner of any pet is liable for the damages suffered by any person who is bitten by the pet while in a public place or lawfully in a private place, including the property of the owner of the pet." (California Civil Code – accepted in all states)

**WE REQUIRE PROOF OF CURRENT RABIES VACCINATION.**

(1) Pets must be led at all times on a strong, durable 6ft. maximum length leash. Pets must not enter another person's lot unless invited.

(2) Pets must never be left unattended. (Chained pets account for most serious bites).

(3) Please use the pet walk on 37<sup>th</sup> Avenue parallel to the park. **DO NOT** walk pets in our storage compounds. **Pet owners must pick up and dispose of their pet's droppings AT ALL TIMES.**

(4) If any pet displays aggressiveness, creates disturbances or becomes a nuisance to other guests, the manager shall request its removal.

(5) Visitors of a guest are not permitted to bring pets into the Park.

(6) Children are not allowed to walk pets in public places.

(7) No pets are allowed in the Rec Hall, Office, Bathrooms or other common areas.

(8) Failure to clean up after your pets will result in a fine of \$25.00. If circumstances persist, you leave no alternative but to ask you to vacate the park.

(9) **ALL CATS** must be spayed or neutered. **NO EXCEPTION. YOU MUST** register your cat with the office immediately and bring proof the cat was neutered or spayed.

Every year, 4.7 million Americans are bitten by dogs, causing 18 deaths and 330,000 emergency room cases, 800,000 dog bite related injuries require medical attention, 60% of the victims are children.

**PLEASE BE A CONCIENTIOUS PET OWNER AND GOOD NEIGHBOR**

5. **CONDITION OF VEHICLES:** RV's over 10 years old are conditional. RVs, trucks, passenger vehicles, vans and boats must be free from holes, breaks, rot crumbling cracking, peeling, rusting or other evidence of physical decay or lack of maintenance or operating ability. Motor vehicles must have current license plates and registration.

6. **LIMITS:** Only one camping unit and a maximum of two other vehicles per site. The vehicles must fit on the site **WITHOUT** extending onto the street and **WITHOUT** infringing onto the adjacent sites. Some sites are not large enough to accommodate two passenger vehicles and at the management's discretion, may only have one passenger vehicle. Do not move to another site without permission.

Do not remove wheels. RVs must remain road-ready at all times. County and State regulations mandate that each site be kept neat. No appliances or clothes lines allowed outside. No outside storage or storing things under unit. One manufactured storage shed of not more than 5' x 6' is allowed. State regulations require a "donut" on sewer hookup. Do not use grills on picnic table. No wood fires or ground fires.

7. **RESTROOMS & LAUNDROMATS:** **Children under 13 must be accompanied by an adult when visiting the restrooms.** These facilities are cleaned regularly. Please do your part to keep them clean for others.

8. **ADD-ON ROOMS:** Must be approved by the Manager, and must be demountable in 30 minutes or less. No homemade attachments, tents, or fences are allowed, except 2 feet tall, demountable lattice fences per County codes. These rooms are to be used for outdoor living **ONLY!** Not as tent, sleeping quarters or Jacuzzi.

9. **GARBAGE:** Place in plastic bags and take to the centrally located dumpster. Aluminum cans **ONLY** must be placed in the container labeled "RECYCLE YOUR CANS."

10. **CHILDREN:** **Must be attended by an adult over 18 years of age in all public areas of the park.** Parents must assume financial responsibility for any damage or injury caused by their children, regardless of their age.

11. **LOSS:** Owners and employees will not be liable for loss by theft, fire, accidents, fallen branches, trees or and any other cause beyond our reasonable control. Guests may request a site with or without trees at their own risk. In the event of a hurricane or severe weather of any kind, the RV Owners and Drivers are responsible to secure all outside furniture, equipment and any other item which could become a trajectory, and will further indemnify and hold harmless Kozy Kampers LLC from any and all liability that results from said items.

12. **CAMPERS:** will be held responsible for any damage done to park properties or vegetation, by them, their family members, guests or pets. Creating a nuisance or disturbance or discharge of firearms or fireworks is prohibited.

13. **MAINTENANCE:** of individual RV and storage sites is the responsibility of the camper staying there. We cut the grass when needed, but lawns planted by campers are their responsibility.

14. **CONTRACTORS:** performing work on RVs in our park must be approved by management and must check in at the office with license and proof of insurance.

15. The washing of vehicles: in the park requires manager approval and a \$10 fee, whether done by guests or approved contractor.

16. Not permitted are unlicensed motor vehicles, rollerblades and skateboards. Drivers of battery powered vehicles must have personal liability insurance and a valid driver's license.

17. **DIGGING:** is strictly prohibited. Utilities are buried under ground in this resort.

18. **MAINTENANCE:** requests are subject to manager's approval. Do not ask to use our shop or equipment.

19. **BICYCLES:** If you ride at night, be able to see and be seen. White headlights and red tail lights required. "Bike on right, walk on left." Stopping at signs is a must.

20. **QUIET TIME:** 10pm-7am. Kids under 16 should be at their site by 8pm. All visitors must leave or go in RV after 10pm.

21. **REMINDER:** The State of Florida enforces rules requiring back flow prevention valves on hose bibs and regulation donuts on all sewer connections.

22. **VISITORS:** must check in at front desk before entering campground.

23. Your current **MONTHLY SITE RATE** is based on a Maximum of **2 Adults** (18 yrs. and over) and **3 Children** (17 yrs. and under). Any additional will be charges \$2 per day per person.

24. **THE MANAGEMENT:** reserves the right to remove any camper who fails to pay the rent when due or who willfully violates any of the park rules and regulations. The management reserves the right to remove the unit and all possessions of the camper from the park and store same, all at the campers' expense until full restitution is made.

25. **NO OVERHAULING OR REPAIRING:** of cars, boats, motors, etc. in park. Damage to driveways and sites cause by oil, gas, transmission fluid, and paint or radiator leaks will be fixed at campers' expense.

26. **ANTENNAS OR SATELLITE DISHES:** RV factory-mounted antennas ONLY. Please be sure to retract before exiting your site. Satellite dishes on your site only. Size must be approved by management. No other antennas will be permitted.

27. **NO CAMPERS, GUESTS, VISITORS AND STAFF MEMBERS:** may conduct any commercial business, occupation or profession in the park. Solicitation in the park is not allowed. Nor may they perform mechanical work or oil changes.

28. **ANY REQUESTS:** for extra help from our employees must be done through our office, for which there will be a charge. Staff members are not permitted to drive guest vehicles or RVs.

29. **SHIRTS AND FOOTWEAR:** must be worn at all times outside your RV.

30. **ONLY FURNITURE:** specifically designed for outside use is allowed outside of your RV. No inside appliances permitted outside.

31. **MOTOR VEHICLE:** must be insured and copies of the VALID insurance must be given to the office.

32. **ELECTRICITY** – Avoid electrical fires:

1. RV's built for 30 amps plugged into 50 amps (reducers do not prevent the fires).
2. RV's built for 30 amps and 50 amps maximum "overloading" their systems with more and more appliances in addition to what the vehicle was built for.
3. RV breakers do not always "pop" when they should

### BEFORE YOU BLOW YOUR BREAKER!

Take a minute and see how many amps you could be using in your RV's 30 94 50 amp electrical systems. It is surprising how fast the amps add up which causes your breaker or the RV Park's breaker to "trip". Knowing the amps of all electrical use and prevent the

inconvenience of "MY electricity went out!" This list is the typical appliance used and the average amps required to operate them:

Computer-----	7.5 amps
Air Conditioner (1) -----	15.2 amps
Refrigerator-----	5.7 amps
Electric Water Heater-----	12.5 amps
Microwave Oven-----	12.8 amps
Electric Coffee Pot-----	9.0 amps
Toaster-----	10.0 amps
Hair Dryer-----	10.0 amps
TV-----	2.0 amps
Hand Vacuum-----	2.0 amps
Electric Fry Pan-----	10.0 amps
Iron-----	10.0 amps
Food Processor-----	6.0 amps
Crock Pot-----	1.5 amps
Heating Pad-----	0.5 amps
1,100 Watt Heater-----	10.0 amps

Total 124.7 amps

In the morning if you start your air conditioner and the hot water heater is on, then you start your coffee pot, make some toast, watch some TV – you are pulling 50 amps when all appliances are operating at maximum. You also cook something in the microwave at the same time – LOOK OUT! Most RV's have a switch so you can run only the microwave or water heater at one time – HOWEVER, NOT ALL RV'S HAVE THIS FEATURE.

Most electrical products show how many watts or amps it takes to operate the appliances printed on the product itself or on the instructions. If it shows watts – divide the watts by 12 (volts) and that gives you the amps. To get the watts – multiply the amps by 120 (volts).

It's worth your time to take an inventory on the "amps" each of your electrical appliance uses, then you can average your total usage at one time and this greatly reduces the "My electricity went out!" anxiety.

33. **SEWAGE SYSTEM** – Due to damage by Hurricane Wilma, we had to replace our entire sewage system. We used the best materials and the most expensive commercial pumps.

Yet on a regular basis we have whole sections of our park and the public toilets with clogged pipes and pumps. Reasons are large amounts of plastics, female sanitation products, rags, towel shreds, rubbers, cardboard, rope, bandages, as well as thick paper towels. No sewage system can handle this amount and this type of garbage. They are built to remove sewage only.

Your comfort is of prime importance to us. We would greatly appreciate if you do not flush the garbage, but use plastic bags to dispose of it.

Violations of these rules and regulations and of federal, state, county and city laws: and legal ordinances, or generally antisocial behavior, drunkenness, profanity, loud talk, immoral conduct and disruptive noises will not be tolerated. Florida statute allows eviction for uncorrected violations after due warning by management. Campers who engage in violent behavior will be evicted without notice.

### POSTAGE DELIVERY

The office is required to follow U.S. Postal regulations regarding mail for our guests. Each registered guest has a mail slot with their site

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number. Guests may receive tracked packages in the office. No one other than the guest may pick up their mail. If you want someone to pick up mail due to office hours, please give a courtesy call to the office to let them know. If the person picking up mail is unknown to the office proper identification is required. If there is mail being delivered to someone who has not registered it will be returned. Company names must be indicated in the office and added to the appropriate site number. We are not responsible for damaged items, you must report them to whomever delivered the package. We are not responsible for lost or stolen items. When leaving the campground, you must tell the office how to handle your mail; whether you are forwarding, or leave a forwarding address; otherwise it will be returned. When forwarding you cannot do this with the U.S. Postal Service you must change it individually with all of your creditors.

### CAMPGROUND ETIQUETTE

1. **FOLLOW THE RULES:** Individual parks usually hand you a copy of their rules when you register. Adhering to these rules is one of the basics of campground etiquette. It makes things easier for everyone involved – you, your neighbors and the park operators. Typical guidelines include reduced speed limits on campground roads for the safety of all involved. You are typically expected to unhook a dinghy before driving to your site. There are usually defined quiet hours when you should keep the noise down, turn off outdoor lights, generators – basically, the party is over, please refer to #20.

2. **ELIMINATE PET PEEVES:** Literally, Pick up after your pets. Stop excessive or extended barking. Don't leave a howling dog unattended to bother the neighbors. Use a leash to keep your pet safe. Even if Spot is friendly, not everyone is an animal lover. Good pet etiquette on your part helps ensure that the many RV'ers with pets are welcome at campgrounds.

3. **SEWER CONNECTIONS:** Do them right. Make them secure. No torn hoses. In most places, your sewer connection faces you neighbor's "patio" area. This is another time where being discreet and careful is part of good campground etiquette.

4. **WASHING THE RV:** Most campgrounds will not allow washing to avoid wasting water, high water bills, muddy sites, etc. Read the rules. You usually have to get by with a small bucket and rag and/or waterless cleaner to just do minimal spot cleaning. If you are lucky enough to find a place where you can really wash the RV, use common sense; don't have the water flowing when you aren't actually using it. Watch the spray – your neighbor may not be interested in having their rig washed. In fact, it makes for friendly campground etiquette if you let your neighbor know ahead of time that you plan to wash your rig. That way, they can close any windows or put away articles that might inadvertently get wet.

5. **NO TRESPASSING:** When we first started out, a fellow RV'er came over and asked if he could look around on "our property" for something he had lost – a paper that had blown out of his car the night before. We appreciated his asking first and were somewhat amused by the term "our property." But, in fact, one of the unspoken rules of campground etiquette is that you and your pet stay off occupied sites. For the time a camper is on a site, it is their space and their privacy should be respected. If you are taking a stroll around the campground, the operative word is "around." Stay on roads and pathways – don't cut through your neighbor's turf.

6. **KEEPING UP THE NEIGHBORHOOD:** In general, be tidy. RVing is an outdoor pastime and RV'ers are generally an easy-going

lot. However, there is a point where too much stuff laying around outside the RV starts to look sloppy. Trash or anything loose that can blow around is a definite no-no.

7. **DO UNTO OTHERS:** When in doubt, follow the golden rule. If you aren't sure of the proper campground etiquette for something, think about how you would like to be treated. If you are concerned that something might bother your neighbor, your best bet is just to ask them. If that doesn't work, consider moving to another site or another campground. After all – you are in an RV!

PLEASE NOTE KOZY KAMPERS IS PRIVATELY OWNED AND HAS THE RIGHT TO CHANGE AND MODIFY RULES AS THEY SEE FIT. MANAGEMENT RESERVES THE RIGHT TO REQUIRE GUEST TO ADHERE TO A VERBAL OR WRITTEN VIOLATION AS THEY SEE FIT.

WE ARE HAPPY TO HAVE YOU HERE AS OUR GUEST. HAVE A GREAT TIME.