

## Many Mansions RV Park – Park Guidelines and Policies

Our goal is to maintain a clean, safe, and enjoyable atmosphere. Please do your best to adhere to our policies and guidelines and ask for assistance or clarification if necessary. There is further detailed information available in the park office on some of these items.

Many Mansions RV is private property. Only approved residents and their guests are permitted on property. All residents and guests must register upon arrival and departure.

Many Mansions is an adult, 55+ park. Occupancy is based on one or two people. Homes with 3 or more people will be charged an additional \$3.00 per person, per night. Visitors are allowed to stay up to 2 weeks and are charged \$2.00 per day. Visiting children must be accompanied by an adult at all times while in the park.

Check in: 2:00 PM, Check out: 12:00 noon. The daily rate is charged for anyone extending beyond their agreed reservation unless other arrangements have been made in advance.

Office hours : posted on the office door. For special needs or emergencies, contact the park manager at the manager's house next to the clubhouse or call 813-312-4274.

Reservations and Refunds: Our rates remain some of the lowest in the area so to keep them that way we have adopted the following guidelines which are consistent with all the other park. Can only be confirmed with a pre-paid, non-refundable deposit. Reservations of one month or less are to be paid in full at the time of reservation. Reservations of over a month require \$300 deposit which is to be applied to the last month of the reservation. Rent and deposits are non-transferrable between parties. Rent and deposits are non-refundable and non-transferrable between parties but may be exchanged for alternative dates if given at least 30 days notice.

Parking: Only one RV may be parked on your lot, centered and straight, similar to all the other units in the park. Please only drive on the paved roads and park only on your rented lot - no "cutting thru" or crossing vacant lots or grassy areas.

Pets: Need to be on a leash and cleaned up after. Please do not allow your pet to run loose or be on anyone else's lot. No excessively loud or unruly pets.

Returned checks: \$35, which helps to defray the bank fees and additional administrative charges we incur.

Maximum speed in the park: 10MPH. This is a safety issue that we take very seriously.

Quiet hours: from 10:00 PM to 8:00 AM.

Amenities: Clubhouse, laundry room, showers, and bathrooms are open 24 hours. No smoking or alcohol consumption in these facilities. Please keep these areas clean, turn

off all lights & fans, and close the doors if you are the last one leaving. All residents and registered guests are invited to use all facilities and participate in park activities and functions.

Laundry / Vending Machines: Management / owners are not responsible for money lost in the laundry or vending machines. If this happens, please call CoinMach at 800-432-1541. Let the office know if there is a machine out of order.

Trash dumpsters: There are several dumpsters located in the park. These are for normal usage of household garbage only and not for large, bulky, excessive trash. We have a landfill right down the road that can accommodate your excessive trash for a small fee. Come to the office for further info.

Recycle program: We have a very good recycle program to protect our natural resources and reduce the impact on our landfills. There is a recycle dumpster in front of the park next to the entrance to the storage lot. You can place most paper, cardboard, and plastic jugs / bottles in here. Also, aluminum cans can be placed in the large wooden bin behind the trash dumpster(s) up front. Please see the office for a complete list of acceptable items.

Site and home cleanliness: We strive to keep the park clean and attractive for everyone. Please keep your home clean and lawn neat and free of excessive items. Residents on the 7/5 and annual plan are responsible to keep his / her lawn mowed and weeds pulled even when not here. Let the office know if you would like us to help you with this.

Proper sewer / water use and connections: Please ensure you use a "donut" between your sewer line and the pipe going into the ground. Also regularly check for water leaks and promptly repair any issues. The park has a waste water treatment plant that relies on live bacteria and enzymes to properly function. Please do not use any chemicals (including household bleach and anti- bacteria soaps, etc...) in your holding tanks as this interrupts the delicate balance in the system.

Use of blocks and levelers: Please use boards or blocks under your levelers to prevent making holes on the lot. We have extras available for your use if necessary.

Propane: For your convenience we have a propane dispensary in the front of the park. Our prices are very competitive and we will assist you by transporting your tank to and from your lot if desired. Mark your tank with your name and lot #.

Generators: Only factory installed generators on your RV are permitted on your lot.

Vehicle repairs: Auto repair and body work are not to be performed on the property.

Clotheslines: Umbrella type clotheslines installed behind your home are the only acceptable type allowed. No hanging of clothes between trees, poles, buildings, homes, etc..

Improvements and digging: For your safety, please speak with management prior to installing any improvements to your home / lot or doing any digging in your lawn. There are pipes and wires running all in the ground that need to be identified and protected. Major damage or death can occur if you hit anything in the ground.

Damage to the park / property: Please let management know if you discover or have caused damage to the park facilities or utilities. We have skilled people on the property who can fix things quickly to minimize any further problems. A small fee may be charged to cover the cost of materials.

Subscriptions to The Tampa Tribune may be available in the office.

Liability: The managers and owners assume no responsibility for any damages or theft. Management reserves the right to update / change these rules without notice.