

# River Oaks RV Resort

an adult park on the Little Manatee River  
201 Stephens Road, Ruskin FL 33570  
(813) 645 -2439 FAX (813) 645 -9802

SITE # \_\_\_\_\_

1. **ACCEPTANCE:** We reserve the right to refuse admittance to any person or guest to River Oaks property. A background check is required for all year-around, monthly and seasonal campers before entry is allowed.

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2. **REGISTRATION:** Upon entry to park, all campers & guests must register at park office & provide photo ID. ( Campers sign that they have received a copy of these rules ) Rates are for two adults, one car, golf cart and one pet. There is a \$2 charge for each guest staying after 9 pm. Fees must be paid in advance. (SEE GUESTS below)

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3. **RENT:** Rent must be paid in advance before occupying site & is due on the 1st of each month. It is considered late if not paid by the 5th of each month. Rents not received by the 5th of each month will accrue a \$25.00 late fee plus \$3.00 a day until paid in full. There is a \$25.00 return check fee on all return checks.

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4. **PARKING:** All vehicles MUST BE parked on your own site or where assigned by management. All vehicles, including RVs must have current tags and license plates. Year-around and seasonal campers must file current registration of RV in office. Additional fee of \$15 per extra vehicle. One car and/ one golf cart maximum per site. Motorcycles MUST be approved by management before entering park.

Additional monthly fees also apply.

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5. **SPEED LIMIT :** 5 MPH at entrance. 10 MPH in park. Please use main entrance and follow road arrows. Exits gates MUST remain open at ALL times. Please be considerate of pedestrians and bicyclists.

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6. **QUIET HOURS :** 10 pm to 7 am. This policy is strictly enforced. Please be courteous at all times. No loud music at any time.

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7. **PETS :** All pets must be registered with office. Pets must be attached to their owners at ALL TIMES. There is a \$15 fee per month for each extra pet. Pick up

after your pet and DO NOT walk your pets through your neighbor's yard. Under no circumstance can pets be left alone outside. Loud or unruly pets are grounds for removal from park. Management reserves the right to REFUSE any pet entry into park &/or continued residence in the park. **ABSOLUTELY NO AGGRESSIVE ANIMALS.**

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8. **GUESTS:** Guests are required by Florida law to register at office upon entry to park. GUESTS must provide photo ID. Advanced payment is required. Campers are responsible for guest actions. River Oaks reserved the right to refuse admittance of any guest onto park property whom management deems undesirable & any tenant entertaining such guest is in violation of park rules and regulations. Guests have a maximum stay of 2 weeks. Guests must park in designated areas. Children under the age of 18 must accompanied by an adult at all times and can not operate golf carts on park property.

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9. **CONDUCT:** Disorderly conduct, nuisance, nudity, intoxication, profanity, loudness, domestic violence, drug abusiveness, theft, illegal activity, vandalism, bullying, malicious gossip, disturbance of the peace or comfort of park or (of any person) on park property is grounds for immediate removal from park. PLEASE do not take "Short cuts" through your neighbor's site for any reason. Campers are responsible for damage done to park property by themselves, their guests or contractors they have hired.

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11. **SITE/LOT CONDITIONS:** By Florida law a sewer donut or screw in adapter MUST be attached to your sewer hose. Your site must be kept neat at ALL TIMES. Camper is responsible for lawn and home maintenance while residing in park to include pressure washing. While mowing is necessary for general beautification of park and management will cut grass a minimum of every two weeks, our focus is on common areas of the park. YOU MUST do your own weed-eating and difficult to mow around areas. You must also tend to your own flower beds, etc. Under no circumstance will management be responsible to clear your lot of your personal items in order to mow.

**If managements finds that a lot/home needs attention, the resident will be given a written warning giving resident a fair amount of time to correct issues. If resident (s) do not take adequate steps to correct the problems in a timely manner, or untidy conditions are deemed habitual, resident will be forced to leave the park. NO EXCEPTIONS.**

Push mowers and weed eaters are available for use by park residents upon request. Use of this equipment IS done at your own risk. If you mishandle equipment, and break it, you need to be responsible of repair or replacement in a timely manner.

DO NOT STORE bikes, chairs, cars, trailers, etc. on your site or empty sites. Patios, decks, sheds metal awnings or any other improvement MUST meet approval of park management. NO fences, sprinklers, extension cords, carpets, or any items deemed inappropriate for outdoor use are to be stored or left out on your lot for any reason. Any and all plantings MUST meet the approval of management and becomes the property of River Oaks. A good rule of thumb is to get permission from management before altering site in any way to avoid any confusion. Generally, we encourage residents to put their personal signature on lots as long as the improvements are tastefully done, (yard ornamentation is allowed within reason) does not infringe on your neighbors, or managements/utility workers ability to perform routine maintenance.

**Resident shall be responsible for the cost of any repair should any park utility malfunction due to unauthorized improvements or negligence of resident. Unauthorized alteration of our electrical boxes is strictly prohibited.**

**PLEASE NOTE: Every lot at River Oaks IS unique in size and dynamic. Every resident has a right to access both sides of their home without problems or 'crowding' from neighbor. In some cases, due to the size the lot, this space is minimal and only common areas (between two neighbors) are allowed for. PLEASE use common courtesy. Cooperation between neighbors IS important in these communal areas between homes. Please respect boundaries and privacy of your neighbors. Keep plantings to a minimum in these areas and IF you want to make improvements in these areas, discussing it with your neighbor WILL go a long way in preventing disharmony in the community. PLEASE remember that you MUST get managements approval before sites are altered in any way.**

**IF you have any question about these matters, your boundaries OR what is acceptable or NOT, please see a member of management.**

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12. **MAIL:** Mail is sorted when "Mail is in Box" sign is in the window. Do not sort through unsorted mail. It is important that you check your box on a regular basis. Seasonal campers must notify office upon arrival and departure. Only FIRST CLASS mail will be forwarded for 30 days. Please leave address labels with office for mail to be forwarded. Phone messages will only be delivered if urgent: otherwise they will be boxed.

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13. **ADDITIONS:** Sun rooms, screen rooms, & or any additions must be pre-approved by management and county permits where applicable must be filed with office before any work is done.

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14. **YARD DEBRIS:** For the continued beauty of the park, leaves and other yard debris must be left at your curb IN A BAG to allow easy pick-up. FYI - We are not responsible for supplying you with bags.

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15. **TRASH PICK-UP:** Pick up is Mondays and Thursdays. Refer to map for dumpster location. All trash must be placed in plastic bags before placing in dumpster. No furniture, mattresses, building material, etc. to be placed in dumpster. Or next to the dumpster. Boxes of any size should be broken down. Dumpster lids should be closed at ALL times. Aluminum cans can be recycled by placing them in the large trash can next to the dumpster. Please report illegal dumping.

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16. **LAUNDRY:** 24 hours facilities are available for your convenience. Do not leave laundry unattended. Please leave the laundry clean after use. There are 2 clothes lines, one is located next to F-1 and the other next to F-14. DO NOT hang clothes at your site.

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17. **RECREATION FACILITIES:** Rec Hall, and other facilities are used at campers risk. Anyone using park facilities must leave them neat, clean & orderly. Larger functions/parties MUST be registered at office. The stove top is not to be used under any circumstance per fire code. Oven use only. DO NOT leave any cooking unattended.

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18. **FIRES:** No open burning anywhere in park. Regulation above-ground fire pits are permitted.

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19. **RV, BOATS, VEHICLES:** Private property that is on River Oaks property is the owners responsibility and should be properly registered and covered by insurance.

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20. **BOATS:** No parking of boats or boat trailers on sites. See manager to request storage spot.

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21. **POND:** No boats, swimming, rafts and or floating devices in pond at any time. You may fish from shore only either from your lot or in designated areas. Please do not wander into others lots for short cuts or convenience of fishing.

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22. **BOAT DOCKS:** Boat docks are for rent at office. Use assigned docks only.  
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23. **FISHING PIER:** Our fishing pier is for campers & residents only. Clean fish at sink only. Keep area clean for others enjoyment.  
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24. **RIVER:** River Oaks RV Resort assumes NO responsibility for any water-related activities in or on the river, personal property that is lost or stolen, or any damage done due to regular maintenance or Acts of God. The Little Manatee River is the property of the State of Florida.  
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25. **STORAGE FEES:** River Oaks RV Resort reserves the right to change storage fees for campers personal property ( cars, boats, RVs, etc ) not located on camper's site at any time.  
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26. **TRANSFER OF RV OWNERSHIP:** All prospective year-around, monthly & seasonal residents MUST apply at office and pay for background check before admittance to River Oaks property. For Sale signs are not allowed in your yard. Signs with contact information must be put in your front window and posted in the office. No renting of your unit ( or subleasing of lot ) allowed without management approval.  
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27. **SOLICITING:** It is strictly forbidden to solicit or operate a business in the park or within your dwelling.  
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28. **ADDRESS DISPLAY:** In accordance with Hillsborough County Fire Codes, all site numbers be visibly displayed on EVERY unit. This applies to RVers as well as 'permanent residents'.  
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29. **SEASONAL OFFICE HOURS:** A member of management is generally available for regular business from 9-5, Monday thru Friday, and 9-Noon on Saturday except for reservations/ pre-arranged after hours check in or by appointment. **WE ARE CLOSED ON SUNDAY.**

We are AVAILABLE after-hours for PARK emergencies ONLY. (fire, broken water pipes, electrical issues outside your unit, etc.) Emergency numbers are posted.

**For Emergencies that require medical assistance or law enforcement, please DIAL 911 and then notify park management as soon as possible.**

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**RIVER OAKS MANAGERS and/or OWNERS reserve the right to REVISE/CHANGE the existing rules or regulations deemed necessary for the safety, convenience and enjoyment of ALL campers and /or residents OR for the preservation of its own property. If any changes of these park rules occur, campers will be notified and changes will be posted in office. These RULES apply to ALL. Abiding by them and using consideration for your neighbor helps make our park a pleasant place to stay. River Oaks Management thanks you for your cooperation.**

**By signing these rules, you agree that you have been given a copy of these rules and fully understand them. You also agree to abide by rules as they are conditions of residency in this park.**

**Print Name(s)**\_\_\_\_\_

**Signatures Required**

**Tenant #1** \_\_\_\_\_

**Tenant #2** \_\_\_\_\_

**Date** \_\_\_\_\_ **Site#**\_\_\_\_\_ **Contact #**\_\_\_\_\_

**REVISIONS MADE on 4/1/2011**