



OLD TOWN

CAMP GROUND

Rules, Regulations - Terms & Conditions

It's important to us that the tenants are safe, comfortable, and have an enjoyable stay. To achieve this, the tenant must comply with our rules and regulations. Anyone who cannot follow these rules will be asked to leave without a refund.

Check-In Time: 11:30 AM - 5:00 PM

Check-Out Time: 11:00 AM

Late Check-Out Policy: Management may be able to arrange a late checkout, if available. Additional fees may apply. To ensure availability for incoming guests, please plan prompt departures.

1. All guests and visitors must check in at the office upon arrival.
2. **We are an adult-only (55+) campground. Children are permitted for a short stay (2-3 days) only with prior approval from management.** (If the tenant has signed a lease, lease rules supersede these rules; if a verbal contract is made, these terms and conditions apply)
3. All Motorhomes, RVs, or Travel Trailers must be in good working order and appearance.
4. We reserve the right to refuse access to any guests whose vehicle is deemed to be unacceptable.
5. Tent camping is permitted only in designated tent sites.
6. The total number of guests in any space cannot exceed the maximum capacity for that site.
7. A maximum of 6 people total at a site at any given time.
8. Visitors are welcome at guest sites between the hours of 9 am & 10 pm.
9. Visitors are not permitted to stay overnight without prior approval from management. All visitors must leave by 10:00 PM.
10. Overnight parking or storage of trailers, boats, jet skis, or utility trailers is not allowed unless approved by management.
11. Guests assume any risks associated with the foregoing and agree to hold Management harmless from and indemnify Management against the same.
12. Guests and their guests are responsible for any damage or injury caused by themselves, their children, and/or pets.
13. The park is not responsible for personal injuries or damage, loss or theft of any personal property or vehicle.
14. We reserve the right to evict any person(s) who does not comply with the rules and policies.
15. Obnoxious or abusive behavior of ANY kind is PROHIBITED. This includes starting malicious rumors/gossip about residents in the campground.
16. Speed limit on the property is 5-10 mph.

17. Vandalism of any kind by anyone in the tenant's group (regardless of age) may result in eviction from Old Town Campground.
18. Blow-up mattresses, sleeping bags, and cots are not allowed outside.
19. Maintenance on RVs or vehicles on the property is not allowed unless approved by management.
20. Washing RVs or vehicles on property is allowed three (3) to four (4) times a year by the owner or an outside vendor. Vehicles may be washed no more than one (1) time per month on-site.
21. The use of any paint products or chemicals is prohibited.
22. Deep fryers and tiki torches are PROHIBITED.
23. Clotheslines are not allowed.
24. Guests are not permitted to hang any items from the trees.
25. All sites must be kept neat and clean throughout the tenant's stay. A cleaning fee of up to \$200 IF garbage is left on site, if large appliances and furniture are left to be taken to the dump, etc. If the tenant is cleaning the yard, any leaves or pine needles may be raked into a pile, and someone will haul them to the disposal area.
26. There is a lawn mower and a weed eater that may be used to keep the tenant's site neat. If the tenant uses the mower, the tenant does so with the understanding that any injuries are the tenant's responsibility, not the campground's or its staff's.
27. No excess storage that is unattractive is kept under the camper, unless it is hidden by tubs, vinyl, or wood skirting (no lattice).
28. All **regular household trash** is to be disposed of in the dumpster. No large items, such as furniture, refrigerators, metal from pop-up tents, or folding chairs, can be disposed of in the dumpster.
29. Only 1 RV and a maximum of 2 other vehicles are allowed per site unless stated otherwise.
30. DO NOT leave trash out overnight.
31. Boats, boat trailers, cargo trailers, or car dollies are not allowed on sites. Storage is available for a fee in our storage lot.
32. Drones or other remote-controlled machines may not be used at any time on the property.
33. All guests should ensure pets and small children are always supervised.
34. The use of Firearms of any kind is PROHIBITED in the park.
35. The use of archery, paintball, slingshots, or air guns is PROHIBITED.
36. Fireworks of any kind are PROHIBITED.
37. Use of illegal drugs is PROHIBITED.
38. Motorcycles must be at idle speed when traveling through Old Town Campground.
39. No vehicles can block any portion of the roadway.
40. Vehicles may park only in designated spaces.
41. No cutting across sites to enter or exit the tenant's site because a water or sewer line could break, for which the tenant will be responsible for paying for any damage that ensues.
42. Only people with a valid driver's license may operate a
43. motor vehicle in the park, including golf carts, scooters, etc.
44. The park does not deliver mail or packages to any guests unless approved in advance. Guests pick up mail and package deliveries at the office. If it is determined that the mail has been intentionally tampered with, Florida law will apply, and eviction from the campground will be the consequence.
45. Long-Term/Permanent Policies for a year minimum:
 - a) If during the first year of a year-long/permanent agreement- verbal or written - is cancelled before the year-end date, all discounts are null and void, and the tenant will be charged the appropriate pricing for the months of residency at the campground, and charged a cancellation fee based on the remaining months of the year-long agreement. By staying at the campground, the tenant agrees to these terms. This applies only to the initial first year of residency. It is not applicable after a full year of residency.

- b) The tenant will be charged a cancellation fee of at least \$150 and no more than 5% of the remaining months under the initial one-year commitment.
46. Under Florida Statutes Title VI, § 83.57, if the tenant wishes to terminate a month-to-month tenancy early, the tenant must provide written notice in accordance with the following notification timeline. If the tenant does not notify the campground of the following, the tenant will be charged a 50% penalty applicable to the tenant's site rent:
- a) Year-long leases require a 60-day notice to vacate.
 - b) Quarter-long leases require a minimum of 30-day notice to vacate.
 - c) Month-to-month leases require at least 15 days' notice to vacate.
 - d) Week-to-week leases require at least 7 days' notice to vacate.
 - e) The Florida law requiring notice of departure will be enforced, as agreed to at the time the tenant's residency began, as outlined above. Failure to provide proper notice may incur additional fees.

Campfires and Grilling:

1. Campfires are only allowed in fire rings.
2. Do not dump charcoal on the ground or in fire rings.
3. Do not pour cooking oil or grease down drains, on grounds, or on the base of trees.
4. No burning of trash, leaves, pine needles, plastic, etc., in fire rings.
5. Campfires and grills must always be supervised.

Security:

1. Management is not responsible for lost, stolen, or damaged articles. Keep the tenant's valuables locked up.
2. Report any problems with the tenant's site to the Main Office immediately.
3. We adhere to and maintain all state, county, and local laws on property

Quiet Hours:

1. Quiet hours are from 8:00 PM to 8:00 AM.
2. Please be courteous to other guests around the tenant.
3. Loud music or objectionable noise is not allowed at any time.
4. Inconsiderate guests will be evicted from the park.
5. Profanity, abuse, or violence towards other guests or Resort staff will result in immediate eviction from the park.
6. Guests violating rules that result in an eviction notice will not receive any refunds for their stay.

Pet Policy:

1. We reserve the right to refuse service to anyone whose pet is not suitable for the serenity/safety of our guests or the Resort.

2. All pets must be on a leash under the control of someone who can always manage all animals in their care.
3. Old Town Campground has a two-pet limit. Large dogs over 45 pounds must be pre-approved.
4. No exotic or oversized pets, including all reptiles or large birds, are permitted.
5. All Pets must be approved by management when making a reservation. No dangerous breeds are allowed - Pit Bulls, Rottweilers, German Shepherds, Cane Corsos, and Doberman Pinschers. Mixed breeds with these must be pre-approved.
6. Never leave your dog unattended or tied outside for any length of time—this includes at the campsite, at the dog park, and during outdoor activities. Even if your dog is well-behaved, there's always a risk of unexpected behavior from other dogs or people in the campground. We've also had neighbor dogs wander into the park, and their actions with unattended dogs are unpredictable. Remember, your dog's safety should always be your top priority.
7. Guests are responsible for "cleaning up" after their pets. Guests who leave pet feces, holes, or other debris may be charged a cleanup fee of up to \$200. Those with fences must clean up inside the wall daily, or there will be a \$25 / day fine. Failing to clean up could also result in eviction.
8. Guests should carry proof of their pet's current vaccinations.
9. The Resort is not responsible for and will hold the pet owner accountable for any injury or damage caused by the pet(s).
10. Service animals may accompany a disabled person without any proof of disability or certification for the service animal.
11. Pets are not allowed in the shower or restroom facilities.
12. Cruelty to animals is not tolerated and will have consequences depending on the severity of the offense. It is illegal in the state of Florida under Florida Statute §828.12

Guest Wi-Fi Acceptable Use Policy:

We are offering this guest Wi-Fi service (the "Service") in accordance with this Guest Wi-Fi Wireless Networking Acceptable Use Policy (the "Policy") as a free, non-public service to its visitors for the duration of their official visits. We do not guarantee the Service or specific speed rates. We also have no control over information obtained through the Internet and cannot be held responsible for its content or accuracy. Use of the service is subject to the user's own risk. We reserve the right to remove, block, filter, or restrict by any other means any material that, in our sole discretion, may be illegal, may subject us to liability, or may violate this Policy. We may cooperate with legal authorities and/or third parties in the investigation of any suspected or alleged crime or civil wrong. Violations of this Policy may result in the suspension or termination of access to the Service or other resources, or other actions as detailed below.

Responsibilities of Service Users: Users are responsible for ensuring they are running up-to-date anti-virus software on their wireless devices. Users must be aware that, as they connect their devices to the Internet through the Service, they expose their devices to: worms, viruses, Trojan horses, denial-of-service attacks, intrusions, packet-sniffing, and other abuses by third parties. Users must respect all copyrights. Downloading or sharing copyrighted materials is strictly prohibited. The running of programs, services, systems, processes, or servers by a single user or group of users that may substantially degrade network performance or accessibility will not be allowed. Electronic chain letters and mail bombs are prohibited. Connecting to "Peer to Peer" file sharing networks or downloading large files, such as CD ISO images, is also prohibited. Accessing another person's computer, computer account, files, or data without permission is prohibited. Attempting to circumvent or subvert system or network security measures is prohibited. Creating or running programs that are designed to identify security loopholes, to decrypt intentionally secured data, or to gain unauthorized access to any system is prohibited. Using any means to decode or

otherwise obtain restricted passwords or access control information is prohibited. Forging the identity of a user or machine in an electronic communication is prohibited. Saturating network or computer resources to the exclusion of another's use, for example, by overloading the network with traffic such as emails or legitimate (file backup or archive) or malicious (denial of service attack) activity, is prohibited. Users understand that wireless Internet access is inherently not secure, and users should adopt appropriate security measures when using the Service. We highly discourage users from conducting confidential transactions (such as online banking, credit card transactions, etc.) over any wireless network, including this Service. Users are responsible for the security of their own devices.

Limitations of Wireless Network Access: We are not liable for any damage, undesired resource usage, or detrimental effects that may occur to a user's device and/or software while the user's device is attached to the Service. The user is responsible for any actions taken from his or her device, whether intentional or unintentional, that damage or otherwise affect other devices or users of the Service. The user hereby releases the Company from liability for any loss, damage, security infringement, or injury which the user may sustain as a result of being allowed access to the Service. The user agrees to be solely responsible for any such loss, infringement, damage, or injury.

Terms of Service: By clicking the accept button, below, the user agrees to comply with and to be legally bound by the terms of this Policy. If this Policy or any terms of the Service are unacceptable or become unacceptable to the user, the user's only right shall be to terminate his or her use of the Service.

Lawful Use: The Service may only be used for lawful purposes and in a manner which we believe to be consistent with the rights of other users. The Service shall not be used in a manner which would violate any law or infringe any copyright, trademark, trade secret, right of publicity, privacy right, or any other right of any person or entity. The Service shall not be used for the purpose of accessing, transmitting, or storing material, which is considered obscene, libelous or defamatory. Illegal acts may subject users to prosecution by local, state, federal, or international authorities. We may bring legal action to enjoin violations of this Policy and/or to collect damages, if any, caused by violations.

The user specifically agrees to the following conditions: The user will use the Service only as permitted by applicable local, state, federal, and international laws. The user will refrain from any actions that we consider to be negligent or malicious. The user will not send email containing viruses or other malicious or damaging software. The user will run appropriate anti-virus software to remove such damaging software from his or her computer. The user will not access web sites which contain material that is grossly offensive to us, including clear expressions of bigotry, racism, or hatred. The user will not access web sites which contain material that defames, abuses, or threatens others.

Changes to Service: We reserve the right to change the Service offered, the features of the Service offered, the terms of this Policy, or its system without notice to the user.