



Welcome!

Thank you for choosing Trails End RV Park. We are a private, family owned RV community tucked away in beautiful central Florida along the Withlacoochee River. It's the ideal location to experience the natural part of Florida while still centrally located for day trips, shopping, dining and many other local activities. We hope you enjoy your stay with us.

Michael and Cherie Kennell Owners and Operators Trails End RV Park, Inc.

Attached you'll find a copy of our park rules, regulations and policies*.

* The owner and management of Trails End RV Park, Inc. reserves the right to make and enforce all rules, regulations and policies, necessary for the safety, comfort and peace of all residents and guests. Owner and management reserves the right to make changes to the rules, regulations, policies and changes to the park or property. The resident or guest agrees and accepts the rules, regulations and policies of Trails End RV Park, Inc., with the understanding, that he/she the registered resident/guest, does hereby release to the park, park owner and park management, all liability for loss, damage, injury or death to themselves or family members or their visitors and guests.

Trails End RV Park, Inc. Rules, Regulations and Polices

PARK HOURS: The park office will be open from 10am - 5pm, Monday - Saturday. Closed on Sunday. Access to the park will be

limited to residents and registered guests only. The manager/owner will be available to assist you with issues related to the park any other time by calling 407-234-5587. Quiet hours of 9pm to 9am for the comfort and respect of others. No gas powered generators during quiet hours.

RESERVATIONS: Our Reservation and payment policy is available online and in the office.

REGISTRATION: All guests must check in upon arrival and provide a valid ID. This includes our seasonal, short term and overnight guests. Overnight visitors to your site must be registered with the office and limited to (2) day stay unless other prior arrangements have been made with management. Forms are available in the office and online.

RENT/ELECTRIC: Rent and electric is due on the day of your billing cycle. Electric charges will appear on your monthly rent statement. Late charges will apply after (3) days, and incur a \$25 late fee. We accept cash, check, charge or money order for payment.

MAIL: Mail is available for pick up Monday-Sunday located in the Clubhouse. Mail will be placed in the corresponding mail box to your site number. Larger packages or Express mail will be available for pick up from management in the office. A slip will be placed in your mailbox to notify you. Outgoing mail may be placed directly in the outgoing mail slot in the mailbox at the entrance of the Park, with exception of outgoing packages. When leaving for the season or vacating, please give office forwarding address.

RV UNITS: Travel trailers, 5th wheels and motor homes must be well maintained, good working condition, have current tags and in good appearance. Final determination of expectable RV condition

is at managements discretion. Units older than (10) years must be approved by management.

Resident and Guest Appearance: Acceptable resident and guest appearance is at the discretion of management. All residents and guests must wear shoes and shirts in all common areas.

Treed Lots: Treed lots are available, but we are not responsible for damage or liability for falling limbs or trees.

PETS: Pets are welcome per our Pet Policy. Pet owners must sign and return the “Pet Policy” available online @ rvparkfl.com or at the office.

VISITORS: We welcome your visitors to our park. The resident must be present during the time the guest is staying in the park. Each resident will make aware to their visitors the park rules and regulations. Visitors spending the night must register with the office. An additional charge of \$5.00 per night will be charged. Residents staying with us are responsible for their visitors and their actions.

SHOWER / REST ROOMS: Showers and rest rooms are open 24 hours, 7 days a week for our residents and their guests. Please help to keep them clean by removing your items when you leave. Please use trash receptacles for paper towel. No hair drying in the shower or restrooms. Restrooms are checked regularly for cleanness and restocking supplies. Please notify the office if attention is needed. Please turn off lights when leaving and close the door.

WATER / SEPTIC: DO NOT dispose of or flush condoms, sanitary items, flushable wipes, cooking oil, food, anti-freeze, or other harmful items through the septic system. This includes in your unit, rest rooms, showers, and laundry drains.

CARE / MAINTENANCE OF Sites: One vehicle per unit unless prior approval has been obtained by management. Boats, utility trailers and tow dollies are not allowed to be parked on sites. Sheds are not allowed. One pop-up canopy is allowed if lot size will accommodate. Dimensions not to exceed 12x12 in size. Please check with management to confirm placement. Racked leaves (piles) are to be placed (not bagged) at the roadside of your lot. Branches will be collected daily. Sites must be kept free of clutter, debris, and trash. No household appliances or house furniture, clothes lines are allowed outside the unit. No political yard signs or banners allowed at the site.

DOCKS AND BOAT RAMP: The fixed covered dock, floating dock and boat launch is available to our residents only. We do not offer a public boat launch. Resident boats must be removed from the water daily. Boat slips are available at an additional fee. Fishing from docks for residents and their guests only. Beware of wildlife. Do not feed wildlife. Obey all posted signs. No swimming allowed.

CLUBHOUSE: The clubhouse will be opened daily and available to all residents and guests. Scheduled events have preference over any other use of the clubhouse. Persons in charge of an activity or event are responsible for clean-up and trash removal.

SOLICITING: Soliciting is prohibited within the park. If you are approached by anyone please notify the office. This excludes park sanctioned fund raising.

VEHICLE REPAIR: Emergency repairs only (flat tire, dead battery, etc.). Oil changes and repairs are not allowed. Non running vehicles and expired tag vehicles are subject to tow at owners expense.

OUTSIDE VENDORS / CONTRACTORS:

SALE OF UNITS: Unit owners must notify management of a planned sale and fill out park required paper work. No second party sellers. For sale sign may be placed in a window or on a door. No other sale signs may be placed without the approval of management. Sub-leasing your unit is not allowed. Unit must be removed at time of sale.

OPEN FIRES: Open fires (fire pits) are allowed at your site if in a raised dish. Fire ash **will not** be disposed in garbage cans or dumpsters. Only in approved "ash can". Propane and charcoal grills are allowed, and must be attended at all times.

SMOKING: This is a smoke free park. Smoking is not allowed on park grounds, with the exception of smoking in/on your personal unit/site.

ALCOHOL: Residents and guests staying at the park that are of legal drinking age in the state of Florida may drink responsibly on Park property. Drunk and disorderly behavior as determined by management will result in immediate eviction. No refunds.

SPEED LIMIT: Park speed limit is 5 mph. Incoming traffic has the right away on main road.

TRASH/RECYCLING: Approved trash and recycle bins will be provided though out the park. No outside trash containers allowed on lots. There is a dumpster located off the main road across from site #32.

FIRE ARMS: Legally licensed fire arms are permitted when stored in your unit. No carry allowed in park, even with CWP.

VIOLATIONS: Violations of the rules, regulations and/or policies are handled as follows: 1st violation will receive a verbal warning or written warning.

2nd violation will result in resident(s), guest or visitor being asked to leave the park and remove their unit from the park immediately. No Refunds.

ANY ILLEGAL ACTIVITIES, DISORDERLY OR DISRUPTIVE BEHAVIOR WILL BE GROUNDS FOR IMMEDIATE TERMINATION OF YOUR RENTAL RIGHTS AT TRAILS END RV PARK,INC. No Refunds.