

**DRAFT V3**

**Rules and Regulations for  
*The Paddock*  
Luxury RV Resort**

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## **ARTICLE I – TERMS AND CONDITIONS**

### **i. Excessive Noise**

- a. Shall not be tolerated at any time. Any action or conduct, regardless of its nature, that could be deemed a disturbance under the laws of the State of Florida or the ordinances of the Town of Loxahatchee Groves, thereby impeding the peaceful and appropriate utilization of the Resort, is strictly prohibited. Occupants or Guests are prohibited from utilizing any aspect of the Luxury RV Resort in a manner that unreasonably disrupts or detracts from the experience of fellow occupants and guests, or that does not align with the standards befitting a premier recreational vehicle establishment. Additionally, the Luxury RV Resort must not be utilized in a disorderly or unlawful manner. Violation of this policy will result in immediate expulsion from the resort, without eligibility for refunds or rebates.
- b. Firearms, fireworks, explosive devices, or other weapons. Discharge of firearms, fireworks, explosive devices, and other weapons is prohibited at all times on Resort property or on any of the surrounding properties. Violation of this rule will result in immediate expulsion from the resort with no refunds or rebates.

### **ii. Excessive Light**

- a. The RV resort utilizes bollard lighting, pedestrian pathway lighting, and 90 degree full-cutoff lighting within vehicle driveways and strictly adheres to the Town of Loxahatchee Unified Land Development Code, Section 50-030. Resident and Guests are prohibited to display any additional lighting that would be a nuisance to surrounding properties, especially directed towards the canal located to the north of the resort.

### **iii. Video and Audio Surveillance.**

- a. The Resort, including its facilities and amenities, are under 24-hour video and audio surveillance.

### **iv. Use of Resort Amenities**

- a. Resort amenities are for the use of registered guests only. Resort amenities are subject to additional specific rules posted on, in or near the amenities. The amenity-specific rules must be followed at all times while using the amenity. Failure to do so will result in forfeiture of amenity use privileges and/or termination of your stay and eviction from the Resort.
- b. Pool: Guests under 16 years of age must be directly supervised by an adult. Appropriate swimwear and swim attire is required in the pool area.
- c. Clubhouse: Guests under 18 years of age must be accompanied by an adult.
- d. Fitness Room: No one under 18 years of age permitted.
- e. Restroom facilities: Resort restrooms are for registered guest personal hygiene use only. Hair cutting, hair dyeing, dish washing, clothes cleaning, pet grooming and washing, or other non-personal hygiene activities are strictly prohibited.
- f. Resort lakes: Wading, swimming, or boating is not permitted in the Resort lakes.
- g. Adjacent properties: Trespassing on properties adjacent to the Resort is not permitted at any time. Check with the Resort office if you have questions about the Resort boundaries.

### **v. Wireless Internet Access**

- a. Resort provides guests with access to the internet via the Resort guest wireless (WiFi) network.
  - i. Usage Policy: Users accessing our guest WiFi network are required to adhere to our terms and conditions. Activities such as hacking, spamming, or accessing illegal content are strictly prohibited.
  - ii. Privacy Assurance: We gather specific user information, including device details and browsing history, in accordance with our privacy policy. By utilizing our guest WiFi network, users implicitly agree to our privacy terms.

- iii. Network Protection: We prioritize the security of our guest WiFi network, employing robust measures like firewalls and encryption to safeguard it against threats.
- iv. Service Provision: Our WiFi network is provided on an "as is" basis, devoid of any expressed or implied warranties.
- v. Liability Disclaimer: We disclaim responsibility for any damages or losses arising from the utilization of our guest WiFi network. Users are required to refrain from engaging in unlawful activities and assume full accountability for their actions.
- vi. Termination Clause: We retain the right to terminate access to our guest WiFi network if users fail to comply with our terms or engage in non-compliant activities.

## **ARTICLE II – HOURS OF OPERATION**

### **i. Welcome Center / Check In Hours**

- a. Monday-Friday 9:00am to 6:00pm and Saturday-Sunday 8:00am to 8:00pm
- b. Check-In. Check-in time is 1:00pm. All guests are encouraged to check-in online prior to arrival. Prior to check-in you must acknowledge and accept our Terms and Conditions and provide all required information.

### **ii. Check-Out**

- a. Check-out time is 11:00am.
- b. Departure. Sites must be cleaned and free of garbage and debris prior to departure. Additional charges may result for sites requiring additional cleaning. All household garbage and waste must be disposed of by guest into the trash compactor near the entrance of the resort. NOTE: Guests leaving household garbage and/or waste onsite at checkout will be charged a \$50.00 disposal fee
- c. Late Arrivals. If you plan to arrive after the office closes, please let us know by calling the Resort office prior to office closing times. Your reservation confirmation and reminder emails provide details regarding your site number.
- d. Late Check-Out. Contact the Resort office for availability and authorization. Late check-out fee is \$25.00 per hour. Any departure after 12:00pm without prior approval will be charged for the next night's stay. If RV remains onsite after 12:00pm without prior approval, RV may be towed from the property at RV owner's expense.

### **iii. Amenities**

- a. Pool hours: Dawn to Dusk.
- b. Clubhouse hours: Restrooms open 24/7, common areas can be accessed but must respect noise policy during quiet time
- c. Laundry Center: open 24/7
- d. Fitness Room: Dawn to Dusk
- e. Restroom facilities: open 24/7
- f. Food Trucks: Available multiple times a week offering a variety of dining options for guests. Hours are TBD based on vendors.

### **iv. Quiet Time**

- a. 10:00 pm – 7:00 am Sunday-Thurs and 11:00 pm – 8:00am Friday-Saturday. Visitors must leave by 11:00 pm.

### **ARTICLE III – PERMITTED VEHICLES**

- i. **Class A/B/C/Super-C motorhomes, 5th wheels, and travel trailers only**
  - a. We do not accept any converted busses, converted vans, automobiles, tents, popups, etc without prior approval from Resort management. If you have any doubt about the compliance of your vehicle with these terms, send pictures of your vehicle to management.
- ii. **Vintage RVs Not Permitted**
  - a. **RVs more than 7 years old** are subject to prior management approval based on upkeep and appearance of the RV. Prior to making a reservation send pictures of your vehicle to management review and approval. Failure to do so could result in your RV being turned away at check-in with no refund.
- iii. **Additional Requirements**
  - a. Window AC units are not allowed on any RV in the Resort
  - b. RV patio mats. RV patio mats must be kept under the RV awning.
- iv. **Golf Carts**
  - a. All guests must comply with the following rules governing the use of golf carts:
    - i. **Age and License Requirement:** Any guest operating a golf cart is responsible for ensuring that all operators are at least 16 years old and possess a valid driver's license.
    - ii. **Quiet Hours Compliance:** Golf carts should not be operated during Resort quiet hours.
    - iii. **Proper Operation:** Golf carts must be operated in a proper manner. Activities such as horseplay, racing, or misuse of guest-owned golf carts are strictly prohibited. Guest-owned golf carts are permitted to operate solely on blacktop or gravel roadways, with no access to RV sites or other restricted areas.
    - iv. **Seating Capacity Limit:** The maximum seating capacity of a golf cart must never be exceeded. Both operators and passengers of guest-owned golf carts must remain seated while the vehicle is in motion.

### **ARTICLE IV – RESORT FEES, LEASES, PARKING**

- i. **No subleasing of Resort sites is Allowed.**
  - a. Registered guests must be staying in the RV during the whole stay. Any party misrepresenting who is staying in the RV will be required to leave the Resort immediately with no refunds.
- ii. **Parking and Storage of Vehicles**
  - a. One (1) RV (including tow) and one (1) automobile per site are allowed. One (1) additional automobile may be allowed per site at the discretion of Resort management. All vehicles must be properly licensed and insured. All vehicles are to be parked within the confines of the site. No vehicles may block any roadway or enter onto any adjacent site.
  - b. Vehicle maintenance activities are prohibited in the Resort. Hazardous waste generation and/or storage is prohibited in the Resort. All RVs and automobiles are to be kept clean and in good repair.
- iii. **Accommodation Policies:**
  - a. Rates are determined based on four (4) guests and allowance for up to two (2) pets per site. Additional charges apply for a fifth or sixth guest above the age of 3 years. Taxes are applicable to all reservations.

- iv. **Seasonal Pricing:**
  - a. The Resort implements seasonal rates for most reservations, with variations depending on the time of year. Winter season spans from November 1 to April 30 and is associated with specific winter season rates.
- v. **Extended Stay Arrangements:**
  - a. Each adult intending to partake in an extended stay (greater than 30 days) must undergo a background check, incurring a fee of \$45.00 per adult. Approval for extended stays is contingent upon the suitability of the RV unit to the Resort's standards. All standard Resort rules and regulations apply. Electric and water charges for extended stay guests are billed separately from the monthly fee.
- vi. **Payment Procedures:**
  - a. We accept major credit cards and cash as forms of payment; however, personal checks are not accepted. Balances for reservation accounts must be settled prior to arrival and check-in. All guests are required to have a credit card on file. Any outstanding balances accrued during a guest's stay must be settled immediately upon departure and will be charged to the guest's credit card on file with the Resort. Guests are responsible for covering the costs of their reservation, including any incidental charges incurred during their stay, even after check-out.
- vii. **Assigned Spaces**
  - a. Do not move your unit to an unassigned site without management approval. Your site is guaranteed only for the days that have been paid for.

## **ARTICLE V – LAUNDRY, TRASH, AND WASHING**

- i. **Laundry Room**
  - a. We offer a full laundry room with coin operated washers and dryers.
- ii. **Not Permitted**
  - a. Nothing is allowed to be tied to or hung from a tree or a post.
  - b. Clotheslines are not permitted on site.
- iii. **Disposal of Waste**
  - a. All trash, food waste and other debris are to be bagged and disposed of at the trash compactor near the front entrance of the property. Please close waste bin lids after disposing of waste. NOTE: Guests leaving household garbage and/or waste onsite at checkout will be charged a disposal fee.
  - b. You must obtain permission from the Front Office before you can wash your RV or vehicle, with the exception of removing bugs from the front of the vehicle upon arrival.

## **ARTICLE VI – PETS**

- i. **Domestic Dogs and Cats only**
  - a. Only domestic dogs and cats are allowed as pets on Resort property. No wild or exotic animals are allowed, included chimpanzees and monkeys, wild cats, pigs, snakes, peacocks, and all other types of animals.
  - b. Do not allow your pet on other sites for any reason.
- ii. **Aggressive Breeds Not Permitted**

- a. This is a Pet Friendly Resort, with the exception of aggressive breeds or behavior. Pets are not to be tied outside for any length of time. The Resort does not allow excessive barking. All pets are to be leashed when outside of the RV.

iii. Requirements of Owner

- a. All pet wastes must be picked up immediately and disposed of properly. Failure to comply with this requirement will result in a \$50.00 charge per incident.
- b. For everyone's enjoyment, barking or aggressive dogs will be required to leave the park if they become a common nuisance to the other guests. Dogs may not be kept leashed outside without an owner present with them. Also, no dog kennels or houses on sites.
- c. Pets not allowed in any of the community buildings.