**Big Tree R.V. Park Rules/Policies**

**Rates**

1. Daily Rate: $50/day (Water, Sewer and Electric included)
2. Weekly Rate: $275/week (Water, Sewer and Electric included)
3. 30 Amp or 50 Amp Back-In RV Site: $500/month plus electric (Water and Sewer included)
4. 30 Amp or 50 Amp Pull thru monthly rate: $550/month plus electric (Water and Sewer included)

**\*All sales are final. There will be no prorated rent or partial or full refunds, unless required by law. All payments must be received, in full, before moving in. This includes your first month’s rent and electric deposit ($75.00). Check out time for all sites is 12:00 pm\***

**R.V.s and site**

1. All R.V.s must be in good condition and no older than 15 years.
2. R.V.’s must be kept clean and in good condition. (No duct tape or tarps on R.V.) You may wash your R.V. on your site.
3. All guests must keep their R.V.’s and all vehicles registration current.
4. Keep water and sewer hoses close to RV so they don’t get damaged by weed eaters or mowers.
5. All sewer hoses must be physically threaded on and connected properly to your sewer connection. No duct tape, broken connectors or cracked sewer hoses.
6. No leaking fresh water hoses. Do not remove the back flow preventer installed on the hose bib. They are required by the Duval County Health Department. If they are leaking, notify the office.
7. Window A/C’s are not allowed.
8. Manufactured awnings only. No tarps. Office must approve any and all canopies.
9. Only R.V. jacks or jack stands may be used to stabilize your R.V.
10. No camp fires on the ground. Must be in a fire pit.
11. No temporary clothes line.
12. R.V. must be parked next to your patio concrete slab, not on it.

**Speed Limit**

1. The speed limit in the **entire park is 5 mph.**
2. Speeding is a safety hazard and is hard on our roads. **Do not speed**.

**Parking**

1. There will be no parking on grass and/or slabs.
2. All of our lots are unique. They accommodate different numbers of vehicles. Most lots will accommodate 2 vehicles. If you are parking in the grass, you have too many vehicles for your lot. Ask someone in the office about the parking configuration for your lot. You are responsible for parking your vehicle in the proper spot.
3. Do not park on the road.
4. Do not park perpendicular to your RV Site.
5. We have extra spaces for overflow/guest parking available if you need it.
6. If you are not parking correctly, you will be asked to move your vehicle.
7. No trailers of any kind, boats, jet skis, or buildings are allowed to be on your site. You may store them in our storage area for an additional fee.
8. A maximum of 2 vehicles are allowed to park at your site. All other vehicles must be stored in our storage area for an additional fee.
9. No working on or washing of any vehicle, except your R.V., may be done on your site. We have a wash/work station in the rear of the park for this.

**Wi-Fi**

1. Free Wi-Fi is only to be used for web browsing, checking email, banking, etc. **NO STREAMING.**

Remember, our Wi-Fi is, **FREE.** If you need an internet connection for business, school or streaming, we would suggest subscribing and getting your own internet connection installed.

**Pets**

1. Only non-aggressive breed dogs and pets under 40 lbs.
2. You are responsible for picking up after all of your pets.
3. Duval County, Florida (City code section 462.303) has a leash law, which means you must have your dog on a leash when you exit your R.V.
4. No excessive barking will be tolerated.

**Quiet Time**

1. Quiet time will be from 10:00PM until 7:00 AM, 7 days a week. Please be respectful of all guests. Disturbing other guests will not be tolerated.

**Issues With Other Guests**

1. If you have **any** issues or complaints with another guest, you must notify someone in the office of your complaint/issue. Do not take matters in to your own hands.
2. If you feel like your safety is at risk, call 911. Otherwise, call (904)768-7270

**Late Rent**

1. Rent is due by end of day (6:00p.m.) on your due date.
2. If you will be late. You must contact us **before** your due date. We understand timing sometimes isn’t the best. This cannot be a reoccurring pattern. You will still be charged $5/day late fee.

**Visitors**

1. **All** guests, whether staying overnight or for the day, must check in, and be approved, by mgmt., at the office before going to your site. If you are staying overnight, you must register with the office. This must be done each and every day your visitor comes to see you. We must know who is coming and going in park.
2. **All** non-registered guests must leave the park during quiet hours, 10:00 PM to 7:00 AM.
3. If you have someone visiting you, you are responsible for your guest. They must follow all the same rules as you.
4. If your visitor does not follow the rules, **with or without your knowledge**, you will be held responsible.

**Hours**

Our office hours are:

Monday – Friday 9:00 AM to 10:00 AM, 4:00 PM to 6:00 PM

Saturday and Sunday 3:00 PM to 6:00 PM

Our business hours are:

Monday – Friday 9:00 AM to 6:00 PM

Saturday and Sunday 3:00 PM to 6:00 PM

We want to thank all those who have been following these rules and ask that you continue. We

want to continue to be able to provide our guests with a quiet and safe place to live.

**Management has full discretion on how to enforce any and all of the rules explained above.**

**Sign on the line below stating that you fully understand all the rules above.**

|  |  |
| --- | --- |
| **Sign Here:** |  |
| **Date:** |  |