



PARK RULES

1. No speeding over 7 mph in the park. This is **STRICTLY ENFORCED** and you will be asked to slow down. Repeat violators shall be barred from the premises and subject to tow.
2. All campers will refrain from any activity which will disturb the peace and quiet and/or privacy of any other camper. Quiet time is from 10:00 PM to 7:00 AM 7 days a week.
3. All registered renters must provide license plate numbers of their vehicles. All guests and guest vehicles must exit the park by 10:00 PM.
4. All vehicles must be in good running condition. Untagged or inoperable vehicles must be removed or repaired within 14 days (tarps, blankets and other types of coverings are not allowed). Car may **NOT** be left on blocks or jack stands.
5. Any boats or trailers to be approved by management on a case by case basis.
6. No parking or driving on the grass. Vehicles must be parked in the designated driveways, unless otherwise authorized by management. Violators will be subject to tow at the expense of the tenant.
7. No walking through, cutting through or trespassing on any lot other than your own. Respect your neighbors space and privacy.
8. All pets must be approved by management. Unauthorized sizes, breeds of animals, specifically dangerous, aggressive breed dogs such as pit bulls, Rottweilers, German Shepherds, etc., are not allowed and will require removal from the premises or eviction of the Tenant.
9. Approved Pets to remain on leash at all times. No pets allowed outside unattended.
10. No public displays of intoxication.
11. Illegal drug activity is **ZERO TOLERANCE**. Any drug related disturbance whether prescription or street drugs as well as disorderly conduct will not be tolerated and will be cause for eviction. Regardless of guilt if any law enforcement personnel are called to your mobile home or RV for drug related or disorderly conduct which disturbs your neighbors it is cause for eviction.
12. No shooting guns or any weapons, or fireworks on premises or surrounding property at any time.
13. No hunting anywhere on premises.
14. No riding of four-wheelers or off-road vehicles, mini-bikes, go-carts, golf carts, or other similar vehicles.
15. No large congregations of people, or parties or gatherings without notification and approval by management.
16. Unauthorized persons, or persons on a no-trespass or ban list by management are not allowed in the park and may be removed by police. Any resident who allows banned persons on property or in their home are subject to eviction.
17. Yard and mobile homes must be kept clean and neat. Tenant is responsible for mowing their own grass. If Spanish Lake Park Personnel must mow your lawn, you will be billed \$20.00 per occurrence or \$30 per month
18. Any rent payments more than 7 days late will receive a 25-dollar late fee
Payments 14 days late will receive a 30 dollar late fee.
19. No washing of cars or outside use of water



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20. It is the responsibility of the tenant to ensure that all raw sewage and wastewater is dumped into the sewer only and never on the ground. Please ensure that your hoses and connections are installed and functioning correctly. Notify management of any clogged pipes and stop dumping immediately.
21. If a tenant stops up their sewer line, including due to grease put down kitchen sink, tampons, toilet paper, paper waste products, condoms, cigarette butts, etc. the tenant will be responsible for the repair and at minimum charged a \$20.00 cleaning fee. Solid refuse of any kind, including all feminine hygiene products and disposable diapers must be placed in plastic bags for disposing of in your personal garbage containers. **DO NOT FLUSH SOLID, UNFLUSHABLE ITEMS DOWN THE TOILET.** Or you will be charged for cleanup.
22. No building onto mobile homes or building of storage units, sheds, or Rv covers without management's written permission. If permission is granted applicable permits must be obtained before start of work and licensed and insured contractors must be used and approved by management.
23. No loitering in or around premises by non-residents.
24. No welding of any kind, unless authorized on a temporary basis by management.
25. No driving behind the homes: due to ongoing water line breaks, septic system issues and yard problems, there is to be no parking or driving of cars in yard, behind homes or anywhere other than a designated driveway or road.
26. Tenants on a month-to-month basis not governed by an active lease agreement hereby agree to return possession of Spanish Lake Park property at any time requested. Tenants agree that a month-to-month arrangements are in no way implying a lease for use of property nor would any legal eviction rights apply including any requirements for 5 or 10 day Notices to vacate
27. Should any roof require the use of tarps to temporarily prevent water intrusion repairs must be completed and tarps removed within 3 weeks.
28. Any windows boarded up because of damage or due to hurricanes must be repaired and boards removed within 3 weeks. Use of tin foil in windows is strictly prohibited.
29. Any change of paint colors on trailers must be approved by landlord
30. In the event of a hurricane all tenants agree to evacuate the park even if there isn't a mandatory evacuation order issued by local government.
31. Spanish Lake park will not be held liable for any damage by an act of god, lightning, flooding, trees and or tree branches falling, electrical issues, or any other unforeseen circumstance that would normally be covered by Comprehensive insurance. It is the tenants responsibility to maintain proper comprehensive insurance to protect against these issues. Tenant hereby agrees to maintain proper insurance coverage on RV, Mobile Home, or Additional structures.
32. Spanish Lake Park reserves the right to alter or revise these rules at any time.

Payment of rent and entrance into the park shall be deemed as acceptance and agreement to these rules set forth. A current copy of the rules can always be found posted online at www.spanishlakepark.com