

**Sewer Hoses:** You must have a positive seal around sewer hose connection to avoid odor. Absolutely no storing or dumping of hazardous liquids on ground or in sewer.

**Site Maintenance:** Please keep your site neat and free of clutter with no inside furniture outside, debris, appliances, coolers, gas cans or trash. Any decks, sunrooms, or other structures must be approved by management and the municipality. Boats and trailers are not allowed. Please do not park any motorized vehicles on the patio. All skirting of homes must be vinyl, and no plastic sheds are allowed.

**Planting of Shrubs:** Do not dig prior to receiving management's permission. You will be responsible for any damage to underground utilities.

**Smoking:** Smoking is not permitted in any building. Smoking of any kind is prohibited in and around all buildings/common grounds and must be done within the confines of your site.

**Drones:** Drones are not permitted in or over the Park.

**Dress Attire:** Please dress appropriately when you are away from your site, which includes men wearing shirts and women wearing cover-ups (including coming from and going to the pool).

**Refunds:** No refunds are provided for any reason, including and especially for violation of these rules and regulations.

**Photography:** We reserve the right to photograph activities, events and any person within the Park.

**Risks of Outdoor Recreation:** There are inherent risks associated with the great outdoors and water features. Our guests hereby acknowledge and accept such risks and release the Park, its management and ownership from such risks and related injuries.

**Right to Change:** Management reserves the right to change these rules at their discretion without notice.

*Walking through an occupied site is prohibited  
Please extend this courtesy to your fellow guests.*

Management shall make every effort to enforce the rules and regulations objectively and promptly. However, guests and visitors agree that enforcement is a private matter between management and the guest. The enforcement or lack thereof, will not result in any damage or claim by any guest against the campground or management, or constitute a waiver of the Park's right to enforce the Rules & Regulations.



## **A 55+ EXTENDED STAY, LUXURY PARK**

# **RULES**

**&**

# **REGULATIONS**

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*Memories to Last a Lifetime*

**The following rules and regulations are for all guests of Morningside RV Estates to preserve the Park's facilities and to ensure a pleasant guest experience. We ask each guest to comply with these rules and regulations to create a community in which we can all be proud.**

***No tiny homes, truck campers, buses, vans, pop-ups or tents are allowed. All units 10 years or older must be approved by the office.***

**Emergencies:** Call 911 in any emergency: fire, police or ambulance.

**Registration/Checkout:** We require each guest and visitor to register in the office providing a valid driver's license or alternative ID upon entering the park. All guests must leave by 10:00 PM or must be registered and paid as overnight guests. Names must be available in case of emergency. Checkout time is 11:00 AM. If you wish to have a late check-out or stay additional nights, you must pay before 11:00 AM. We cannot guarantee space if you decide to extend your stay.

**Quiet Hours:** 10:00 PM through 8:00 AM are quiet hours. Please be mindful that sound travels easily. We reserve the right to end any gathering that, in our judgement, causes disturbance during the quiet hours. A request to leave will be without refund.

**Alcohol or Drug Use:** Intoxication, under the influence of alcohol or illegal drugs will not be tolerated. No alcoholic beverages or cannabis is allowed while driving golf carts or in common areas (pool, clubhouse, roadways, grounds, etc.).

**Pets:** Up to two pets are allowed, unless approved by management. All pets must be on a leash and are not to be left unattended. Any pet left unattended on site and causing a disturbance will be removed by the dog warden, with any fees charged to the pet owner. Pets are not permitted in common areas. Guests and visitors are responsible for cleaning up after their pets immediately. Violators are subject to a fine. All pets must have updated vaccinations. No restricted breeds, "Exotic Pets" or farm animals are permitted. Under no circumstances will Wolf Hybrids be permitted. Per our insurance policy, the following dog breeds or mix of the following breeds are not permitted on the property at any time: Doberman Pinschers, Staffordshire Terriers, Huskies, Rottweilers, Chows, Akitas, Presa Canarios, German Shepherds, any Bulldog breed (including Pit Bulls), Boerboels, Cane Corsos, Great Danes, Malamutes, Akitas, and Bullmastiffs. If these breeds are brought, you will be asked to leave without a refund.

**Vehicles/Speed Limit:** The maximum speed limit is 10 MPH. Vehicles must be operated in a safe, courteous, and cautious manner at all times. Pedestrians, golf carts, and bicycles have the right of way. Please do not drive or park on patios. No unlicensed vehicles can be left on site. Only two vehicles are allowed per site. Mini-bikes and motorcycles may not be

driven in the Park, except for entering and exiting the Park. Utility and/or motorcycle trailers are not permitted, except for loading and unloading.

**Vehicle Repair and Maintenance:** Repairing of automobiles, trucks, trailers, RVs, boats or similar equipment is not permitted in the Park. Oil changing is not allowed. RV washing is permitted upon request and approval.

**Golf Carts:** Golf carts must be registered with the office and only operated by those 16 years of age or older and with a valid driver's license. Golf cart headlights must be on after dark. Golf carts must be parked at 11:00 PM.

**Bicycles:** Bicycles may be driven only on the streets, and pedestrians always have the right of way. Bicycles must be equipped with lights after dark. The use of helmets is required for all cyclists under the age of 16 by Florida law.

**Pool:** Pool rules as required by the Florida Health Department must be observed. DO NOT SWIM BY YOURSELF. FLHD requires that another adult is present or lifeguard when swimming. No children under 18 years of age will be allowed in the pool without adult supervision (21 years of age). No persons incontinent or children in diapers are permitted in pool. Disposable swim pants ("Little Swimmers" by Huggies) permitted for toddlers.

**Fires:** No campfires are allowed within the Park. Charcoal or propane grills with screens may be used for cooking.

**Firearms/Fireworks:** You have the right to bear arms, but not on our Property. No firearms or fireworks are allowed in the Park.

**Laundry:** Washing machines and clothes dryers are conveniently located in the Hillcrest and Sunset Clubhouses. Do not leave laundry unattended. No clotheslines, temporary or permanent, are allowed on sites. Existing umbrella type lines at the rear of your site are the only type permitted.

**Signage:** No advertising or political displays in windows or on your site are allowed, including RV or camper "for sale" signs.

**Garbage/Sanitation:** Trash is to be placed by campers in a plastic bag and taken to the dumpster. Do not leave your trash outside. We recycle paper and cardboard in the designated dumpster. Please breakdown boxes.

**Gate:** Gates are closed from 6:00 PM to 7:00 AM.