



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

12645 Morning Drive  
Dade City, FL 33525  
(352) 523-1922

[www.morningsidervestates.com](http://www.morningsidervestates.com)

## ***RULES & REGULATIONS***

*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 resident to comply with these rules and regulations in order to create a compatible community in which we can all be proud.*

*Modern, self-contained RVs and motor homes only. No truck campers, vans, pop-ups, or tents are allowed. All units are required to have a sewer seal. All units, 10 years or older, must be approved by the office. Utility and/or motorcycle trailers are not permitted, except for loading and unloading.*

### **Emergencies:**

Call 911 in any emergency: fire, police or ambulance. Call the office at (352) 523-1922 for all other concerns.

### **Registration/Checkout:**

We require each guest and visitor to register in the office upon entering the park. Guests must leave by 10:00 PM or register and pay as an overnight guest.

**Check Out Time:** 11:00 AM

**Quiet Time:** 10:00 PM to 8:00 AM

### **Vehicles/Speed Limit:**

The maximum speed limit is 10 miles per hour. 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 sites. 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.

### **Vehicle Repair and Maintenance:**

Repairing of automobiles, trucks, trailers, RV's, boats or similar equipment is not permitted in the park. Oil changing is not allowed. RV washing is permitted upon request.

### **Garbage/Sanitation:**

Trash must be placed in a plastic bag and taken to the dumpsters at the hillcrest or sunset clubhouses. Do not leave your trash outside. We recycle paper and cardboard in the designated dumpster. Please break down boxes.

### **Bicycles/Golf Carts:**

Bicycles may be driven only on the streets, and pedestrians always have the right of way. Bicycles and golf carts 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:**

There is no lifeguard on duty. Pool use will be at the risk of guests and visitors. Pool rules as required by the Florida Health Department must be observed. Do not swim by yourself. 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:**

All applicable Federal and State of Florida laws concerning the possession, handling and use of firearms shall be obeyed. No BB or air guns, sling shots, or bow and arrows are permitted. No fireworks are permitted.

**Drones:**

Drones are not allowed in the park.

**Alcohol:**

Alcohol is allowed on your site only.

**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.

**Smoking:**

Smoking is not permitted in any building.

**Gate:**

Gates are closed from 6:00 pm to 7:00 am.

**Refunds:**

No refunds, except at owner discretion.

**Photography:**

We reserve the right to photograph activities, events and any person within the park.

**Open Containers:**

No alcoholic beverages are allowed while driving golf carts or in common areas (pool, hall, roadways, grounds, etc).

**Signage:**

No advertising in windows or on your site is allowed, including RV or camper "for sale" signs.

**Pets:**

Up to two pets are allowed, unless approved by management. Pets must be on 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 the rec. hall or common areas unless there is a special reason (for example, seeing eye dogs or hearing dogs). Guests and visitors are responsible for cleaning up after their pets immediately. Violators are subject to a fine. all pets must have updated shots. no "exotic" pets and no farm animals are permitted.

**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 or trash. any decks, sunrooms, or other structures must be approved by management and to local code. Boats and trailers must be placed in storage. please do not park any motorized vehicles on the patio. All skirting of units 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 damage of underground utilities.

**Right to Change:**

Management reserves the right to change these rules at their discretion without notice.

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