

**ALL AFTER HOUR ARRIVALS ARE REQUIRED TO COMPLETE THIS FORM
AND RETURN TO THE OFFICE THE NEXT BUSINESS DAY**

Pioneer Village R.V Resort

Guests must always comply with Resort Managements directives, whether in addition to or contract to these rules. The Resort reserves the right to refuse service and will not be responsible for damage to rigs, accidents or injury to guests or loss of money, jewelry, or valuables of any kind. Violation of any of the provisions contained herein in grounds for removal from the Resort at the sole discretion of Resort Management.

By signing this document, the guest acknowledges that they have read, understand, and agree to abide by the terms in the document.

Printed Guest Name

Arrival Date

Check-Out Date

Guest Signature

Assigned Site Number

Guest Contact Phone Number

E-Mail Address

Total Number of Guests: Adults: _____

Children: _____

PET INFORMATION: **CURRENT VACCINATION RECORDS ARE REQUIRED IF REQUESTED**

Type Breed Color Weight Age Name

Type Breed Color Weight Age Name

Tow Vehicle Information:

Year Make Model Color License Plate/State

Additional Vehicle:

Year Make Model Color License Plate/State

PIONEER VILLAGE RV RESORT GUIDELINES

Office Hours

Daily Monday-Friday 9:00am-5:00pm, Saturday 9:00am-4:00pm. Hours are subject to change for off-season, weekends, holidays, and special events. You may reach the front desk at (239) 543-3303. In case of emergency call 9-1-1. Issues with electric, water or sewer call (239) 210-6038, all other site issues call (239) 446-8661.

Quiet Hours are 10:00 p.m. until 7:00 a.m. All amenities close at 10:00 p.m.

Check-In/Check-Out Time

Check-in time is 1:00pm. Check-out time is 11:00am. All guests arriving after office hours will find a check-in folder in the plexiglass box outside the main office door with site assignment and check-in information. ALL guests MUST check-in at the office. Guests arriving after hours need to check-in at the office the next business day.

Florida Statutes

Guests must be in compliance with Chapter 513 and Chapter 83, Florida Statutes, in accordance with the duration of their tenancy. A copy of these statutes is available at the office.

Site Rules

Each site is allowed: one (1) RV; maximum occupancy is six (6) people (this includes registered guests and visitors); two (2) vehicles; one (1) golf cart. The reservation holder is responsible for ensuring that all materials and vehicles are contained within the site dimensions. All sites must be kept clean, tidy and free of clutter. Clutter is defined by the sole contained discretion of the Resort Management. Parking on the grass is prohibited. Please refer to the following listing of materials allowed or prohibited at a site. This is not to be interpreted as a fully comprehensive list. Any questions should be addressed to any Pioneer Village team member.

Permitted

Outdoor Patio Furniture	1 Enclosed Storage Chest	Standard Firepit (Raised w/Screen)
2 Vehicles	1 Golf Cart	1 Traditional Grill

Not Permitted

Decks, Sheds/Portable Canopies **(Must be affixed to RV and approved by Resort Management)**

Outdoor Ice Makers, Fridge, Freezer, Washer, Dryer	Pools, Hot Tubs, Fountains
Portable Outdoor Kitchen	Perimeter/Barrier Fencing
Pet Pens/Fences	Indoor Furniture
Clotheslines	Excessive Décor and Plants (see Landscaping)
Excessive Storage Under RV	Cargo Trailers/Flatbed Trailers
Permanent or PVC type hard connection to utilities.	Fireworks of any kind

****Holiday Decorations:** Decoration for all Holidays, with the exception of Thanksgiving and Christmas, may be displayed 2 weeks (14 days) before the holiday and removed by 1 week (7 days) after the holiday. Thanksgiving and Christmas decorations may displayed from 2 weeks (14 days) before Thanksgiving and must be removed by 2 weeks (14 days) after Christmas. Decorations must be "holiday appropriate".

Outdoor Living Space

Only customary outdoor/patio lawn furniture and accessories may be left outside within the site. Tools, sporting gear, and other such items must be stored within the RV. Larger allowable recreational items must be organized and neatly stored beneath the RV with every attempt to conceal these stored items and maintain site aesthetic.

Canopies/Flags

Canopies must be permanently affixed to RV. Flags and signs that display the Confederate flag, politicians, political candidates or contain vulgarity or profanity are not allowed to be displayed at your site or throughout the campground/resort. Customers in violation of this policy will be asked to remove their flags/sign and if they refuse to do so, will be subject to eviction from the resort.

Rental of Site

Guests may not rent, sublet or assign usage of their reserved site in their absence.

Trash

All household trash must be tied in bags, boxes broken down and placed IN the appropriate dumpster located at the northeast corner of the RV section. Please DO NOT place trash in front of the dumpster. The driver will NOT empty blocked dumpsters.

Guests/Visitors

The guest is the reservation holder. Maximum occupancy is **six (6) people** (this includes the guest and their visitors). Guests must register all visitors with the front office prior to their arrival identifying the visitor(s) by name and period of time they will be in the resort. Visitors are the responsibility of the guest and are required to observe all the resort rules. Amenities are for registered guests only.

Bicycles/Skateboards/Rollerblades/Scooters

Riding bicycles, skateboards, rollerblades, scooters is not allowed on walkways or in the pool area. For your safety, please refrain from riding bicycles after dark. All bicycles, skateboards, roller-blades and scooters must follow the same rules of the road as motor vehicles while in the resort. Florida state law requires all children 16 and under to wear a helmet while riding a bicycle/scooter.

Golf Carts

One (1) golf cart is allowed per site. Side-by-sides, Mules, Gators are NOT permitted. Drivers must possess a valid driver's license. Golf carts are to be returned to the site by 11:00pm. Professional installed working lights are required for night driving. Violation of any of these provisions is grounds for removal from the Resort by any qualified employee including security personnel. Golf carts parked illegally (including but not limited to empty sites, amenity areas, public grass areas, etc.) will be towed, locked, and fined \$50. Repeated illegal parking may result in removal from the Resort.

Parking

Two (2) vehicles are permitted per site provided they fit within the site dimensions and **NOT ON EMPTY SITES**. A valid parking pass must always be visible in each vehicle. There can be NO parking on any street per the Lee County Fire Marshal. Any vehicle (car, golf cart, etc.) parked illegally is subject to being towed (at owner's expense), and/or locked and fined \$50.

Utilities

The resort shall provide utility hook-ups at the site for sewer, water, and electric service. Guests shall not make any alterations to the electric, water or sewer connections provided by the Resort. Permanent PVC type hard connections are never permitted. The Resort's responsibility shall extend only to the point of connection and the Resort shall not have any responsibility for the condition or function of any pipes, conduits or wires from such point of connection to the guest's RV. Wastewater must be disposed of properly, no dumping on the ground. Please use an appropriate off-site dump station or sewer connection. The Resort reserves the right to disconnect utilities in order that repairs, alterations may be made. Guests will be notified, when possible, of any planned utility system shutdown. The Resort shall not be responsible for any loss suffered by any guest from planned or emergency shutdowns. Florida State Law requires the use of "donuts" to connect sewer line. The Resort is also required, by law, to have vacuum breakers (backflow preventers) on each water connection. Every site in the Resort is equipped with the property vacuum breaker. There will be a fee of \$20 charged to your account if this breaker is removed or tampered with in anyway.

Landscaping

Guests may not landscape sites. Plants in 3-gallon pots (max.) are permitted – maximum of four (4) pots per site. Potted plants cannot be used as a barrier. Management reserves the right of access to all sites at any time and to have overgrown or unsightly sites cleaned up at the guest's expense. Trees and plant life are not to be defaced, cut or damaged (this includes affixing materials to trees).

Pool/Spa

Pool hours are posted per our operating permit. There is no lifeguard on duty. Children under the age of 16 MUST be accompanied by a parent or guardian to enter the pool/spa area. Children who are not yet potty trained are required to wear a swim diaper. While in the pool/spa area, all posted rules MUST be observed. Proper conduct and bathing attire is expected. Glass containers, personal musical devices, personal flotation devices (due to the size of our pool), residential grills, and smoking/vaping are prohibited in the pool/spa area. No eating or drinking is allowed within three (3) feet of the pool/spa. No one under the age of 18 years of age is allowed in the spa.

Laundry

Washers and dryers are available in the laundry room. CSC Mobile is our laundry company. If there are any problems with the machines, guests are advised to contact CSC directly. Washers and dryers are allowed within the RV only.

No Permanent Residence

Guests shall use their RV and site for recreational purposes only and shall not use their RV and site as a permanent residence. No guest may physically continuously occupy a site for longer than six (6) months per annum (per Florida Statutes, Chapter 513). All guests must have a permanent residence other than their RV and site. Proof of guests' permanent residence may be required. Guests may not use the Resort as their physical address (e.g., may not use for driver's license, permanent mail, FL resident specials, etc.). Mail forwarded to the Resort on a temporary basis is permitted, however mail received by the Resort for more than (1) month after reservation will be discarded.

RV Requirements

The Resort welcomes RVs 10 years of age or newer including Class A, Class C, and Fifth Wheels. Management may allow Class B, Travel Trailers, and units older than 10 years upon review, a photo may be required. Restrictions may apply. All units are subject to management approval. Pop Ups, Truck Campers, and Tents are not accepted.

Guests must maintain their RV and site at their expense in such manner as to prevent them from becoming unsightly, unsanitary, a hazard to health, reasonably uninhabitable, deteriorated, dilapidated or infested with rodents, vermin, insects or other pests. Guests must ensure that the RV is always road worth with valid registration and carry liability insurance for his/her vehicle as required by the State of Florida.

Vacating Site

When a guest with a reservation vacates a site for any reason (including but limited to reservation completion, inclement weather, county enforced mandatory evacuation, etc.), the reserved site must be entirely cleared. This includes, but not limited to removal of: RV, vehicles (including golf cart), outdoor furniture, décor, carpet, etc. All utilities must be disengaged and secured, and sewer must be left capped. Any item(s) left behind will be disposed of by the Resort authorized personnel.

Business Activities

No business or commercial activities of any kind whatsoever shall be carried out or conducted on any site. NO "For Sale" signs or solicitation is permitted in the Resort.

Noxious Activities

No illegal, noxious or offensive activities shall be conducted at a site, nor shall anything be done within the Resort which is or could become an unreasonable annoyance or nuisance to neighboring sites. Without limiting the foregoing, no guest shall permit noise, including but not limited to barking dogs, operating excessively noisy air conditioners, stereo amplifier systems, television systems, motor vehicles or power tools that would unreasonably disturb guests at other sites. Smoking/vaping is prohibited in any public building, including restrooms, bathhouse, laundry room, library, and the pool area. Smoking material must be extinguished in an appropriate fire container. The use or possession of illegal drugs or alcoholic beverages shall be in compliance with applicable Federal Laws.

Disorderly Persons

The following are grounds for reservation termination and removal from the Resort: Loud noise, whether mechanical, musical or vocal, use of foul or indecent language, causing damage to property of the Resort or another person, drunken disorderly conduct, failing to follow these Rules, failing to follow directions of the Resort staff, threatening or abusive behavior or any other conduct that is not the type of behavior that is expected in a family Resort.

Damage

The Guest is responsible for all damage or destruction of property, and any injury to persons, caused by the guest or his or her family, visitors, or pets. The Resort reserves the right to charge guests accordingly for any damage they cause to the grounds and/or Resort facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and extensive debris (bottle caps, zip ties, cigarette butts, etc.).

Children

Children under the age of 16 are required to have a parent/guardian supervision at all common areas of the resort. This includes, recreation/clubhouse, pool/spa area, laundry room, shuffleboard, fitness center, library, horseshoes, volleyball, bocce ball, tennis courts, racquet ball courts, pétanque courts, dog park, etc.

Pets

No more than two (2) usual household pets such as dogs and cats may be kept on any site. **NO OTHER ANIMALS:** livestock, poultry, reptiles, insects or exotic pets are permitted. No aggressive/poisonous pets of any kind are permitted. All pets must have vaccination records available upon request. All pets must have a collar identifying the owner and phone number. **ALL PETS MUST ALWAYS BE KEPT ON A LEASH AT ALL TIMES AND UNDER THE CONTROL OF THEIR OWNER.** No pet shall ever be tied out or otherwise left unattended at any time. No fences/pet pens are permitted. Pets are not permitted in public buildings or amenity areas including but not limited to pool, pool deck, bathhouse, clubhouse, library, etc. Anyone not able to control their pet must remove the animal from the Resort immediately, or Lee County Animal Control will be contacted by the Resort. The pet owner is responsible for any damage/injuries caused by the animal. In addition, the owner will be expected to resolve any issues with the complaining party. The Resort will not be responsible for any damage/injuries caused by pets. All pet owners are responsible for cleaning up after their pets.

Service Animals

Service animals as defined by the American with Disabilities Act (Emotional Support Animals are not included), may accompany a disabled person into common areas and amenities where pets are not permitted.

Amendment of Rules

The Resort reserves the right to amend, delete, revise and/or add additional Rules at its sole discretion. This list is not intended to be an all-inclusive list of rules but remains the basic guidelines.

