

# **West Bay Marina and R.V. Park LLC RV “Park Rules”**

**ALL LICENSEES, THEIR GUESTS, AND OTHERS ON THE PREMISES MUST ABIDE BY THE PARK RULES BELOW. WEST BAY MARINA AND RV PARK LLC. (the “Park”) RESERVES THE RIGHT TO AMEND, ADD TO, OR MODIFY THE PARK RULES AT ANYTIME WITHOUT PRIOR NOTICE.**

## **ARRIVALS AND DEPARTURES:**

- New arrivals must contact someone in the office when they arrive. A park employee will assist in parking one’s RV to make sure it is the correct site and properly positioned.
- Subject to Park management’s prior variance., check in time is 12:30 pm for overnight stays and check out time is noon.
- Boat launching is not included in the RV site rates. Please see management about boat launching, boat storage, and/or trailer parking/storage.

## **RV RIG, OTHER VEHICLE AND RV SITE APPEARANCE:**

- Management reserves the right to prohibit accommodations for RVs and other vehicles that are not deemed to be in good and clean condition and appearance; and if an existing RV or other vehicle has deteriorated due to age/neglect etc. management reserves the right to cancel pending license.
- No structures of any type may be constructed at a RV site without the prior approval of management.
- If structures located on a RV site become unsightly due to lack of maintenance, age, etc. (in the opinion of management) then licensee will be given the option to repair, replace, or remove the structure.
- Outside storage is not permitted. RV sites must always be kept clean and clear of litter.
- No swimming pools or trampolines are permitted at RV sites.
- Holiday decorations must be removed within 14 days after the holiday.
- No boat trailers or tow-behinds are permitted at RV sites. See park management concerning where to park trailers and if there is a charge for storage.
- Trees may not be cut down or trimmed without park management approval.

## **DOGS & OTHER ANIMALS:**

- Dogs may be permitted provided they are not among the following breeds or mixed breeds: Pit Bulls & Staffordshire Terriers, Doberman Pinschers, Rottweilers, German Shepherds, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, Bull Mastiffs, Siberian Huskies and Wolf-hybrids or any other dog that is aggressive in the opinion of park management. Exceptions can be made for certified service dogs that may be of a breed noted above.

- All dogs must have collars and wear a valid tag showing they have a current rabies vaccination.
- No more than one dog per RV site without written approval from management.
- Fences for dogs cannot be built/installed without management approval.
- All dogs must be kept on a leash when not inside your RV (unless inside an approved fence). Dogs may not be chained up or caged outside the RV.
- Dogs must always be cleaned up after and may not run free in the park under any circumstances.
- Excessive barking will not be tolerated.
- Failure to adhere to the above rules concerning dogs may result in revocation of License.
- No other types of pets are allowed without written permission of management. No chickens, horses, cows, pigs or other farm type animals are permitted.
- Dog owners will be liable for all damages and/or injury caused by their dog. If management receives more than two written complaints with respect to excessive barking, biting a person or other dog, or displaying aggressive behavior the licensee(s) will be required to remove the dog from the park.

### **PARKING AND VEHICLES:**

- In many cases only one motor vehicle (other than Licensee's RV) may be parked at the RV site. Subject to Park management's approved variance, some RV sites may be allowed two vehicles per site. See Park management regarding requests for more than two vehicles (other than RV) on park premises. Overflow parking is available. See management for specific overflow parking areas and for additional fees (if any).
- All vehicles owned/used by a licensee must be identified on that licensee's license agreement.
- The speed limit in the park is 5 MPH.
- No parking in the roadway. Towing is enforced for vehicles improperly parked.
- No vehicles allowed on grass areas of the park.
- All motorized vehicles operated on the premise must have a current registration, be in good physical repair (i.e. no wrecked vehicles) and must be operable.
- Licensees may not build, rebuild, or repair vehicles or their RV anywhere on the Premises at any time – other than inside approved storage buildings.

### **GOLF CARTS:**

- If a licensee wishes to bring a golf cart on Premises it must be registered with park management. A registration sticker must be applied to the golf cart at the time of registration and may be revoked at any time by management.
- Golf carts MUST be parked at the owner's RV site from 10PM to 6AM daily except in cases where licensee is going to/from laundry or to/from their boat slip.

- The operation of ATV's, Gators, Razors, Dirt Bikes, 4 wheelers, go-carts or similar vehicles are not permitted anywhere on the premises.
- Cart operator must hold a valid driver's license unless driver is accompanied by a parent or guardian who has a valid driver's license. Parent or guardian must always be in the front seat next to a child driving the cart.
- The speed limit in the park is 5 MPH including for golf carts.
- Golf carts must be in good working condition. No loud mufflers allowed.
- Golf carts must have working headlights and headlights must be turned on when golf cart is being operated at night. Flashlights are not a replacement for working headlights.
- Golf carts may only be driven on roadways. Absolutely no golf carts are to be in the recreation area and golf carts are not to be driven between RV sites.
- No driver may operate a golf cart in a manner that may endanger themselves or others.
- No more than two golf carts per RV site and golf carts must not be parked in the roadway at any time.
- No one shall be allowed to ride on a golf cart while standing, squatting or otherwise not sitting in a designated seat.
- "No Parking" signs apply to golf carts as well as other types of motor vehicles.
- Failure to abide by the above rules concerning golf carts may result in licensee losing their right to use the golf cart on park premise or termination of your license to be on park premises.

### **SWIMMING AND FISHING:**

- Swimming is allowed in the designated swimming area only. No lifeguards are on duty and children should always be accompanied by their parent(s) or guardian.
- No swimming is ever allowed off the boat docks. Many of the docks contain underwater bracing that cannot be seen from the surface. Extreme care must always be taken when walking on a boat dock.
- If licensee invites a guest(s) to go swimming and/or picnicking, the guest(s) must always be accompanied by the licensee.
- Fishing is permitted off the bank, seawall or select docks only and only for licensees 16 YOA and older. All licensees under the age of 16 must be accompanied by a parent when fishing off the seawall or boat docks. No fishing allowed after 10PM. Please see park management for exact locations you can fish from. Guest(s) of licensee(s) that wish to fish must purchase a fishing permit.
- Do not place fish parts in ANY trash receptacle or dumpsters.

### **GENERAL RULES:**

- Quiet hours are from 10:00pm to 8:00am. No loud music from any source or location during quiet hours.

- No licensee(s) or guest(s) of a licensee shall be present around boat ramp, seawall or path to trailer parking area and disrupt, create a bad atmosphere, kid, chastise, make fun of, heckle etc. anyone attempting to launch a boat, attempting to load a boat on a trailer, attempting to back a trailer down the ramp and/or exiting the ramp area to a trailer parking area. *{While the boat ramp area can be most entertaining WE (you and the Park) do not want to get a bad reputation among boaters that West Bay and the people that live here create a bad atmosphere for boaters and their families anywhere on the Premises including (with zero tolerance) at the boat ramp. Everyone has a bad day occasionally and a critical audience can make matters worse}*.
- Licensees are asked to notify park management in cases where someone is speeding in the park and are asked to refrain from calling out those who may be driving more than 5 MPH.
- No open fires are permitted unless contained in a bar-b-que, smoker or small chimenea.
- Do not move your RV from your currently assigned RV site without management approval. There will be a \$50 move fee applied each time a move is approved.
- Licensee's and their guests that smoke should not throw cigarette butts on the ground.
- No clothes lines are permitted.
- All guests/visitors of Licensees that will be staying more than 7 days must be added to the license agreement and provide information to have background checked for criminal activity. No more than 4 people staying overnight (licensees and guests combined) per site without management approval.
- Offensive activities, abusive language, interference with rv park employees, rv park owners, marina tenants, their guests, any park or marina visitor, other park licensees and/or guests by licensee's, their guests, or children can be cause for revocation of a license.
- Absolutely no sub-letting of a RV site is allowed.
- Discharge of firearms, paintball guns, BB Guns, pellet guns, sling shots and/or fireworks of any kind is not permitted on park premises.
- Licensees will be held liable for damage to grounds, electric meters, plumbing, etc. should damage be due to licensee's or their guest(s), visitors, or children's negligence.
- The use of a sewer ring or other means to contain sewer gases must be used and are not furnished by the park. All sewer lines must be free of leaks and have a "dough-nut" or treaded attachment to our sewer lines.
- Never leave trash sitting outside a RV. All trash must be bagged and placed into a dumpster. There is no trash pick-up at RV sites.
- Generators will only be operated (1) during true emergencies or (2) for monthly systems checks during Park office normal business hours.
- No person is allowed to climb on trees or stand on picnic tables. No one may ride bicycles after dark.
- A minor curfew is enforced. Minors, without their parents or guardians with them, should be at their RV site between 10PM & 6AM. Children should always be

accompanied by parent or guardian around boat ramp and docks. No child under the age of 16 should ever be on a boat dock without parental supervision.