



# Live Oak Landing

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## Freeport, FL

229 Pitts Ave ~ Freeport, FL 32439  
(877) 436-5063  
liveoaklanding@rvcoutdoors.com

### **RESORT RULES:**

The following rules were established to maintain high standards of cleanliness, safety, and maintenance, with a “Good Neighbor Policy” in mind. Since every contingency cannot be covered in a set of rules, from time to time, modification may be necessary. Your compliance is very much appreciated and will ensure a pleasant stay for all guests.

#### ***PROPERTY RULES***

- The property speed limit is 7 MPH. This is strictly enforced
- All guests must abide by the one-way direction of roadways throughout the property. This also applies to golf carts. (Only Live Oak Landing employees can drive the opposite direction as needed)
- Excessively loud vehicles, motorcycles, etc. are not allowed. Please be courteous to all guests by not unnecessarily revving your engine. And please be mindful of other guests when warming your diesel engines, especially during quiet hours between 10 pm and 7 am
- Curbside trash pick-up is offered twice daily during designated times only. The pickup times will be provided upon arrival. DO NOT place trash on your curbside outside of the designated hours. There are dumpsters near the exit of the property for your convenience
- Landscaping and maintenance equipment including mowers, weed eaters, leaf blowers, saws, and other tools will be used on site as needed. Landscaping and other maintenance repairs are necessary duties to keep the property in excellent condition. Please do not interfere with these tasks or disturb our team by asking them to move away from your site or come back at a different time. We will always perform these duties during regular business hours no earlier than 8 am and we try our best to avoid using loud equipment on weekends. However, these tasks must be performed at the time the team is available and it cannot be scheduled on a case-by-case basis or by guest requests
- Sleeping in personal vehicles is not allowed anywhere on site, at any time of day

- Inappropriate/vulgar language and music are not allowed in any common areas of the property or within earshot of another guest site. Please be considerate of all guests on property and avoid loud music that may affect another guest's stay
- Disrespectful or aggressive behavior toward another guest or any Live Oak Landing employee may result in immediate eviction
- All Resort Rules will be enforced. Violation of any of these rules may result in eviction from the property. Written and verbal warnings are given when possible. However, a warning is not guaranteed. You may be asked to leave at any time if you are in violation of these rules. This is at the property manager's discretion.

### ***RECREATIONAL VEHICLES (RV)***

- Only one RV is permitted per site; no camping tents are permitted on RV sites
- Your RV must be well-maintained and in excellent overall condition
- RV's over 10 years old or older must have management approved pictures of the external views (all sides) of the RV prior to arrival on site; these pictures are kept on file
- All guests must use a sewer sanitation gasket; Sewer hoses must be supported and off the ground
- Commercially made wheel covers are allowed
- Skirting is not mandatory; however, if you choose to do so skirting, it may only be snap-on vinyl with the color matching your RV
- Washing and repairing RVs or other vehicles or equipment on premises is strictly prohibited unless performed by management-approved vendors
- If you wish to sell your RV, the "For Sale" signage must be approved by management
- If your rig is sold, a long-term rental agreement for new owners to remain on property must be approved in advance by management and they must pass all screening and sign a new Extended Stay Rental Agreement and Resort Rules

### ***RV SITES***

- Sites must be kept clean, neat and free of debris
- Only outdoor furniture and other items intended for outdoor use are permitted and must be kept to a minimum
- Resort quiet hours are 10 pm to 7 am
- The following are NOT permitted:
  - Fires without designated fire rings or fire pits; no open or ground fires
  - Storage containers (plastic storage containers are permitted under your RV, if kept orderly with preferred skirting)
  - Clutter and eyesores such as boxes, tools, wood, empty flowerpots, etc. are not permitted (these items may be stored under a skirted RV)
  - Concrete blocks to form structures or brace awnings
  - Clotheslines and/or hanging laundry
  - Linen of any kind (clothing, bedding or towels) hanging on awnings, picnic tables, or outside furniture/structures
  - Appliances or other pieces of equipment
  - Feeding stray animals

- Boats, cargo trailers, u-hauls or other types of trailers. These will be parked in an approved parking area and an additional fee may be charged
- Being in another occupied site for any reason other than by invitation – walking through, crossing over, walking dogs in the area, or encroaching on your neighbor's space
- Babysitting on a regular basis as a job
- Subletting or timesharing

### ***COTTAGES (AND PROPERTY BUILDINGS)***

- Cottages must be kept clean, neat and free of debris
- Only outdoor furniture and other items intended for outdoor use are permitted outside and must be kept to a minimum
- Resort quiet hours are 10 pm to 7 am
- The following are NOT permitted
  - Animals of any kind, unless approved by management (guest will be evicted)
  - Smoking inside any vertical units including Cottages, pavilion, screened-in areas, pool, guest bathrooms, guest laundry area, or office (guest may be evicted)
  - Fires without designated fire rings or fire pits; no open or ground fires
  - Clutter and eyesores such as boxes, storage containers, tools, wood, empty flowerpots, etc. are not permitted outside Cottage or on porches
  - Concrete blocks or any other materials to add space or block space
  - Clotheslines and/or hanging laundry
  - Linen of any kind (clothing, bedding or towels) hanging on awnings, picnic tables, or outside furniture/structures
  - Appliances or other pieces of equipment
  - Feeding stray animals
  - Boats, cargo trailers, u-hauls or other types of trailers. These will be parked in an approved parking area and an additional fee may be charged
  - Being in another occupied site for any reason other than by invitation – walking through, crossing over, walking dogs in the area, or encroaching on your neighbor's space
  - Babysitting on a regular basis as a job
  - Subletting or timesharing

### ***CHILDREN***

- Children under the age of 14 must not be left alone at any time in the rented Site/Cottage
- Children under the age of 16 must always be supervised by a parent or guardian in all common areas of the property, including but not limited to: pavilion, clubhouse, screened-in areas, boat launch, pool, guest bathrooms, guest laundry area, or office
- The guardian or other adult responsible for supervising children must be on the extended stay agreement, or they must be registered in the office as a visitor with name, license plate, parking pass and a copy of their driver's license
- Resort quiet hours are 10 pm to 7 am. Children must be in their site and quiet at that time
- Parents, guardians, or other registered visitors are responsible for damages and behavior of the children at all times

- Children must be 16 years of age or older to drive a golf cart on premises; valid driver's license must be provided to office staff and kept on file

### ***VISITORS***

- Visitors must always be accompanied by a registered guest in any common areas of the property
- Overnight guests must register at the office and retrieve a visitor's parking pass before going to the guest site; visitors and additional vehicles are subject to a fee
- Unregistered vehicles are subject to towing, at owner's expense

### ***PETS***

- Rules and regulations apply to all animals (dogs, cats, rabbits, etc.); all pets must be approved by management prior to arrival on site
- When outside of Guest RV or Cottage, even in the rented site, pets must always be on a leash no longer than 6 feet; the only exception is in the Bark Park
- Pets must not be left alone outside of an RV at any time, even in enclosed pet pens
- Pets must not be left alone inside an RV or Cottage overnight
- Pets must not be left alone on any Cottage porch or patio area
- Children under the age of 12 may not walk dogs alone without a parent or guardian
- It is a MANDATORY requirement that all pet owners, children, or visitors MUST pick up after pets anywhere on the resort property including your site and the Bark Park
- Excessive barking and nuisance animals of any kind will not be tolerated. If the problem persists after one warning, Guest may be asked to leave without refund
- Mobile pet pens/kennels must not be larger than the size of a standard picnic table
- Mobile pet pens/kennels are not allowed in the grass/yard areas. They must be on the gravel or concrete area of the RV site or Cottage exterior. Pet pens are allowed on porch areas of Cottages if the pet is not left unattended
- Permanent pet fences and fixtures are not allowed; unless otherwise approved by management
- No more than 2 pets are allowed per site, unless otherwise approved by management
- Pets are not permitted in any public facilities including the pavilion, clubhouse, screened-in areas, pool, guest bathrooms, or guest laundry area
- These rules are strictly enforced
- **AT NO TIME WILL AGGRESSIVE BREEDS BE TOLERATED. INJURY TO OTHER PERSONS, OR DAMAGE TO OTHER PERSONS OR THEIR PROPERTY, CAUSED BY YOUR PET WILL RESULT IN IMMEDIATE EVICTION FROM THE PROPERTY.**
- Violation of these rules may result in being asked to leave without refund of Rent paid or Security Deposit

### ***PARKING***

- Guest may have up to two vehicles per rented site, free of charge

- Two parking passes are issued at check-in and must be displayed at all times; it is the guest's responsibility to retrieve a new parking pass if issued passes are lost or damaged. Extra vehicles must be approved by management and guest is responsible for requesting extra passes if needed
- Up to two vehicles can be parked in each site, depending on size/length of RV, vehicles, parking area, etc. Vehicles must fit into the site and be parked completely off the roadway and yard area
- Many sites only have enough parking space for one vehicle; two spaces are not guaranteed in any site. Limited overflow parking is available upon request
- Do not park on any grass or yard areas outside of designated parking spaces
- Do not park in vacant or adjacent sites
- Some overflow parking is available on site for vehicles with properly displayed parking passes
- All additional vehicles must be approved by management to park on site at any time during your stay. A tag will be issued and must be displayed always. A fee of \$25 per month will be charged for storage of each additional vehicle (more than 2 per site, u-hauls, storage trailers, boat trailers/boats, etc.).
- LIVE OAK LANDING RV RESORT is not responsible for, nor does it assume any liability for damages caused by fire, theft, collision, casualty, or any other cause whatsoever with respect to any vehicle contents or bodily damage
- Vehicles in violation of any rules listed above may be towed at owner's expense
- Multiple violations may result in being asked to leave without refund of Rent paid or Security Deposit

### ***EMERGENCY AND SAFETY***

- In the case of any life-threatening emergency, dial 911 immediately
- If you feel as though you, or any other person on premises is in danger, dial 911 immediately
- If you observe any activity of concern but do not feel it is an emergency needing 911 assistance (noise complaints, loud parties, persons in violation of rules, etc.), please call the office at 877-436-5063 during regular office hours or the emergency after-hours number provided to you at check-in. The emergency after hours number is also posted on the office door.
- If you are unable to reach an employee of LIVE OAK LANDING RV RESORT at any time for a "non-emergency" concern, but feel as though attention is needed urgently, please call 911
- If you need to call 911, and if time allows, please call the office or after-hours number to notify them of Emergency Responders coming to the property
- Emergency contact information is encouraged for all guests. We will keep your ICE (in case of emergency) contacts and numbers in our files. This will only be used in case of an emergency or under the direction of law enforcement agencies
- Personal information is always kept confidential and will never be shared with others except by the direction of law enforcement agencies
- Guests are required to provide at least one working phone number per guest over the age of 18
- Violations that may endanger others or may result in eviction include, but are not limited to:
  - Use of firearms, BB guns and fireworks
  - Smoking of any kind (marijuana, cigars, cigarettes, e-cigarettes, pipes, etc.) in any vertical structure, office, store or bathroom/laundry buildings
  - Grow or sell Marijuana on the property or smoke marijuana publicly
  - Any sort of physical or verbal violent activity

- Any excessive noise violations
- Any incident that requires the police to be on premises
- Any illegal activity on or off property
- Continual complaints from other guests
- Damages to any property of LIVE OAK LANDING RV RESORT
- Not adhering to LIVE OAK LANDING RV RESORT Rules
- Not adhering to terms outlined in the Extended Stay Rental Agreement