

BeachComber Estates Rules and Regulations

All reasonable means will be taken to make your stay a safe and pleasant one. The following rules and regulations have been made by the resort to insure fairness to all residents. They are designed to protect the health, rights and property of all parties.

I. Mobile Home Park's Rights

1. Management will make a reasonable effort to provide a safe environment; however, BeachComber Estates disclaims any responsibility for loss resulting from fire, theft, accidental and/or natural disasters.
2. Violation of any law or ordinance of the city, county, and/or state will not be tolerated. Activities will not be permitted which could place the management and/or owners of these premises in violation of any law.
3. In addition to all other rights and remedies of landlord, and without prejudice to the landlord's right to terminate this agreement for non-payment of rent: all rents are paid one month in advance. Rents are due on the first day of each month and are considered delinquent after the fifth calendar day. Late charges for delinquent rents are provided in your Rental Agreement.

II. Mobile Home Park Information

4. Noise level in the park should be minimal. "Quiet Time" is 10:00 pm to 8:00 am. Golf carts and off-road vehicles are to remain "parked" after midnight.
5. Management reserves the right to have any person causing a disturbance, or who becomes a nuisance, removed from the property.
6. Abusive language will not be tolerated whether it involves tenants, guests or employees.
7. Speed limit throughout the resort is ten (10) mph.
8. Posted signs throughout the park must be observed.
9. Maintenance requests will be scheduled on a priority basis. Contact office to schedule maintenance.
10. The Park's tools or equipment cannot be loaned out.
11. The resort address may not be used for the purpose of advertisement, sale of merchandise or for personal mail forwarding.
12. Private businesses may not be conducted in the resort.
13. Contact management regarding yard sales, etc.
14. Open fires are never allowed. Propane or charcoal may be used.
15. Please dispose of your household trash daily in the trash bins provided. Raccoons are notorious for leaving a huge mess behind with trash left outside.

III. Pets

16. Pets, if accepted by management, must be kept quiet at all times. Rottweilers, Pitbulls, American Staffordshire Terriers, and wolf hybrids are not permitted.
17. Barking and/or aggressive dogs will not be tolerated.
18. Aggressive cats are not tolerated.
19. Dogs and cats are to be leashed whenever they are outdoors, on or off your unit.

20. No more than two (2) pets per space.
21. Pets are not allowed in the park's facilities, including the pool and club house areas.
22. Pets belonging to guests are not allowed in the park.
23. We will not hesitate to take action if any incidents occur with any animals.
24. Exceptions to the park's pet restrictions will be made, as necessary, for assistive animals reasonably required to accommodate the needs of disabled tenants or guests.

IV. Parking

25. Boats, boat trailers, PWC's, golf carts and off-road vehicles owned by registered tenants only, may be parked on their space and in such a way that the neighbor's view or street traffic is not blocked.
26. Any Vehicles found in the Park and not currently registered with the office will be towed at owner's expense.
27. Management reserves the right to remove any vehicle which is in the opinion of management, considered a hazard, eye-sore, creates a problem, or becomes a nuisance
28. All vehicles must be parked within your own property lines. If in doubt, check with management regarding these boundaries. Parking on streets (which are fire lanes), sidewalks or resort owned patios is not allowed. All vehicles must clear the roadway by two (2) feet.
25. Parking any item in an empty RV space is not allowed, unless that space has been rented through the office.
27. Vehicles, trailers and watercraft, will be towed, without notification, at tenant's expense.
28. If you utilize an absent tenant's parking space, you must obtain permission in writing from that tenant, and give a copy to the office for both parties records.
29. Upon arrival at the Park, or when preparing for departure, tenant may park their RV at their space for loading and unloading for a period of no more than 24 hours and during daylight hours only. After receiving approval from the office, RV may be left on tenant's space the night before departure and the night after returning from trip.
30. Golf carts must be lighted front and rear, remain on roadways and obey the 10 mph speed limit. Only licensed drivers may operate golf carts and off road vehicles on the Park property.
31. Motorized skateboards or scooters are not allowed. Street legal motorcycles are allowed.