



HILLCREST RV RESORT

4421 LANE RD. • ZEPHYRHILLS, FL 33541
OFFICE: (813) 782-1947 • (800) 992-8735

EMAIL: OFFICE@HILLCRESTRVRESORTFL.COM

WWW.HILLCRESTRVRESORTFL.COM

PARK POLICIES

WE PRIDE OURSELVES on keeping our park neat and orderly. Your cooperation is expected and appreciated. The management reserves the right to evict anyone who refuses to comply with all the rules and regulations as provided.

SPEED LIMIT: 11 MPH

OFFICE HOURS: NOV. 1 thru MARCH 31 • Mon. - Fri. 8 a.m. - 4:00 p.m. • Sat. 8 a.m. - 12:00 pm

APRIL 1 thru OCT. 31 • Mon. - Fri. 10 a.m. - 2:00 p.m. • AFTER HOURS: 813-782-1947

NO PULL THRU LOTS

CHECK-IN: 8:00 a.m. - 6:00 p.m. **CHECK-OUT:** 12:00 noon

TRASH: Dumpsters are located near Clubhouse #2.

QUIET TIME: 10:30 p.m. to 7:30 a.m. NO construction on Sunday.

NOISE: No resident or visitor shall emit or cause the emission of sound or noise that may cause a disturbance to other residents or visitors at Hillcrest. Noise complaints should be directed to the office and will be left to the management's discretion.

1. REGISTRATION: All tenants must check in at office upon arrival before going to your lot. All tenants must advise office when checking out. Overnight guests of tenants must each personally register at the office upon arrival and prior to departure. Unregistered guests will be barred from facilities.

2. VISITORS: All guests, including but not limited to, underage guests, family members, or friends are limited to two weeks each in a 12-month period. Office must be notified prior to arrival of all names and lengths of stay. All guests must personally sign in and be identified by management, and must sign out upon leaving. A charge of \$5.00 per night, payable in advance, will be made for each guest accordingly. A resident must always accompany his/her guest, and any guests not accompanied will be asked to leave. All guests are required to comply with the park's Rules and Regulations. There is no sleeping in vehicles on your lot.

3. ANNUAL RESIDENTS: Please notify the park office of your intended arrival and departure dates. This is for your security and safety. Notify office of any immediate family that will be using your unit. All new and existing residents must retain a copy of Park Model and Travel Trailer Requirements. Duke Energy 1-800-700-8744.

4. TRAVEL TRAILER REQUIREMENTS: Modern self-contained or park model units only. A sewer seal is required. 3-wire grounded cords are required. We recommend the use of surge protectors on all electrical cords. The office must approve all units. Units must be kept in good condition and well maintained. The resident is responsible for properly shutting off water to their property at the time of departure. The owner or management of Hillcrest RV Resort absolves themselves from all liability or responsibility pertaining to loss due to any cause.

5. LOT CARE: Umbrella-type clotheslines will be the only line permitted. Umbrella line must be closed when not in use and always be closed at night. NO lawn mowing or construction on Sunday. NO appliances outside of unit. When selling your home, one (1) for sale sign is allowed to be displayed in one window only. Items may be posted on bulletin board. No tents of any kind, storage or recreational, will be allowed in park. No open or wood burning fires. Charcoal and gas grills are permitted. The display of political flags is not permitted within the RV park. To maintain a cohesive visual aesthetic and ensure the safety of all residents, the installation of any new fencing on your RV site requires prior written approval from park management. This also applies to any modifications made to existing fencing. Any modification to the campsite or home must be approved through an architectural review form, obtained from the office. One shed no bigger than 8ft X 10ft and 10ft high per lot.

6. VEHICLES: You may only have two vehicles per lot unless approved by manager. Automobile repairs other than emergency repairs will not be permitted. Any vehicle that is inoperable must be removed from the park. Residents' and guests' vehicles must be parked only on resident's assigned lot. Resident's vehicles and those of guests not parked on resident's lot WILL BE TOWED WITHOUT NOTICE at resident's expense. All unoccupied RVs, motorhomes, boats and utility trailers (regardless of size) must not be parked on lots or behind units but may be put in storage area with monthly charge. No loud or annoying vehicles, including motorcycles, will be permitted in park. Three day limit is allowed for storage trailers or RVs needed to be loaded and unloaded on your lot at arrival and departure only.

7. CLUBHOUSE BUILDINGS: Open hours are 8 a.m. to 9 p.m. November through March and 8 a.m. to posted time April through October. There will be absolutely no smoking or consumption of alcohol or controlled drugs in any of the park facilities. There will be a recreation director who will be in charge of all recreational committees and activities. Shuffleboard and pool rules will be displayed at their respective sites. No swimsuits allowed in recreation building; shoes and shirts must be worn. All bikes must be parked in racks provided, not on sidewalks, patio, lawn or pavement. No ball playing, skates or skateboards in streets, on patios, or walkways. All bicycles golf carts and people walking after sunset must have lights.

8. PETS: Dogs are allowed in the defined dog section only. They must be kept inside your unit or on a leash at all times. They may not be left unattended and must be kept quiet. Dog walk area is located on the north end of the park. DOGS MUST BE ON A LEASH IN THIS SECTION ALSO. PETS MUST ALWAYS BE PICKED UP AFTER IN ALL AREAS. No pets over 40 lbs. in weight. No aggressive breeds allowed at any weight. Aggressive breeds would include but not limited to Pit Bulls, Rottweilers, Doberman Pinschers, Chows, or any animal with a history of biting. No more than 2 pets per unit.

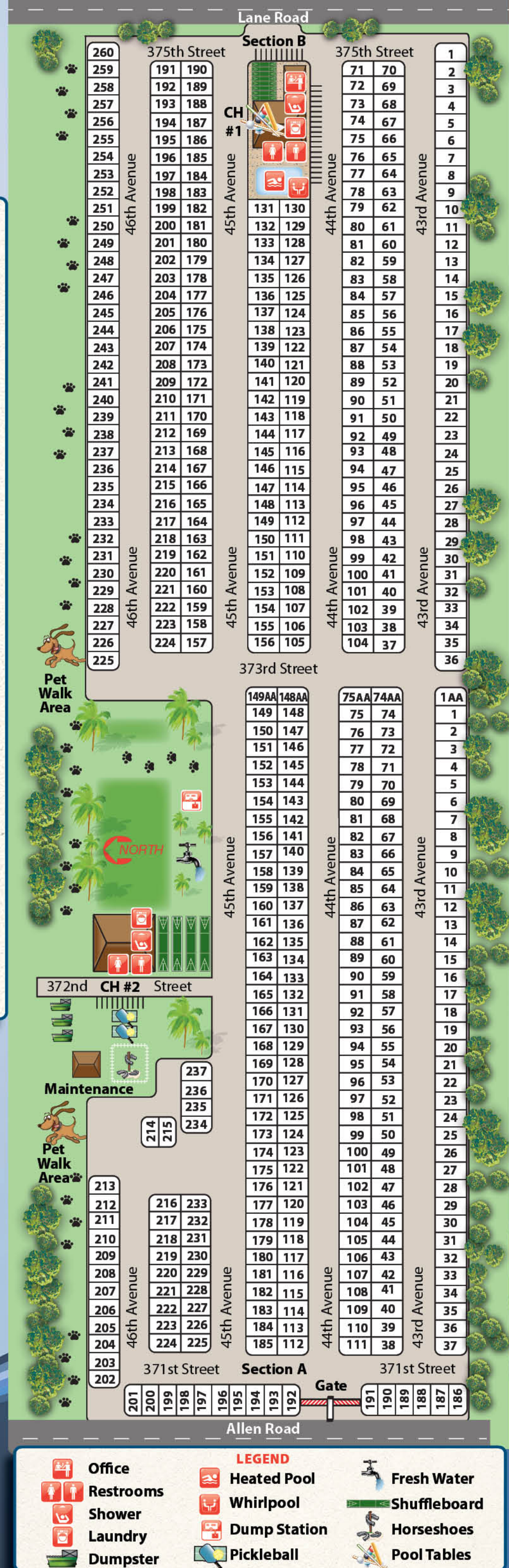
9. RENTS & DEPOSITS: All rents & deposits must be paid by due date or there will be a \$50.00 late charge. LOTS WITHOUT PROPER DEPOSITS WILL AUTOMATICALLY BE RELEASED FOR UNIT REMOVAL AND RENT TO OTHERS.

10. REFUND POLICY: See Reservation form, lease or office.



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LEGEND

- Office
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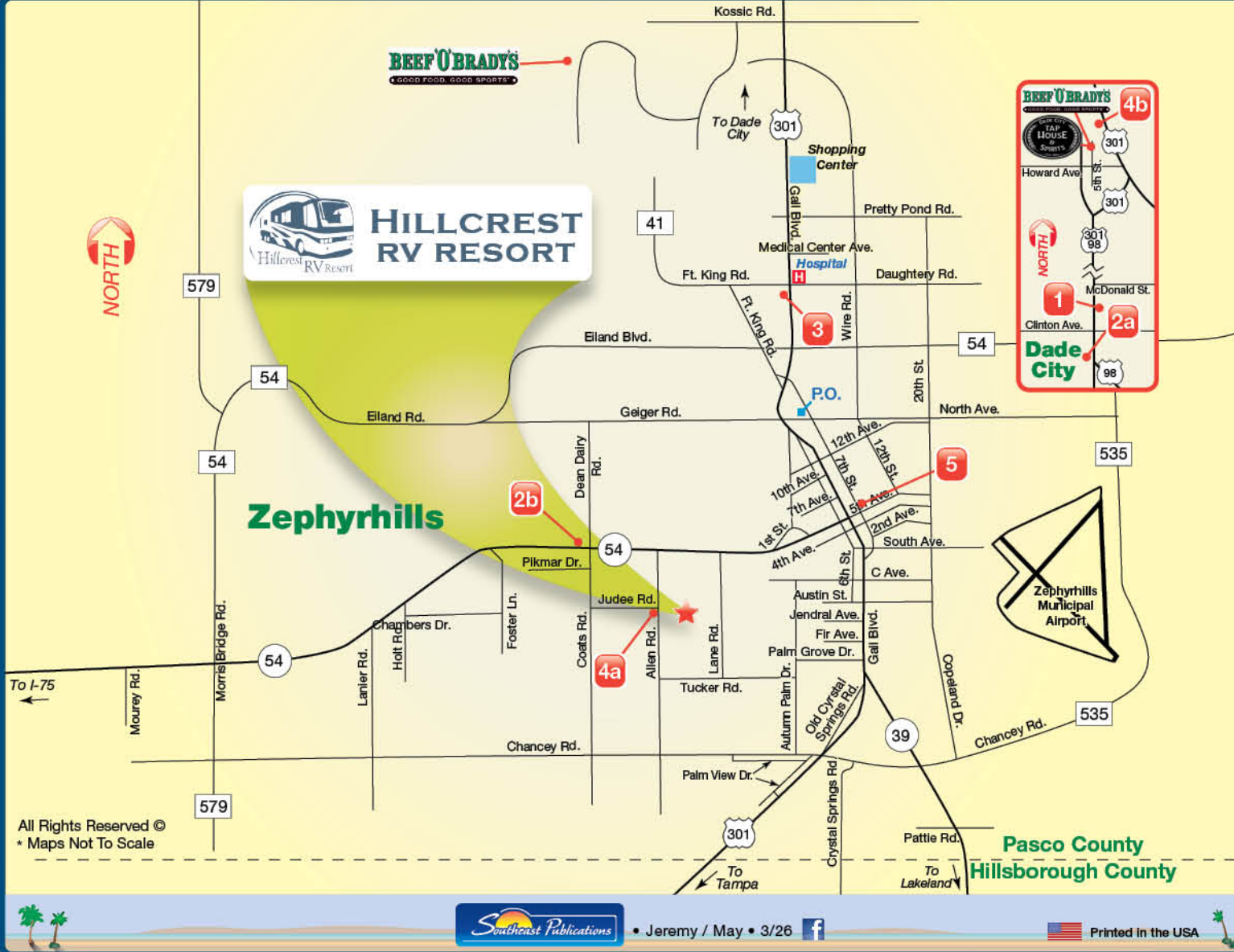
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