

LANDING RESORT RULES AND REGULATIONS

- Landing Resort is a 55 & older senior citizen park. All residents and guests must register at the office when arriving. This includes day visiting guests and guests staying overnight. Check out time is 11:00am.
- Visiting children under 18 years old must always be accompanied by an adult when outside the host's home site. Residents are responsible for the actions of their guests. Guests are not permitted to stay more than two weeks out of the year at \$5 per night per person.
- Quiet hours are from 10:00pm. to 8:00am. Any conduct that disturbs the peaceful enjoyment of the community by neighbors that constitutes a breach of peace is prohibited. Profane language shall not be permitted at any time.
- Speed limit is 10 miles per hour and is strictly enforced.
- All pets are at the discretion of management and must not weigh over 40 pounds. Pets must always be on a leash no longer than 6 feet. Leash laws apply. There is a Dog Park located at the entrance of the park. Pets should be walked on the roads, next to the roads, when the roads are too hot or on your own lot. Pet Owners must pick up after their pet including in the dog park. Pet waste collection stations are located throughout the community.
- Maximum of two (2) pets per lot permitted within the park. No animal breeds with a history of aggressive behavior will be allowed in the park.
- All pet owners must provide proof of shots and licensing upon check in.
- Subletting is NOT permitted in the community.
- One recreational vehicle per lot permitted. No boats, utility trailers, minibikes, or ATV's. And no more than two (2) vehicles per lot **providing** your lot is big enough for two. **No** parking on roads, pads, or other lots. There is overflow parking available at the clubhouse. Absolutely no residents are allowed to drive their golf cart behind the homes of others or the fence line around the property. **Road only!** Employees are the only exception to this rule.
- No children under the age of 18 is allowed to drive golf carts in the park. Children riding as a passenger must have their seat belt on at all times or they cannot be on the golf cart at all.
- No trespassing on other people's lots.
- Pool hours are from 8:00am to dusk. Pool is for residents and their registered guests **only**. Pool Rules are posted by the pool.
- No smoking in any buildings: office, laundry, clubhouse, game room, bathhouse, or pool area. Throw cigarette butts in the appropriate outdoor smoking receptacles. Do not throw cigarette butts on the ground.
- Recreational facilities are for the exclusive use of residents and their guests on a USE AT YOUR OWN RISK basis. The rules and regulations of the recreation buildings, shuffleboard court and pool are set and enforced by management.
- Recreational facilities may and will be closed from time to time as necessary in the park management's judgement for appropriate cleaning and/or repairs or weather concerns.
- Lots will be maintained by individual residents. A neat and clean appearance must be adhered to per community standards. All lots must be left clean and useable when you pull out or sell your RV and it is removed from the lot. All steps, decks, ramps, awnings, sheds/storage, hurricane straps etc. must be removed from the lot the day the RV is pulled out.
- Lot Rent is not transferrable and is non-refundable for early departures.
- No open fires or wood burning firepits.
- ANY AND ALL improvements (projects) must be drawn up on paper and APPROVED BY MANAGEMENT** before starting. Including, **but not limited to**, anything electrical, windows, vinyl siding, framing of any kind, central air conditioning units (not window units), additional room enclosures, floors, decks, stairs, ramps, awnings, and roofing of any kind. Permits are required and enforced.
- All Motorhomes, Travel Trailers, 5th Wheels etc. must have a valid registration and Plate/Tags. If you do not, you will have 30 days to do so or you will be asked to leave the park.
- DO NOT** feed any wildlife, ducks, feral cats etc.
- Rubber seals must be used for sewer lines or an adapter.
- Electricity is billed monthly which includes a \$6.50 fee for the meter rental. All meters must be read and paid on the morning of departure. Exceptions are daily, weekly.
- No Parking in handicapped parking unless you have a license plate or placard to show that you are handicapped. No parking on the sidewalks or walkway leading to the office.
- All boxes must be broken down** before being put in the dumpster. **NO** furniture, mattresses, or tires in or around the dumpster. These items must be taken to the landfill unless you have hired someone to pick up such items. All metals can be placed along the fence by the dumpsters. If the dumpsters are full and the lid doesn't close, please set your garbage next to the fence by the dumpsters. The landfill below will take mattresses for free and other items. You can come to the office for a list of things they take and their rate sheet, or you can call the number below.

East Pasco - Transfer Station 9626 Handcart Rd. Dade City, FL 33525 Phone: 352-521-0500

AMENITIES

- FREE WI-FI IN CLUBHOUSE
- PRIVATE RESTROOMS
- SWIMMING POOL (WITH SHOWERS)
- SHUFFLEBOARD
- POOL TABLES
- LAUNDRY
- REC ROOM
- LIBRARY
- PICNIC TABLES
- CATCH & RELEASE FISHING POND (NO LICENSE REQUIRED)



LANDING RESORT

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