

**Manatee RV Resort**  
800 Kay Rd Bradenton, Florida 34212  
941-745-2600

Office Hours: November to April: Monday - Sunday 9:00 am - 5:00 pm  
Summer hours: Monday - Friday 9:00 am - 5:00 pm  
Saturday & Sunday - 9:00 am - 2:00 pm

**Check in/out time:** Check in time is 2:00 pm and check out time is 11:00 am. If you plan to stay longer than 11:00am, please contact the resort office.

**Reservation Procedures:** All sites are first come, first serve depending on the width and length of your rig. Long-term guests take precedent.

**Florida Statutes:** Tenants must be in compliance with Chapter 513 and Chapter 83, *Florida Statutes*, in accordance with the duration of their tenancy.

**Changing Sites:** Please do not change sites without notifying the resort office, before you move.

**Visitors:** All visitors need to register at the office. Anyone having visitors staying over 15 consecutive days are required to pay \$5.00/per day per visitor charge. Please contact the resort office in writing if you have a special circumstance.

**Annual site:** All annual guests over the age of 18 are required to fill out a residency application and the application must be approved. Annual rate is based on 2 person occupancy.

**Parents and guardians are responsible for the safety and behavior of their children.** Children under 12 need to be with an adult when in the clubhouse, laundry and media room. Children under 18 after 10pm and children under 10 after dusk need to be accompanied by an adult when away from their site.

**Phone Procedures:** Call Verizon, 800-483-4200. Please contact the office for your address.

**Cable Procedures:** Call Bright House, 941-748-3816. Not available for daily guests.

**WiFi:** Available through Tengenet. Please see the office for a free trial code. Encore provided Hot spots located at each pool and main laundry and clubhouse.

**Mail Procedures:** Manatee RV Resort has mail boxes for your use during your stay. Please contact the office for your key and correct mailing address.

**Sewer Connections:** Florida State Law requires "donuts" to connect sewer line.

**Smoking:** Smoking is NOT permitted in any public building including resort restrooms.

**Garbage:** All garbage and trash must be tied in bags, boxes broken down and put in the compacter and recycling dumpsters near the office. Horticulture can be raked and put by the road for pickup on Wednesday.

**Storage Area:** A current Storage Agreement must be kept on file. Any item being stored without a current agreement will be towed at owner's expense. Only one RV per site allowed.

**Storage on Site:** Boats, freezers, refrigerators, non-patio type furniture or abundant "clutter" are not allowed on a site for extended periods of time. See management for guidelines on sheds or storage/cargo trailers.

**Laundry:** Washers and dryers are available in the laundry room. Temporary clotheslines are permitted for beach towels and bathing suits only.

Pool/Spa: Spa and pool state guidelines are posted at each pool and spa. Pool furniture is first come, first serve. Proper conduct and bathing attire are expected. Children under the age of 15 may not be left at the pool without responsible adult supervision.

Motorized Vehicles: All drivers must possess a valid driver's license. Night vehicles must display lights. SPEED LIMIT IS 10 MPH for all vehicles, scooters, golf carts and bikes.

Pets: No aggressive dogs allowed. ALL PETS MUST BE KEPT ON A LEASH! Pets should not be left outside unattended or tied up. No fences or playpens allowed. Cats may not run loose. Pets are not permitted in the public buildings, including the shower house. Pets should not be an annoyance (barking continually). Please be courteous to your neighbors by only walking your pet in the area of the resort you are staying and always clean up after your pet!

Walking at night: Wear light colored clothes and carry a flashlight so others can see you. Walk against the traffic- not with it.

Quiet Hours: 11:00 pm - 7:00 am - No generators after 11:00 pm

Buying/Selling: Please notify the office for specific policies and current guidelines before buying or selling a home.

Site Maintenance: Annual and 6/6 guests are responsible for the care and upkeep of the landscaping and unit all year. Please make arrangements to have this taken care of in your absence. Management office reserves the right to have overgrown or unsightly sites cleaned up at owner's expense.

Lot Enhancement: Improvements to the home or home-site exterior must be approved in writing by management before any work commences, this includes landscaping.

**Current Rates, Cancellation Policy, Annual Payment Policy, No Show, Water/Electric:**

*Please refer to Rate Sheet*

### ***Enjoy your stay at Manatee RV Resort!***

We reserve the right to refuse service and will not be responsible for damage to rigs, accidents or injury to guests or for loss of money, jewelry or valuables of any kind.

\_\_\_\_\_  
GUEST SIGNATURE

\_\_\_\_\_  
MANAGEMENT REPRESENTATIVE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
GUEST SIGNATURE

Site # \_\_\_\_\_ **Manatee RV Resort**

ACKNOWLEDGEMENT OF RECREATIONAL VEHICLE PARK  
TRANSIENT SITE USE AGREEMENT

Initial Term Start Date	
Initial Term End Date	

Initial Monthly Fee	
Security Deposit	

Guest #1 Name	
Social Security No.	
Date of Birth	

Guest #2 Name	
Social Security No.	
Date of Birth	

Home Phone #	
Cell Phone #	
E-mail Address	

<u>Permanent Address</u>	
--------------------------	--

Unit Type	
Year	Make
Length	Model
Tag #	Color
VIN#	

Emergency contact	
Phone #	
Relationship	

I give permission to Manatee RV Resort (or its affiliates) to contact me at the above phone numbers with information about the Resort or related services, as evidenced by my signature(s) below. This permission shall survive the term of this Agreement.

**Thank you for choosing to stay at Manatee RV Resort (the "Resort").**

Your signature below acknowledges the following material terms governing your stay at the Resort and use of its facilities:

1.) The Resort is a Recreational Vehicle Park, and your stay at the Resort and use of its facilities are governed by Chapter 513, Florida Statutes and the local government ordinances applicable to the jurisdiction. The laws and rules relating to mobile home parks, including Chapter 723, Florida Statutes, do NOT apply to your stay at the Resort. The installation of exterior amenities (carports, screen enclosures, etc.) is not permitted.

The Resort shall not be your permanent residence. You are a transient guest, and you, your family and guests may not continuously occupy your recreational vehicle at a particular site in the Resort for more than six (6) months in an annual term, notwithstanding that this Transient Site Use Agreement is for the rental of the site for a term longer than six (6) months. Because you are a transient guest at the Resort, your home may be occupied by other persons during other periods of time in the annual term, so long as you do not continuously occupy your recreational vehicle at the Resort for more than six (6) months in an annual term. Pursuant to section 513.01 (9)-(10), your recreational vehicle must be tied down in accordance with state and county requirements for storage on the site during the time period that the recreational vehicle is not occupied. Your Transient Site Use Agreement stay at the Resort may be terminated upon: the lapse of the term stated herein, your failure to comply with the Resort's rules and regulations, which by your signature below, you affirm were provided to you with this acknowledgement (and which may be changed from time to time); your unlawful, improper or offensive use of the premises; or on any other basis provided by applicable law. Upon termination of your Transient Site Use Agreement to stay at the Resort, you agree to remove your recreational vehicle (as defined by Section 0.01(1)(b)1.-3., Florida Statutes), and all appurtenances, unless this time is extended in writing by the Resort.

It is your responsibility to secure your recreational vehicle in a manner as required by State and local codes and to make it safe during the normal course and all weather events and to remove or properly secure your recreational vehicle during any named Storm event that is predicted for the vicinity of the Resort. If you do not remove the recreational vehicle from the Resort, you agree to the following terms and conditions of this Agreement: (a) You shall defend, indemnify and hold harmless, the Resort, its owners, shareholders, members, partners, agents, and employees, from any and all claims, actions or causes of action caused, in whole or in part, by the recreational vehicle or the removal of the same and, (b) You agree that the Resort, its agents, employees and or contractor may, at your expense, remove the recreational vehicle from the Resort and you waive any and all claims, actions or causes of action in any way related to the removal. The indemnifications and releases stated herein shall apply to the sole, joint, concurrent, contributory negligence of the Resort, its agents, employees and/or contractors.

The Resort may cancel your Transient Site Use Agreement at anytime based upon a closure of the Resort. You agree that in the event that the Resort is closed for any reason, that you will vacate the property upon 48 hour notice and shall assert no claim against the Resort for failure to fulfill the remainder of the term of any use agreement entered into with the Resort. You also agree that the damages suffered by the Resort for failure to vacate the premises is difficult, if not impossible to ascertain, and further that the Resort shall be entitled to liquidated damages in the amount of three (3) times the daily site rental per day if you fail to remove your recreational vehicle from the Resort within 48 hours of notice.

In the event that you choose to leave your recreational vehicle on the site for a period of time greater than the first annual period under this Transient Site Use Agreement, the site rental shall be increased upon the anniversary date of \_\_\_\_\_ by an amount equal to the greater of \_\_\_\_\_% or the annual increase in the Consumer Price Index (CPI) as published by the United States Department of Labor Statistics, Consumer Price Index- All Urban Consumers (CPI-U), 1982-84=100, or an alternative index measuring comparable increases in consumer product costs if the CPI-U Index is replaced or modified by the United States Department of Labor Statistics. The effective date for determining the CPI-U shall be the most recent available CPI index on the date of renewal of the Transient Site Use Agreement. Notice of such increase shall be provided to the Guest prior to the date of increase, but failure to give or receive the notice shall not waive the right of the Resort to increase in the site rental in accordance with the terms of this paragraph.

You must fill out the time that you intend to occupy the recreational vehicle, as follows: \_\_\_\_\_ I understand that I cannot continuously occupy the recreational vehicle for more than six (6) months continuous occupancy. The Resort will rely on your statement to establish that you are a transient guest of the Resort. By your signature below, you agree to the terms and conditions set forth in this Agreement and will abide by them.

Guest #1 _____	Guest #2 _____	Date: _____
Witness: _____	Witness: _____	Management: _____