



Fisherman's Cove Waterfront RV Resort Guidelines

100 61st St E Palmetto, FL 34221

Phone: 941-729-3685 Email: info@myfishermanscove.com



Office Hours

9:00 AM to 5:00 PM M-F. Hours may vary during holidays and special events and are subject to change. Respect the manager's privacy when she /he is at home. Emergency number is for emergencies only.

Check-In/Out Time

Check-in time for RV's is 1:00 PM and check-out is 11:00 AM. All guests/residents arriving after hours that owe a balance must contact the office by 11am the following business day to pay the balance owed. Guests/Residents parked incorrectly will be asked to adjust their RV as it pertains to their site the following morning.

Florida Statutes

Guests/Visitors/Residents must be in compliance with Chapter 513 and Chapter 83, Florida Statutes, in accordance with duration of their tenancy. A copy of these statutes is available in the office.

Site Rules

Each site is allowed: one (1) RV; maximum occupancy is six (6) people (this includes: residents, registered guests, kids, and visitors); Up to two (2) cars (providing room on site); and one (1) golf cart. The guest who is the reservation holder is responsible for ensuring that all materials and vehicles are contained within the site dimensions. All sites must be kept clean, tidy and free of clutter. RV's must be washed regularly.

Clutter is defined by the sole discretion of the Resort Management. Please refer to the following listing of materials allowed or prohibited at a site. This is not to be interpreted as a fully comprehensive listing. Any questions should be addressed to Management. Walking through occupied sites is not permitted.

NO repairing of cars, boats, motors, trailers, motorcycles, golf carts or any similar activity on any lot/site.

All maintenance requests, site/lot additions, complaints must be submitted in writing to the office.

<u>Allowed</u>	<u>Prohibited</u>
<ul style="list-style-type: none">• 10' x 10' Canopy with sides/screens<ul style="list-style-type: none">◦ No stakes longer than 12"• Outdoor Patio Furniture-clean and neat• One (1) golf cart• Traditional Grill• Kayaks/Paddleboards• Propane fire pit• Sheds-pre approval needed• 6 potted plants per site 10 gallon pot size limit	<ul style="list-style-type: none">• Decks-unless pre-approved by office-NO EASY UPS• No fences on RV sites• Pools/Hot Tubs• Indoor Furniture• Open Trailers/ATV's• Excessive Décor and Plants (see also Landscaping)• Affixing to Trees (lights, décor, hammocks, etc.)• Excessive Storage Under RV• Cleaning Fish• Tents/boats/cargo trailers• Firearms• Fireworks• Weapons• Air guns• Drones



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Children (16 years of age and younger)

Parents and/or Guardians are responsible for the safety and actions of their children at all times. Children must be accompanied by an adult in all amenity areas, with particular emphasis on pool, spa, boat ramp, fishing pier, entire Clubhouse area, fitness center, vending room, pickle ball court. Kids are prohibited from horse playing and climbing trees. Children using electric toys including, but not limited to hover boards, scooters, Segway's, electric skateboards or bicycles are not permitted in the streets after dark unless they have lights. Battery operated child riding toy use is restricted to the site only. Gas toys are prohibited. Speed limit is 5 MPH. Children must be at the campsite by 10:00 PM or at a Management approved designated area. These rules are in effect for the safety of the children and guests. Guests/Visitors/Residents who do not comply will get one warning and can lead up to removal from property with the discretion by management.

Permanent Structures

Permanent structures are strictly prohibited. This includes but is not limited to: decks, porches, Tiki porches, patios, cabinetry, trees, bushes, plants, canopies, gazebos, outdoor kitchens, or pools/spas. **Fencing or barriers (including landscaping) is strictly prohibited.**

Outdoor Living Space

Only customary outdoor patio/lawn furniture and accessories may be left outside within the site. Tools, toys, fishing gear and other such items must be stored within the RV or shed. Larger outdoor recreational items, including but not limited to: kayaks, paddleboards, coolers, boating/diving/fishing equipment, must be organized and neatly stored beneath the RV with every attempt to conceal these stored items and maintain site aesthetic.

Canopies

The canopy must be collapsible; cannot exceed 10' X 10'; and only one (1) is permitted per site. The canopy color may be a neutral color (tan, green, blue or white) any other color requires management approval; may not bear any advertising or logos; and may not be multi-color. NO easy ups—

Rental of Site

Guests/Residents may not rent, sublet or assign usage of their reserved site, RV, boat slip or rental unit or allow anyone to use the site, RV or rental in their absence. Placing a "For Sale" sign in or around any RV is prohibited. Occupancy per site limit is 6 total people.





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Quiet Hours

Quiet hours are from 10:00 PM to 8:00 AM in the resort. No generators after 10:00 PM. Music may be played for your enjoyment only and must be contained to your site. Violation of this rule may result in immediate removal from the Resort.

Guests/Visitors

Guest/Resident is the reservation holder. Maximum occupancy at a site is six (6) people (this includes the resident, guest, kids and their visitors). Guests/Residents must register all visitors with the registration office prior to their arrival identifying the visitor(s) by name, vehicle information and period of time they will be in the Resort. Visitors are the responsibility of the guest/resident they are visiting and are required to observe all of the Resort rules. Visitors staying overnight, must be accompanied at all times in the Resort while staying and using amenities- (pool and pool area, pavilion, dock, pier, clubhouse, pickleball, laundry, showers, restrooms, walking trails, fitness center, kayaks, dog park, vending room etc.) must pay the fee of \$20.00 per person per night. You can text 941-729-3685 with your guest information. Day visitors are NOT permitted to use any amenity area. 10 days is the maximum stay for a registered visitor. The beautiful log home that sits next to the Resort(north) is private property-not owned by the Resort. Please do not trespass.

Golf Carts/Motorized Vehicles

One (1) electric golf cart is allowed per site. ATVs of any kind are not permitted. Drivers must possess a valid driver's license and be at least 16 years of age. Children may not drive a golf cart, even with direct adult supervision. Working lights are required for night driving. Golf carts parked illegally (including but not limited to: empty sites, turf in front of Clubhouse, amenity areas, etc.) will be fined \$50. Repeated illegal parking may result in removal from the Resort. Resort is not liable for any accidents of any kind.

Parking

Two vehicles are permitted per site provided they fit within the site dimensions and NOT ON EMPTY SITES. There can be no parking on any street per the Manatee County Fire Marshal. Any vehicle (car, golf cart, watercraft, etc.) parked illegally is subject to being towed (at owner's expense), and/or fined \$50. Each Lessee is provided with off-street parking for one vehicle. All vehicles must be registered at the office. No guest's visitor or resident's travel trailer, vehicle (unless its registered), vessel, RV, jet ski's, camper truck, bicycle, motorcycle,



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golf cart, ATV (ETC) will be stored or parked overnight on any site/lot within the Resort. Golf cart parking is on your site-not the street. Do not park your golf cart on the grass/turf in the common areas of the Resort.

Utilities

The Resort shall provide utility hook-ups at the site for sewer, water and electrical service.

Guests/Visitors/Residents shall not make any alteration to the electric, water or sewer connections provided by the Resort. The Resort's responsibility shall extend only to the point of connection and the Resort shall not have any responsibility for the condition or functioning of any pipes, conduits or wires from such point of connection to the guest's RV. Wastewater must be disposed of properly; no dumping on the ground. The Resort reserves the right to disconnect utilities in order that repair, alterations or additions may be made. Guests/Residents will be notified, when possible, of any planned utility system shutdown. The Resort shall not be responsible for any loss suffered by any guest/visitor/resident from planned or emergency shutdowns.

Pets

- No more than two (2) common household pets (e.g., cats and dogs) may be kept on any site in your own RV.
- No other animals, livestock, poultry, reptiles of any kind shall be kept on any site. No dangerous, aggressive or poisonous pets of any kind are permitted. Management reserves the right to reject any pet. All pets must be registered with the office and vaccination records must be available upon request. All pets must wear a collar identifying the owner and phone number. All pets must be on a leash at all times. No pet shall be left tied or otherwise unattended at any time. Pet owners must clean up after their pets, including all pet excrement. Any person bringing or keeping a pet on a site shall be solely responsible for the conduct of their pet. Pets are not permitted in the public buildings or amenity areas, including but not limited to the bathrooms, club house, swimming pool. Each additional pet must be registered and pay the fee of \$10.00 per pet per day. Outside guests visiting cannot bring their pet to the Resort for a visit.
- Pets must be in control of their owner (over 16 years old) at all times. Persons who are unable to control their pets must remove them from The Resort, or the animal may be taken to/by local animal control authorities.
- The owner of any pet is responsible for any injuries or damages caused by their pets. In addition, the owner of any pet that causes injury or damages to another is expected to resolve the issue directly with the injured party. We are not responsible for any injuries or damages caused by pets.
- Service animals may accompany a disabled person without any proof of disability or certification for the service animal and without payment of any pet fee or other surcharge. Service animals are permitted in buildings, swimming areas, rental units and other locations where pets are prohibited.



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Landscaping

Guests/Residents may not landscape sites. 6 total plants per site-10 gallon limit on planters/pots. Potted plants cannot be used as a barrier. Management reserves the right of access to all sites at any time and to have overgrown or unsightly sites cleaned up at guest's expense. Trees and plant life are not to be defaced, cut or damaged (this includes affixing materials to trees). All site landscaping must be kept manicured. If your site is not clean or kept from rubbish-cluttered, regular mowing provided by Fisherman's Cove will suspend until you clean up your site. Failure to do so will result in a fine-and potential removal of the Resort. Do NOT feed the wildlife -or any stray. No bird feeders-no squirrel feeders-no cat or dog feeding outside. You are responsible for your own pest control on our site. For annual leased/month to month guests/, the office must have an approved drawing in the office for anything added to your site -decorations, plants, etc. Failure to do so will result in removing the item/s-eviction.

Pool/Spa

Pool hours are 8:00 AM to dusk per our operating permit. There is no lifeguard on duty. Guests/Visitor must be at least 16 years of age or accompanied by a parent or guardian to enter the pool area. Children not yet toilet trained are required to wear a swim diaper. While in the pool area, all posted rules must be observed. Proper conduct and bathing attire is expected. Glass containers, personal musical devices and smoking/vaping are prohibited in the pool area. Guests/Visitor/Residents may not reserve chairs, tables and or tiki grill area in advance. If guests/visitors/residents are found reserving chairs, tables, tiki grill area in advance, Fisherman's Cove staff has the right to remove personal belongings to lost and found. No pets allowed in the pool area. Canopies are also prohibited. Pool and Spas may cause discoloration in bathing attire. Fisherman's Cove is not responsible for discoloration. No eating or drinking is allowed within 3 feet of the pool. Resort pool is heated from November 1st –April 30th. Bathing suit covers for ladies/shirts for men in addition to footwear must be worn at all times unless in the pool or pool area.

Fishing Pier

Fisherman's Cove staff has the right to remove personal belongings to lost and found that are left on the fishing pier. You are required to possess a Florida fishing license to fish off of the pier. No standing on the cable and no adjusting lighting. No swimming or diving from the pier.

Wet Slips

Check Out is 11:00 AM. All watercrafts must be registered with the office providing a copy of registration and insurance. All vessels must be registered and insured as required by the State of Florida. Dock access is restricted to guests/tenants staying at the Resort. Slip #1 is for loading/unloading only.



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Your visiting guests may not use the wet slips or boat ramp. No swimming or diving from wet slips.

Boat/Storage Area

- Occupants shall use assigned space only for storage of 1 (one) item no longer than 34'. Recreational Vehicles (RVs), Camping Trailers, Boats, Kayaks and Jet Skis. No storage sheds or structures may be placed within the space rented to occupant or anywhere else in the storage area.
- Vehicle/Boat Covers. Fitted vehicle and boat covers are allowed. Any tarps or plastic covers that are used to cover any vehicle or boat must be securely fastened so that they do not fly off or flap against adjoining occupant's vehicles or boats during windy conditions. Any covers showing deterioration must be removed and disposed of by the occupant upon notice from the owner.
- Occupant is responsible for securing its vehicle or boat with locks and security devices as necessary to protect it from theft or break-in. Owner does not maintain a security patrol on-site and does not guarantee the security of any property stored on the storage area. Owner is not responsible for injury, damage, loss, or claims for damage to property stored at the storage area due to theft, fire or other natural hazard, or any other causes. If you are renting the fenced storage-the gate needs to be locked at all times.
- No vehicles can be left attached to trailers of any kind in storage. Once you launch your vessel, you must return your trailer to your assigned storage site and disconnect vehicle. Vehicles must be stored on your RV site, Villa Parking Site, Manufactured Home Parking Site, or in the front parking lot near Clubhouse. No vehicles are allowed to park in the Clubhouse parking lot with trailers attached-(ie no parking on any grass areas on the Resort Property).
 - Must use a pad under the front jack stand/wheel to protect asphalt.
 - Must secure trailer wheels to prevent movement.
 - Any vehicle/boat must send office registration and insurance declaration page

Garbage/Recycling

The resort provides a trash bin for your convenience. RV Guests/Visitors/Residents shall not allow waste or trash to accumulate on their site. Guests/Visitors/Residents shall be responsible for waste or trash removal in excess of common household trash. Please only place household trash from the RV section only in the dumpster.

Mail/Packages/Phone Calls

The Resort does not accept Guests/Visitors/Residents mail or packages in the office. Mailbox keys can be issued at the office for a security deposit. Failure to return the key when you depart, will result in a \$100.00 lock fee



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change. If your key is returned, you will get your deposit refunded. Lessor will not receive telephone calls for guests/visitors/residents.

RV Requirements

Guests/Residents must maintain their RV and site at their expense in such a manner as to prevent them from becoming unsightly, unsanitary, a hazard to health, reasonably uninhabitable, deteriorated, dilapidated, or infested with rodents, vermin, insects, or other pests. Guests/Residents must ensure that the RV is always road-worthy with valid/current registration and carry liability insurance for his/her vehicle as required by the State of Florida. RVIA certified rigs will only be admitted into the resort. Man made RVs are not accepted and will be turned away including, but not limited to school bus conversions, cargo trailer conversions, van conversions, etc. 10-year limit regarding age of RV, unless prior approved by pictures. Tents are prohibited at Fisherman's Cove Waterfront Resort.

Vacating Site

When a guest/resident with a transient or seasonal reservation vacates a site for any reason (including but not limited to reservation completion, inclement weather, county enforced mandatory evacuation, etc.), the reserved site must be entirely cleared. This includes, but is not limited to removal of: RV, vehicles (including golf cart), canopy, debris or trash of any kind, shed, outdoor furniture, décor, carpet, and stairs. All utilities must be disengaged and secured, and sewer must be left capped. Any item left behind will be disposed of by Resort authorized personnel.

Guests/Residents with an annual lease when vacating may leave their single RV and storage shed. All other materials including but not limited to vehicles (including golf cart), canopy, carpet, stairs, debris or trash of any kind, outdoor furniture, materials beneath RV and decor must be secured within the RV or shed. Sewers must be disconnected from RV and capped. Any utilities left connected may be detached in case of emergency or at the sole discretion of Management. In the event of a county mandatory evacuation the guest should make every effort to remove all materials including the RV and shed from the Resort. Any item left behind (other than RV and shed) will be disposed of by Resort authorized personnel. You must notify the office when you are departing and when you will be returning.

Grills/Open Fires

Open fires are NOT allowed at your site. Propane fire pits are allowed. A community wood burning fire pit is located by the pool area. Small residential grills are permitted on site and must be always attended.



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Laundry

Washers and dryers are available in the laundry room. Machines operate with a laundry card that is available in the Kiosk. Washers and dryers are allowed within the RV only. Be sure to check washers and dryers before putting personal belongings in the unit. Fisherman's Cove is not liable or responsible for damaged personal belongings. Please do not leave laundry sitting in the washers/dryers after your loads are finished. Remove promptly.

Business Activities

No business or commercial activities of any kind whatsoever shall be carried out or conducted upon any site, without the prior written approval of the Resort Management, which may be withheld by Resort Management in its sole discretion. All hired workers must be registered at the office prior to work started. All hired workers must provide a COI. Property Managers can be texted or called for workers arriving after hours. No peddling, soliciting or commercial enterprise is welcomed here at Fisherman's Cove Waterfront Resort.

Noxious Activities

No illegal, noxious or offensive activities shall be conducted at any site, nor shall anything be done within the Resort which is or could become an unreasonable annoyance or nuisance to neighboring sites. Without limiting the foregoing, no guest shall permit noise, including but not limited to barking dogs, operating excessively noisy air conditioners, stereo amplifier systems, television systems, motor vehicles or power tools that would unreasonably disturb guests at other sites. Smoking/Vaping is prohibited in any public building, including restrooms and the pool area. Smoking material must be extinguished in an appropriate fire container. The use or possession of illegal drugs or alcoholic beverages shall be in compliance with applicable Federal laws. Pick up your cigarette butts-do not dispose of them on Resort grounds.

Disorderly Persons

The following are grounds for reservation termination and removal from the Resort: Loud noise, whether mechanical, musical or vocal, use of foul or indecent language, causing damage to property of the Resort or another person, drunken disorderly conduct, failing to follow these Rules, failing to follow directions of the Resort staff, threatening or abusive behavior or any other conduct that is not the type of behavior that is expected in our Resort.



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Damage

The Guest/Resident is responsible for all damage or destruction of property, and any injury to persons, caused by the guest or his or her family, visitor or pets. The Resort reserves the right to charge guests/residents accordingly for any damage they cause to the grounds and/or Resort facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, etc.). Lessor is not responsible for any loss due to fire, windstorm, flood, accident or theft. Any damage (ie: staining, cracks, breaks) to RV Paver Sites will result in a \$10.00 fee per paver to replace.

Flags

Flags and signs that display the Confederate flag, politicians, political candidates or contain vulgarity or profanity are not allowed to be displayed at your site or throughout the Resort. Guests/Residents in violation of this policy will be asked to remove their flag/sign and if they refuse to do so, will be asked to vacate the property. Each RV site may display the United States of America or Military flags. The Maximum number of flags per site is TWO. One must be a national flag of residence/tenant/guest's choice and the second flag being military. Flags cannot exceed 5'x6' and must be made of plastic or cloth materials. No torn, faded or frayed flags are allowed to be displayed. Holiday flags must be removed after 7 days of the holiday.

Evacuation

Hurricane Season begins June 1st and ends November 30th. Fisherman's Cove Waterfront Resort is located in an AE Flood Zone and our Evacuation Level is "A".

All Guests/Visitors/Residents in any type of RV must evacuate when a hurricane evacuation Level A is issued by Manatee County regardless of where you are located. Once a mandatory evacuation notice is issued for our community and you do not evacuate, you may be evicted from the property.

Illicit Substances and Activity

This property is privately owned. Drug-related criminal activity includes, but is not limited to: the manufacturing, distribution, sale, possession, storage, possession with intent to manufacture, or dispensing of a controlled substance or a counterfeit substance, INCLUDING BUT NOT LIMITED TO MARIJUANA. Drug-related criminal activity may also include the attempt to manufacture, distribute, or possess a controlled



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substance or counterfeit substance, INCLUDING BUT NOT LIMITED TO MARIJUANA. Drug-related criminal activity may also include the possession or storage of materials known as “precursors,” that is, materials used to manufacture or used in the attempt to manufacture controlled substances.