

WELCOME
Braden Castle RV
Rules, Regulations & Information

1. OFFICE HOURS:

- a. The hours of office operation are posted on the office door.
- b. First time guests must check in 9:00 – 4:00pm M-F before setting up (Please call (941) 746-7700 if the office is closed).
- c. **Emergencies please call “911”.**
- d. Non-emergency for Police, please call 941-932-9302
- e. *For after-hours Community Related Emergencies please call (812) 910-0034.*

2. RATES :

- a. Nightly Rate - \$40
- b. Monthly Rate - \$800.00 to be paid in advance.
- c. DEPOSITS: 1-6 Nights stay: paid in advance; 1-3 Weeks stay: \$100; 1 month or more: \$300. NOT to be included as payment for rental stay.
- d. Deposits will be forfeited if there is less than 30 days' notice of cancellation.
- e. The entire \$100 or \$300 deposit will be forfeited for any reserved dates that are not fulfilled.
- f. Late arrivals will be charged based on the dates of reservation.
- g. Deposit will be returned after length of stay is paid in full and site is inspected to the address provided on the guest registration.
- h. Subletting RV's or Sites is not permitted.
- i. At least one party must be 55 or over, with no pets of any kind.
- j. Guests under 45 years of age may visit up to one week after registering with the manager.
- k. Braden Castle RV Park prohibits full time occupancy. Maximum length of stay is 6 months in a 12 month period excluding residents of Braden Castle Park.
- l. Reservations are on a first come, first serve basis and secured with a \$100 or \$300 deposit for each request depending on length of stay.
- m. Reservations accepted up to one year in advance.

3. RENT INCLUDES:

- a. Water, sewer, electric and showers.
- b. Washing machines and dryer are available on first come basis.
- c. Tokens for laundry machines can be purchased at the office.

4. BACKGROUND CHECK:

- a. Required at time of reservation for stays over 30 days (\$100 per application). Reservations are secured upon background check approval.

5. CHECK-OUT TIME - 11:00 AM

6. AGE AND CONDITION OF RV'S

- a. RV's are subject to approval by management. All units shall be maintained in a clean, well maintained condition at all times.
- b. Repairs, if needed, will be made off site.

7. SITE CONDITION

- a. Each camper/guest is required to keep their RV site neat, clean and free of storage around or under the RV at all times.
- b. There will be no establishing of borders between sites.
- c. Carpet or shell on the grass area is not permitted. Outdoor mats are permitted.

- d. No digging or driving stakes into the landscape areas as there are buried utility lines.
- e. NO TENTS, free standing screen rooms, canopies, or sun shades are permitted.
- f. RV affixed awnings, screens are allowed.
- g. Sudden Gulf breezes can cause damage, so we recommend securing RV awnings and items on picnic tables at all times.

8. LIABILITY AND INSURANCE REQUIREMENTS

- a. Each RV owner is required to carry the appropriate general liability and vehicle insurance to adequately protect themselves, their property, and their guests at all times.
- b. *RV guests and residents expressly hold harmless Braden Castle Association members, management, employees and their representatives from any and all liability and/or responsibility pertaining to losses by fire, theft, accident, vandalism, act of God, flood, act of terrorism, injuries, act of wildlife or insect or public unrest or any other cause outside our control.*

9. NO SOLICITATION OR BUSINESS ACTIVITY

- a. No type of business or solicitation may be conducted within the community.

10. GENERAL INFORMATION

- a. Quiet time is from **11:00 PM to 7:00 AM.**
- b. Showers are located near the shuffleboard area.
- c. No boat or hauling trailers allowed.
- d. Canoes, kayaks and paddle boards may be launched at boat ramp but may not be trailered.
- e. One vehicle and one motorcycle parking only.
- f. Hauling vehicle is to be no larger than a 1 ton.
- g. No open or contained fires (grilles are allowed).
- h. Campers and their belongings must stay within the designated lots' parameters. Be respectful of your neighbors and their spaces.
- i. No power washing on RV site.
- j. The sale, distribution or use of illegal drugs or other substances is strictly prohibited in the Braden Castle Community including in common areas and facilities. The Association does not sanction the serving or sale of alcoholic beverages. The Association does not endorse the private consumption or use of alcoholic beverages in common areas or facilities, and any such use will be deemed to be at the user's own risk.
- k. Fireworks, loud music or televisions, loud talking or profanity are not acceptable.
- l. All hookups must be sealed.
- m. We receive mail for all RV's at the office.
 - The address is:

**1 Office Drive East, Bradenton,
FL 34208.**
- n. You may pick up your mail during office hours. Large boxes or packages may have to be picked up at the post office.
- o. Trash containers located on west_side of white fenced enclosure. Recycling is on the east side of white fenced enclosure.
- p. Any violation of these rules may result in the immediate removal of the RV from the property.

I have reviewed and understand the rules as set forth above.

(Print)

(Signature)

(Date)

(Print)

(Signature)

(Date)

