LEISURE DAYS RV RESORT

34533 Leisure Days Drive
Zephyrhills, FL 32399-2331
813-788-2631

Information Sheet
Community Guidelines, Rules and Regulations
(*Revised July 2026*)

The Management of Leisure Days RV Resort has established these Rules and Regulations to ensure the safety and comfort of Residents, Guests and Visitors while maintaining the appearance and orderliness of the Resort. These provisions are consistent with industry standards and reflect compliance with all municipal, state, and federal codes, guidelines, and laws. The Rules and Regulations will be enforced consistently and fairly, and the cooperation of Residents, Guests and Visitors is appreciated and expected. Management reserves the right to terminate the residency, tenancy, and/or guest status of any Resident, Registered Guest, or Visitor for violation of these Rules and Regulations. In the event an incident arises that does not specifically fit within the rules and regulations or may not be reasonably resolved by the contained rules, management reserves the right to use reasonably discretion in accordance with policy and industry standards to maintain the health, welfare, and safety of the community.

1. Administrative Information:

A. OFFICE HOURS:

The hours of office operation will be posted on the office door. Phone numbers will be provided at which to leave messages for community emergency needs during weekends or off-hours.

In case of a community maintenance emergency in off hours call: **844-285-2099**.

If the event is an emergency of health or criminal nature, contact **911**

B. RATE & FEES:

Rent: is due on the 1st of the month for annual residents. For transient residents, rent is due for the time period of the arrival day, leading up to the end of the current month. Rent shall then be due on the 1st of each month for the duration of the transient residents stay through the following month.

Late Fee: A late fee of **$30** is applied on the 7th. Current rate sheets can be obtained from the management office.

Returned Payment: In the event of a returned payment, whether ACH or physical payment, a fee of $30 shall be applied to the resident's account. For the following 90 days, the resident will be required to pay by verified funds if a return on payment has occurred.

Damages: Any resident caused damage, including but not limited to, pet damage, vehicle wreck, misuse of plumbing, misuse of garbage services shall be billed back for the cost of repair. Management will select the vendor and repair the damage, and once complete, provide the invoice to the damaging resident for reimbursement to the community.

2. Sales, Occupancy, and Visitors:

A. RESIDENCY APPROVAL:

Every person desiring to become a resident or tenant in the Resort must first fill out an application form. Management will use the application to perform a credit and/or background check to determine if the applicant is qualified to become a Resident or Registered Guest. Approval is at the sole discretion of Management but will not be unreasonably withheld.

The applicant must present with the application,

(a) driver's license;
(b) birth certificate;
(c) passport;
(d) immigration card;
(e) documents containing a birth date of comparable reliability.

Purchasers of units in the Resort will also be required to submit to the office a copy of the transferred or new title to the unit. In addition, all renters of any unit must also undergo the same approval process and meet all other requirements set forth in these Rules and Regulations before being allowed to rent any unit in the Resort. New residents will be expected to follow any entrance procedures given to them by Resort management. A reasonable fee will be required and paid prior to the application being processed. The fee will be consistent with all incoming residents, and the rate will be displayed at the office. Upon approval of a new homeowner, the new homeowner must provide a copy of current / updated title of ownership, registration, and current vaccination records for any pets.

Residents wishing to own must complete both a background and credit portfolio check. Residents wishing to only reside, not own a home, may only be required to conduct a background check. Payment to the office for site rental is required to come from the homeowner.

B. VISITORS:

Residents and Registered Guests shall register all additional guests and overnight visitors at the Resort office. Visitors may remain with a Resident or Registered Guest for no more than fifteen (15) consecutive days or thirty (30) total days per year. Any guest staying in the Resort for more than (30) days must become an approved additional occupant in the unit, subject to all application/approval requirements. (15) consecutive days must be separated by a period of, at minimum, two weeks (14 days) prior to an additional stay of (15) consecutive days. It is the responsibility of the homeowner to communicate both the arrival and departure of the guests. The departure date and total time counted for the guest is not concluded until the resident confirms the guest's departure once they have left.

Visiting children under the age of fifteen (15) must confine their activities to the home of the resident they are visiting and otherwise must be accompanied by an adult in all other areas of the Resort.

Residents and Registered Guests are responsible for acquainting their visitors with the Rules and Regulations of the Resort, for the behavior of their visitors in the Resort, and for any damage their visitors may cause in the Resort.

C. CAREGIVERS:

It is the goal of Management to extend reasonable accommodations to persons with disabilities. Management reserves the right to make any necessary exceptions to these Rules and Regulations in order to comply with the Federal and Florida Fair Housing Act, the Americans with Disabilities Act, or other laws which require us to act accordingly.

a. To qualify, a duly licensed medical provider, a person with substantial knowledge of the disability, or person having direct oversight of a Resident's healthcare, may execute a form and deliver the form to the Resort Office attesting that it is medically necessary that the Resident have a full-time, live-in Caregiver. Management may further require proof that the prospective Caregiver is capable of providing such care.
b. Caregivers must first complete an Application for Residency form and return it to the Resort Office. Management will use the application to perform a criminal background check to determine if the Caregiver meet the minimum qualifications to reside in the Resort. If the Caregiver meets the move-in qualifications, an exemption may be granted to the Caregiver, waiving the minimum age requirement and granting a Conditional Approval for Occupancy. The acceptance or denial decision will be made at the sole discretion of Management. Only after written approval is given and received will the Caregiver be permitted to reside in the Resort.
c. The Caregiver will be subject to all the Rules and Regulation contained herein, just the same as any Resident. The Resident for whom the Caregiver is retained will remain the primary resident, maintaining responsibility for payments of any Rents and remedy of violations. Once the responsibilities of the Caregiver ceases or the Resident's need for a Caregiver is completed, then it is agreed that the Caregiver will vacate the Resort.
d. This Caregiver exception shall also apply for those Residents which are required to bring into their home a dependent requiring care. This grant will be given in the sole discretion of Management after review and consideration of all the relevant criteria.

D. SALE/RENTAL OF UNITS:

All sales/rentals must be approved in advance by Management. *No sale/rentals of units will be approved unless unit is in compliance with rules and regulations and purchasers/renters meet qualifications.* All homeowners must inform the Management Office when they are going to rent their home.

Details to include:

- Names of all occupants
- Ages
- Addresses – Local & Previous
- Telephone numbers
- Length of stay (minimum 3-month rental – no more than 2 renters annually)

a. All potential renters over the age of 18 must pass a background check. The renter(s) will provide the required information and documentation to the park manager who must be in receipt of a positive result from the background check prior to the renter(s) occupying the home.

b. The background check fees are paid up-front by the renter(s) in the form of a personal check or money order only. The office will not accept cash or credit/debit cards for this service.

c. Guests staying longer than the minimum days are considered occupants and must conform to those requirements of occupants.

d. When an approved renter arrives, the homeowner must inform the renter to stop by the office and register. Failure to register at the office will result in the renters being asked to leave the park immediately (*Florida law requires the office to know who is staying in the park*).

e. Homeowners can only rent their homes out twice (2) a year.

f. When the homeowner rents out their home at Leisure Days RV Resort, the homeowner cannot use the amenities of the park (i.e. pool, clubhouse, laundry, trash, shuffleboard, etc.) The use of these facilities are reserved for the occupant of the dwelling.

g. No individual shall cause themselves to own more than (2) homes / RV's at the community. For intent and purpose, two cohabitating individuals and/or two individuals in a domestic relationship shall serve as one individual. *Example: Husband cannot own two homes solely in his name and wife an additional two homes solely in her name.*

h. Commercial ownership of a home (i.e. LLC, sole proprietor, partnerships, corporation) is not permissible.

E. AGE REQUIREMENTS:

It is the intent of the owner and management that the Resort be operated as "*Housing for older persons*" in accordance with the Federal Housing for Older Persons Act of 1995 (*as amended or modified from time to time, "HOPA"*). Under HOPA, "*older persons*" are defined as persons fifty-five (55) years of age or older. The Resort complies with HOPA and is intended to be reserved for occupancy by persons fifty-five (55) years of age or older, with certain exceptions as allowed by HOPA. At least eighty percent (80%) of all occupied units within the Resort must be permanently occupied by at least one resident fifty-five (55) years of age or older. All other residents of the Resort must be at least (45) years of age or older.

Additionally, a person who is 55 years of age or over must reside in the unit. Residents of the Resort will be screened for compliance with these provisions, and no application for residency will be accepted without satisfactory proof of age such as a valid driver's license, birth certificate, passport, etc. Under HOPA, the owner/management may, at its sole discretion:

- Modify this requirement,
- Limit its enforcement, or
- Strictly enforce this rule as a result of its interpretation under Federal or State law.

If a unit is sold to someone who is not approved through the screening process, that person may not reside in the Resort or must move the home from the Resort, subject to all requirements pertaining to the moving of a manufactured home or recreational vehicle.

3. Community Amenities:

A. RESIDENT ASSOCIATION:

The Residents of Leisure Days RV Resort have established an organization for the purpose of encouraging social activities within the Resort. All Residents and Registered Guests are encouraged and permitted to take part in planned activities. Leaders and representatives of this association will work in cooperation with Resort Management for the benefit of all Residents and Registered Guests of the Resort.

B. TELEPHONE/MAILBOXES:

A local use telephone is located on the east side of the laundry facility. Individual locking mailboxes are provided on the west side of the Activity Center. Mailing address consists of: ***Individual Street Names and Numbers within the Resort.***

C. LAUNDRY FACILITIES:

Laundry facilities are provided for the use of the Residents and Registered Guests only. Laundry facilities are permitted for the use of clothing. Heavy items that can damage, such as large blankets, etc., are not permitted. Heavily soiled items or clothing, having an abnormal amount of dirt, mud, pet hair, is not permissible without management approval / machine designation.

D. ACTIVITY CENTER / RECREATIONAL AREAS:

The Activity Center and Recreational Areas are provided for the use of all Residents and Registered Guests and are normally open for use daily—Activity Center from **8:00 AM to 10:00 PM** (seasonal) and are not restricted for use of any single Resident/Registered Guest or groups thereof. It is the responsibility of each group of Residents/Registered Guests to clean up the Center/Areas after use. In order to preserve the facility, please consult with management prior to the moving, removal, or installation of any furniture, decorations, or furnishings.

E. SWIMMING POOL:

Please observe all posted rules and hours of operation governing the use of the swimming pool. No lifeguard is on duty at any time; therefore, Residents and Registered Guests assume all responsibility for their own safety as well as the safety and conduct of any visitors, especially visiting children. Children under the age of fifteen (15) must be accompanied by an adult when at the pool. Registered overnight guests may use the swimming pool only during the days registered with the community. Day guests (non-overnight) must be accompanied by the community resident they are visiting.

F. GARBAGE:

A fenced dumpster area is located near the front of the Resort for the use of Residents and Registered Guests. Garbage must be secured in plastic bags before being placed in dumpster. Please notify Management office if dumpster is full. Do not place garbage in front or around dumpster. Dumpsters are for household generated debris only. **NOTE**: *Items such as building materials, furniture, Appliances, tires etc. are prohibited.*

G. EQUIPMENT / TOOLS:

(Resident Utility Shed): The Resort provides a shed to maintain additional equipment and tools for Resident/Registered Guest use. Such equipment is available and should be signed out and must be returned in good/clean condition after use. Requirements for the use of these items are subject to change as the community social organization sees fit. The equipment and tools are provided and overseen by the community's social organization (Fun Club) and / or residents. The community, nor its management, are responsible for the tools and the oversight of their use. Tools / equipment owned by Leisure Days RV Resort are not available for use on residents' property or by personnel other than staff.

H. SHOWERHOUSES / RESTROOMS:

Shower houses and restroom facilities are to be occupied by one person at a time. Any misuse / abuse is prohibited. Any vandalism, damage, or unreasonable cleanliness must be reported immediately to management in order to remedy.

4. Resident Conduct:

A. RESIDENT / GUEST CONDUCT:

Residents, and their guests, shall conduct themselves in a manner that is respectful of the community, staff, and other residents. Offensive, argumentative, disorderly, or retaliatory conduct is not prohibited. Guest conduct is the responsibility of the resident.

Please familiarize your guests with community rules upon their arrival.

It is prohibited to use another resident's site as a "cut through", parking, driving on, or an area for pet walking / restroom area. Any complaint about another resident or guest must be documented, by the complaining resident, onto a request for attention form to receive response / investigative matters.

B. QUIET TIME:

Residents and Guests are asked to observe the hours of **10:00 PM to 8:00 AM** as quiet time during which extra care should be taken to control noise. Public profanity and disorderly conduct are always prohibited. Among other limitations, loud music, noisy vehicles, social gatherings, and pet owners should take extra care during these hours to avoid excessive noise.

C. **LEAVING COMMUNITY:**

In preparation for leaving the community for an extended time, please:

a. Close down any window awnings.
b. Secure/place inside any items that could become projectiles such as lawn chairs, clothes lines, grills, etc.
c. Shut off water and LP gas to unit.
d. Arrange for the care and upkeep of weeds and plants around your home.
e. Notify office of departure and update any necessary contact information.

D. **SPEED LIMIT:**

The maximum speed limit at all times within the Resort is **10 MPH**. This applies to vehicles, as well as any other form of transportation. Please observe this and all other traffic control devices and signs for the safety of all Residents and Guests.

E. **PETS/PET WALK:**

Leisure Days RV Resort welcomes cats or dogs if they are non-aggressive and not a vicious breed. These rules are intended to provide guidance for pets only. Service animals / ESA's will not be restricted by the community pet rules, where State / Federal Guidelines overrule.

- There is a 30 lb. maximum weight limit for each pet. Up to two pets are permitted.
- Upon arrival, proof of current vaccination from a veterinarian must be supplied to the office for your file.
- Pets are NOT allowed in public areas (clubhouse, laundry, pool) or where any park functions are being held.
- All pets shall be on a leash when outside and are not to be chained or left outdoors unattended.
- Pens, dog houses, and fences for pet containment are prohibited.
- Pet owners are required to use the dog park. Please respect other residents' properties and do not let your pet on other residents' yards.
- Pet owners shall be responsible for immediate repair of any damage, prompt cleanup of any feces of their pet and disposing of it in a sanitary manner in the trash dumpster or pet littler collection canister.
- Barking or excessive noise from a pet that exceeds three (3) minutes, or repeated failure to immediately clean-up your pet debris may be cause for management to ask the owner to remove the pet from the Resort. It is expressly agreed that management's discretion is final.
- To ensure the safety of all guests, visiting pets are prohibited from the resort.
- It is illegal to feed wild or stray animals, wild birds, or alligators.

5. Home and RV Site Requirements:

A. SITE REQUIREMENTS:

In general, self-contained or independent RV's, Park Models, in good or better than good condition, will be permitted in the Resort. Entrance into the Resort is at the sole discretion of the Management. School bus-type RV's, camping trailers, or RV's which do not meet the RV code will not be permitted. All homes and RV's must be kept in good or better than good condition to be an asset to the atmosphere and appearance of the Resort.

Any home or RV allowed by an owner to fall into disrepair or disorderliness must be repaired, cleaned, painted, etc. at the request and discretion of Management. All plants and weeding of gardens and garden areas must be kept up or Management will arrange to have it done and charge the Resident or Registered Guest account a reasonable amount for labor and materials. Sites must be kept in a neat, orderly manner, and Management reserves the right to require cleanup of sites and removal/repair of items. The home site's purpose is for residing and not commercial use. No resident shall allow their property to be used for a manner of business / income that creates additional traffic to the home site.

B. SET-BACKS:

Only one Park Model or RV is permitted on each site. Lot sizes and lot lines are approximate and will be interpreted at the sole discretion of Management. Building, set up, and fire codes require a minimum ten-foot (10') structure to structure clearance with a minimum five feet (5') of open space maintained between the home and perimeter of each site. These requirements pertain to Park Models, RV's and any extensions thereof and are intended to provide uniformity, protect individual property, and permit clear access to lots for routine maintenance and to utility lines, poles, hookups for maintenance and repair.

Any Residents or Tenants whose units are not in compliance with these requirements at the time of this Rules revision will be given reasonable time and accommodations in order to bring the unit to compliance. Such reasonable time and accommodation will be at the sole discretion of Management.

The decision of management to not put undue financial hardship on a resident in order to bring a unit into compliance (e.g. the moving of an existing air conditioning unit or entire home) will not be construed as permission for other units not to be brought into compliance.

C. EXTERIOR IMPROVEMENTS:

All Park Models and RV's set up in the Resort on a permanent or long-term basis must be tied down and have skirting around the home within (30) days of home placement Due to limited space and existing codes, all exterior improvements; example concrete patios, patio covers, porches, screen rooms, portable screen rooms or awnings, storage sheds, parking areas, awnings larger than those covering windows, fences, enclosures, clothes lines, and permanent plantings such as hedges, bushes, gardens, and trees must be approved in writing and in advance by Management (*Site Alteration Form must be filled out and submitted to the management office*). Approval of such will not be unreasonably withheld but will require all necessary permitting and inspection according to Pasco County codes. A copy of which must be given into the management office before any work starts.

Due to varying lot and unit sizes, not all residents have space available for such improvements. Technological circumstances dictating the transition from analog television signals to digital reception

may increase demand for satellite dishes and like equipment. Due to limited space, such equipment must be mounted on homes, subject to any Federal, State, and Local guidelines. Some cable/satellite providers do not have equipment that is suitable to meet these requirements. It is the responsibility of the Resident to find a provider who can meet the Resort requirements. Any Residents or Tenants whose units are not in compliance with these requirements at the time of these Rule revisions will be given reasonable time and accommodation in order to bring the unit into compliance. Such reasonable time and accommodation will be at the sole discretion of Management.

D. **FLAGS:**

Flags / banners shall be limited to one U.S. Flag or Official State of Florida Flag. One additional POW / MIA or US Military Service Branch flag is permissible. An official flag of another nation may be displayed in place of either the U.S. Flag or military flag. Management reserves the right to limit both size and location of the flag based upon reasonableness and the variances allowed within both State and Federal Statute.

E. SIGNAGE:

Signs / postings etc. whose primary language / appearance is to advertise for a service are prohibited. Display of any signage / banner that is of political nature is prohibited. Display of any signage that is of a vulgar, derogatory, negative, or inflammatory, nature is prohibited. The nature of the sign will be at the discretion of management. Management shall apply any interpretations both fairly and consistently for the health and welfare of the community. (1) FOR SALE sign is permitted per home. This sign must meet the industry standard sizing for yard posted realty signs and be professionally made. The sign may be placed in the flowerbed or attached to the home in an attractive manner. Additional signage may be allowed for 24 hours leading up to / during, an "Open House" for the purpose of selling a home.

F. OUTDOOR CARPETS:

Outdoor carpets, mats, artificial turf etc. are only allowed to be placed over existing concrete pads / patios, so long as the mat is in clean and good condition. Carpets, mats, pads or any similar item / material are prohibited when used as a pathway. They are strictly prohibited from being used as parking. They are strictly prohibited when placed over top of grass / gravel area.

G. TENTS / AWNINGS:

Tents and portable screen rooms are not permitted. Pop up awnings are permissible to be used only over an existing concrete "picnic pad" on an RV site. Awnings shall be used for sun / rain protection and shall be free of any side walls or items used to either physically or visibly enclose the area. Awnings used must be clean, in good condition, and not visibly distract from good appearance and orderliness. Management shall maintain consistent discretion of the forementioned application. Use of the awning requires appropriate tie down measures and written approval (site alteration form) through management.

H. FENCING / PENS:

Fencing, pens, or any like construction is prohibited.

I. **CLOTHES LINES:**

Clothes lines must be placed inconspicuously toward the back of any site and within the boundaries of the site, must be portable, and must be folded up when not in use. Ropes strung on homes or sites for the purpose of clothes drying are prohibited.

J. **LAWN CARE / LAWN WATERING:**

Handheld watering is permitted. Any additional irrigation must conform to governmental regulations and will incur additional Resort charges due to water and sewer costs.

Lawncare is provided at the cost of the community. The lawn will be mowed and curtilage string trimmed. Should the resident choose not to utilize the lawncare services, this will not result in fee reduction. If a resident chooses for their lawn to not be serviced by the community vendor, the homeowner must notify the office in writing. The lawn will be consistently marked in a pre-designated manner by management. This will be done in a uniform manner throughout the community that will be in agreement with lawn vendor. Residents are not permitted to mark their own lawns for designation. Denial of "partial service" is not available, full service must be allowed or all denied. Failure to maintain lawn and/or failure to self service lawn within 24 hours of vendor service may result in "opt-out" option being removed.

K. **RADON GAS NOTIFICATION:**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantity, may present health risks to people who are exposed to it. Over time, levels of Radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding Radon and Radon testing may be obtained from your county health unit (*Notification required by 404.056(8) Florida Statutes*).

6. Storage and Parking:

A. OUTSIDE STORAGE:

All Residents and Registered Guests shall maintain their sites in an orderly and clean manner, avoiding the excess accumulation of items outside homes. Residents are permitted one container for the purpose of storage outside the home, pending management approval. Among other notable items, management will take into consideration the most inconspicuous location for storage, as well as, ensuring no utilities will be interfered with prior to approval. Items shall not be stored or left in easements, on other lots, or outside homes on a long-term basis. Management reserves the right to have items moved to permit regular maintenance.

Professionally manufactured storage buildings or containers up to 6' X 8' are permitted with prior Management approval and as of this rule's revision, must be hurricane standard and permitted per the County building codes. Such storage units must comply with all set-back requirements and be properly anchored to the ground according to County guidelines. Any Residents or Tenants whose units are not in compliance with these requirements at the time of this Rules revision will be given reasonable time

and accommodations in order to bring the unit into compliance. Such reasonable time and accommodations will be the sole discretion of Management.

B. <u>VEHICLES/PARKING:</u>

Vehicle parking is permitted only on the homeowner's site. Additional vehicles such as golf carts are also permitted, so long as all vehicles can be parked on one's own site and off the Resort roadways. Motorized scooters and motorcycles are prohibited but may not produce more than moderate noise (at the sole discretion of Management) and must be driven directly between the entrance of the Resort and the individual site. All vehicles not equipped with exhaust producing noise equivalent to factory installation shall not operate the vehicle outside of the communities' quiet hours.

Boats and utility trailers may not be stored within the Resort, and long-term storage of cars/trucks must also be done off-site. Parking area at the Activity Center is generally for events. Other than for events, only short-term, overflow visitor parking is permitted at the Activity Center. Vehicles left in the Resort seasonally must be an approved parking surface. All bicycles used in the Resort should be equipped with lights and reflectors if ridden after dusk/before dawn. It is prohibited to use another resident's site as a "cut through", parking, driving on, or an area for pet walking / restroom area.

Parking on another resident's site, or RV site, is not permissible without written permission. This written permission must be presented to the community office in advance.

As required, these rules have been posted 7/15/2026 on the community public bulletin board.

These rules have been distributed to all available, applicable, residents in email blast 7/15/2026.

These rules shall go into effect 8/15/2026.

LEISURE DAYS RV RESORT

Information Sheet
Community Rules and Regulations

(*Revised September 2018*)

Guidelines, Rules and Regulations

I have read and understand the *Rules* and *Regulations* and agree to abide by them.

Name of Resident/Guest (*Print*)	Signature	Date	Lot #
Name of Resident/Guest (*Print*)	Signature	Date	Lot #

Notes/Comments:

PET AGREEMENT

I, _____, (*Print Name*) agree to the following:

1. To take full responsibility for any damage or complaints caused by my pet.
2. I will not allow the animals in public areas or in other residents' yards.
3. When outside, I will always keep my pet on a 6' leash.
4. My yard will be kept free of odor and feces. I will not pen or leash the pet outside.
5. At no time will I board pets for others.
6. I understand that the pet's weight must not exceed 30 pounds.
7. Pets must have current vaccinations and tags.
8. Barking or excessive noise from a pet that exceeds three (3) minutes may be cause for management to ask the owner to remove the pet from the Community.
9. If management receives three (3) written complaints that the pet has been a nuisance to other residents of the community, I agree to remove the pet from the community within ten (7) days after receiving notice from management.

Pet # 1 – Name: _____ (*Attach Vaccination Records*)

Breed: _____ Color: _____ Sex: _____

Tag Number: _____ Weight _____ Lot #: _____

Pet # 2 – Name: _____ (*Attach Vaccination Records*)

Breed: _____ Color: _____ Sex: _____

Tag Number: _____ Weight _____ Lot #: _____

Signed: _____ Date: _____

Notes/Comments:

_____

_____

_____