



Monthly Guest Resort Rules

Speed Limit

The speed limit throughout the resort is **5 MPH**. Do not exceed the speed limit for any reason, including emergencies. Always watch for and yield to children, pedestrians, pets, and wildlife.

1. Quiet Hours

Quiet hours are **10:00 PM to 8:00 AM**. Noise of any kind must not be heard outside of your site at any time, including but not limited to music, televisions, vehicles, animals, or personal voices. Obscene music is strictly prohibited. Loud voices, excessive talking, or disagreements are not tolerated and are grounds for immediate removal from the resort.

Guests are not permitted to confront other guests regarding noise complaints or rule enforcement. All concerns must be reported to resort management or staff.

2. Site Cleanliness & Clutter

Sites must be kept clean, orderly, and free of clutter at all times (see Clutter Addendum). Guests are responsible for maintaining their RV site free of debris, unsightly items, or undesirable materials as determined by management.

- Tarps are not permitted at any time
 - External storage is not permitted
 - No exceptions
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3. Pets

- Maximum of **two (2) pets per site**
 - Pets must be leashed at all times (maximum 6-foot leash)
 - Pets may not be left unattended inside or outside the RV
 - Pets must have current vaccinations
 - Excessive noise or disruptive behavior will result in removal of the pet and/or guest
 - One warning will be issued; continued issues may result in eviction
 - **See Pet Policy for additional rules and requirements**
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4. Children

Children **12 years of age and under** must be accompanied by an adult at all times. Unattended children will be instructed to return to their site immediately. Continued violations may result in removal from the resort.

5. Trash & Recycling

Trash must be placed in the provided containers.

- Do **not** place items outside of receptacles
 - A fee will be charged for improper disposal
 - Large or bulky items (furniture, appliances, car seats, clothing, etc.) must be taken to the landfill by the guest
 - Cardboard must be broken down and placed in recycling bins
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6. Zero-Tolerance Policy

The resort maintains a **zero-tolerance policy**. All rules, including the Clutter Addendum and Pet Policy, must be followed to avoid eviction.

7. Vehicles & Parking

- Maximum of **two (2) vehicles and one (1) RV per site**
 - Small boats may be allowed within designated areas
 - Additional vehicles require management approval and may incur fees
 - **Do not park in empty sites or block roadways**
 - All vehicles must fit within the assigned site
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8. RV Requirements & Condition

All RVs must be clean, well-maintained, road-ready, registered, and insured. RVs must:

- Be water and sewer ready with operational holding tanks
- Be **10 years old or newer** (unless approved by OCRV Management)
- Remain movable and not affixed to the ground
- Have current registration and insurance

Any vehicle left on-site for more than **7 days**, operable or not, may be towed at the owner's expense. Repairs are not permitted except for minor work approved by management. Exterior cleaning or pressure washing may be required at guest's expense upon request.

9. Occupancy & Guests

Rental rates include **up to two (2) occupants**.

- Additional residents require prior approval and an additional fee
 - All guests must register at the office
 - Guest parking passes must be displayed at all times
 - Unauthorized vehicles will be towed at the owner's expense
 - Guests may not stay more than **14 days per calendar year**
 - Tents are not allowed for more than 14 days at a time
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10. Prohibited Equipment

The following are not allowed at RV sites:

- Log splitters
 - Power tools
 - Refrigerators
 - Ice machines
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11. Commercial Activity

Commercial sales of any kind are strictly prohibited, including but not limited to food, firewood, crafts, or other products.

12. Vehicle Washing

Vehicle washing is prohibited without prior approval and a scheduled date authorized by management.

13. Guest Conduct, Confrontations & Threatening Behavior

Guests **must never confront other guests** for any reason, including but not limited to noise, pets, parking, children, or rule violations. All concerns must be reported directly to resort management or staff.

Any confrontational, argumentative, threatening, or abusive behavior — including incidents requiring law enforcement response — will result in **immediate eviction**. Rent and deposits will be forfeited, and the guest will not be allowed to return.

14. Illegal Activity

Illegal activity of any kind is strictly prohibited, including drug use, manufacture, sale, or distribution. Violations will result in immediate eviction, notification of local authorities, forfeiture of deposit, and no rent refund.

15. Site Departure

Upon vacating a site, RV and all personal property must be removed. Any cleanup, dump fees, or labor costs incurred will be charged to the guest. No subletting of space or transferring ownership of property without consent and approval from management.

16. Monthly Rent

Monthly rent is **due on the same calendar day as your initial check-in** each month. Rent is **considered late if not paid by the due date**, even though a **5-day grace period** is provided. Payments made after the grace period will incur a **\$50 late fee**.

Site # _____

Guest Name _____

Guest Signature _____

Staff Initials _____