



RULES & REGULATIONS

All reasonable means have been taken to insure that your residency here is pleasant and enjoyable. This property is privately owned and we are required by law to abide by certain standards. Many of our rules and regulations are based on law requirements. The remainders are published to additionally protect life, property, privacy and a pleasant environment. Live Oak reserves the right to evict any tenant whom it deems unsuitable or incompatible with other residents at any time. We consider ourselves an **ADULT RETIREMENT COMMUNITY**.

Your consideration and courtesy to others, plus your cooperation in maintaining an attractive home and lot, will help us to maintain the high standards of this park.

REGISTRATION:

1. Incoming campers must register at the Office upon arrival.
2. All non-residents entering or using the park must register at the office.
3. All rents and charges are payable in advance.
4. Rates are based on 2 residents per unit. The charge for additional resident(s) is \$5.00 per day based on length of reservation.
5. Check out time is 11:00a.m. Check in is 1:00p.m.
6. Units left on reserved sites after 12:00p.m. on day of check-out will be charged for that day. Failure to comply will lead to removal at owner's expense.

OFFICE HOURS:

9:00a.m. to 5:00p.m. Monday thru Saturday
Sunday: Closed

QUIET HOURS:

10:00p.m. to 7:00a.m. – please observe. Respect your neighbors
– no running generators during quiet hours.

GUESTS:

1. Guests must register with the office upon arrival.
2. Guests are limited to 30 days.
3. Guests are \$5.00 a day.
4. Residents will be held responsible for any park property damaged by their guests.
5. Residents must accompany both adult and minor guests (kids on bicycles) in the recreational and golf course areas.
6. Guest playing golf must pay non-resident price
7. Resident(s) must be present when anyone is staying in their unit.

VEHICLE OPERATION:

1. Speed limit is 10 M.P.H. - PLEASE observe.
2. Be alert to pedestrians and bikers.
3. Vehicle operators must be licensed with proof of insurance.
4. Bicyclists will observe the same traffic rules as automobiles and must have a light if riding after dark.
5. All motorcycles, mini-bikes, and mopeds must be registered on the Resident information Form. All owners are responsible for knowing the rules and regulations.
6. Mechanical repairs to any vehicle/boat are allowed only in a designated area; please inquire at the office. There is an oil drum in the shop area to dispose of straight motor oil only.
7. No heavy semi-trucks, tractors or tractor trailers allowed.
8. No golf carts allowed except those owned by park management.
9. Vehicle parking on patio slabs is not permitted.
10. Your tow vehicle must be detached from your trailer while on lot.
11. Please pull off of your lot before you hook-up your tow vehicle.
12. Any vehicle must be parked to the left of the patio slab. One vehicle per site. Two vehicles may park on a concrete driveway bumper to bumper if room allows. If you have more than one vehicle, the second vehicle must go into storage. Please see the office for parking instructions.
13. No vehicle shall be parked on any unoccupied site.
14. Guest parking is allowed on the resident's lot if there is a concrete driveway or in storage. No guest vehicles may be parked at the Clubhouse, Rec Hall, or Pro Shop parking areas
15. Approach exit gate slowly. Gate will open automatically. One vehicle at a time through the gate.

GARBAGE

Place securely tied bags in front of your unit by 10:00 AM on Monday and Thursday for pick-up (do not leave out overnight). At any time you may take your household garbage to the trash trailer parked in the maintenance area. Residents are responsible for taking any non household garbage to the landfill. Directions to the landfill are available in the office. All grass clippings must be put into a container that can be dumped and twigs and branches must be tied for pick-up at your site. There is no plastic allowed in the brush trailer per the DeSoto County Landfill.

REST ROOMS AND SHOWERS:

These are provided for your convenience. Use as you would your own. Leave area clean after use for the next person. Please close all doors and turn off lights when finished. Pool users must dry off before entering bath houses, clubhouse, laundry, and library.

LAUNDRY:

1. Washers and dryers are provided for your convenience.
2. Do not leave clothes in machines unattended.
3. Please wipe washing machines and remove lint from dryer filter after each use.
4. Use only biodegradable detergents.
5. Management is not responsible for color changes that may occur during wash. Chemical changes in the water are unavoidable and could cause color fading to garment.
6. Umbrella clothes lines are permitted and must be placed directly behind your unit. Management must approve placement. Clothes are to be removed as soon as dry. Clothes line is to be in down position when not in use. Umbrella units must be removed when leaving the park, leaving no pipe above the ground.
7. Laundry rooms are open 24 hours.
8. Do not overfill machines.
9. Please close all doors and turn off lights when finished.
10. Laundry facilities are for residents only. Please notify office if you see anyone using facilities that shouldn't be.

MAIL:

Your northern address should be your permanent address. Please have your mail forwarded from you northern post office while you are at Live Oak. This should be a temporary forward. You may place your outgoing mail in the mailbox located outside of the office. This box is not a United States Postal Service box. The mail is collected out of this box at 12:30 pm. Your address is:

(Your Name)
12865 SW Highway 17 LOT (your lot number)
ARCADIA FL 34269

Mail should be in the outside boxes by 12:00 p.m.daily, except in bad weather. You may come to the office and get your mail on these days. The red flag designates mail in boxes. A mail key is provided for each resident not in the short-term section for a refundable deposit of \$5.00. Prior to departure, stop by office and complete a forwarding form. There is a \$10.00 charge per page (thirty labels) to forward your first class mail only. We will forward your mail for 30 days after your departure date. No magazines or newspapers will be forwarded. To avoid this charge, please notify everyone you receive mail from of your summer address. Annual residents should get a Post Office box in Fort Ogden to handle their summer forwarding and holding requirements.

When returning to Live Oak, in order for us to hold your mail, you must call in advance. If you don't call, we will return all forwarded mail. All boxes will be refused.

PHONE/ELECTRIC:

Phone and metered electric is available at each site (with exception of overnight section). Electric in the overnight section for 6&6 and Annual residents is \$3.00 a day payable to Live Oak at the end of each month. If you are staying six months or more, you are responsible for your electric. It is your responsibility to provide deposit/service hookup fees, etc., when connecting these utilities. Bills will be mailed directly to you for payment. Any alteration, repairs, modifications to any utility service on site is prohibited.

WATER USAGE/SEWER:

1. Help to keep water consumption within reason.
2. Limited watering allowed during early morning/late evening.
3. Make sure that when you water, it does not run down the street.
4. Washing of vehicles and RV's should be minimized – automatic shut-off valves required. Washing of boats is permitted only in storage area.
5. Excessive water use may require restrictions and/or change.
6. Hook-ups must be properly connected.

7. Sewer:

- Rubber seals must be used.
- Do not stuff with rags.
- Do not dispose of grease, plastic, feminine hygiene products or solids (other than toilet paper) in sewer.
- Do not dispose of grey water on top of ground.
- Only biodegradable, non-formaldehyde chemicals are to be used in the disposal systems; anything else destroys the natural bacteria action needed to balance the sewage processing plant.
- Ensure there is no sewage seepage from your connections.
- Anti-freeze is prohibited.
- Garbage disposals are not permitted.

PETS:

We allow pets in our park. However, pets are a problem, so your cooperation in attending to your pet is essential. Your pet must be leashed at all times; do not leave your pet tied or unattended to disturb other guests. The park provides a pet walk and pet waste stations, please use them. Do not dispose of pet waste in trash cans in any of the buildings. Promptly clean up after your pet. Barking, noisy or vicious animals will not be tolerated. If your dog is left in the unit and is noisy, you will be required to take the dog with you when you leave the unit every time. Please be considerate of your neighbors who are not pet owners. Do not allow your pet on another resident's lot unless invited to do so. Pets are not allowed in any resort building or recreational areas. Also you may not walk your dog on the golf course or club house lawn. Management encourages residents to notify the office if any of the above conditions are not observed.

SITE:

1. All units set up in a manner acceptable to management.
2. Units left on site annually must be blocked up, tied down and under skirted with white aluminum C-channel, soffit or white one inch vinyl lattice. No wood skirting is permitted. Under-skirting is to be done within 30 days of set-up. Also, phone, power cord and sewer must be buried. If your unit is not tied down and you want to skirt your unit, you must use the same material as a tied down unit. Live Oak is not responsible for any damage to skirting
3. If you are a 6&6 or Annual in the short term section, you may not tie down in that section or leave your unit on the lot in the summer when you are not in it. The unit will have to go into storage.
4. If you are on the main park, the nose of your unit must be ten feet from the road. If you are on phase II or phase III, the nose of your unit must be fifteen feet from the road. You must unhook your tow vehicle before backing onto the lot.
5. One vehicle and one RV per site.
6. We allow 24 hours to load or unload RV's or trailers at your site before moving to storage. No RV's, trailers, or vehicles may be parked in the street overnight.
7. Site must be kept clean, orderly and in good state of repair.
8. Only patio or outdoor furniture on patio area.
9. Sheds are permitted and must be purchased from Live Oak. Any other storage container must be approved or will be required to be removed.
10. No TV or satellite pole shall be erected without management approval. Satellite dish must be mounted to unit, shed or within flower bed surrounding your unit.
11. All flower beds must have a border or curbing.
12. Temporary or permanent structure (storage, screen room, carport, etc.) must be management approved. Park owner has sole authority to pull permits. All construction must be approved by park management prior to start. After you get management approval, your contractor must get an authorization letter from the office to pull a permit.
13. No signs, except small name signs, shall be displayed on site.
14. Prior approval by management must be obtained before trimming, planting or altering of any park landscaping due to underground utilities. There will be a fee for repairs for any damage.
15. Exteriors of all units shall be maintained (cleaned) accordingly. Management reserves the right to request cleaning or painting of any unit.
16. Please do not pull through lots. All lots are back-in only.

STORAGE:

A fenced in compound is available to store extra cars, RV's, boats, trailers, tow vehicles: inquire at office for fees. Storage is on a first come first serve basis. Live Oak is not responsible for any theft or damage done to any unit while it is in storage.

RV'S:

Management reserves the right to inspect RV before entering the park. Minimum length is 26 feet and no older than 10 years.

SALES:

Resale of RV's, Park Models or Mobile Homes to current residents must be registered with the office. Any sale of a unit over 10 years old must be approved by management before transfer of title. If not acceptable, the unit will have to be removed from park. Resale of RV's, Park Models or Mobile Homes to someone outside the park must be pre-approved by management prior to any sale, if new owners wish to reside in park. If the unit is sold without park approval, the new owner/tenant will be subject to eviction. Lot rent or deposit is not transferable to buyer. If the unit is for sale by owner, the owner is the only person who may show the unit. If your unit is for sale, it may not be rented.

SUBLEASING:

No subleasing is allowed. Any subleasing of Park Models, Mobile Homes, and RV units must be done through the office. Unit owner is responsible for expenses during rental period, including electric, lot rent, propane, and repairs. Rental rates are set by management. Units that are for sale may not be rented.

COMMUNITY LIVING:

1. Work to handle/resolve problems with your neighbor.
2. To involve park management regarding same would require a written and signed statement brought to the office.
3. If we are unaware of rule violations, we can not enforce them. In the event, of resident or lots in violation of rules and regulations, a notice of rule violation will be issued by management.
4. Confidentiality will be maintained.
5. In accordance with state law, smoking is not permitted in any building. Electronic cigarettes are not permitted in any building.
6. Shirt and shoes required in all buildings.

PROHIBITED:

- tents
- open wood fires
- truck campers
- fences
- fireworks
- vans
- firearms
- pop-up campers

RESPONSIBILITY:

1. Tenants will be responsible for damage to park properties by themselves, or by guests.
2. Tenants will abide by rules and regulations posted at respective facilities.
3. Tenants will not conduct business enterprises, peddling, soliciting or selling without prior management approval.
4. Disorderly conduct, intoxication, profane language or excess noise will require removal from this park.
5. Tenants are responsible for all personal property (including living unit). Insurance must be carried by owner.
6. Live Oak Resort assumes no responsibility for loss or damage to tenant's property due to fire, theft, wind, or flood - including vehicles. We also assume no responsibility for personal injury to a tenant, guest or visitor.
7. Management will not be responsible for damage to any objects and/or connections that are lying on the ground.
8. Park Models must have a sticker issued by the DeSoto County Tag Office displayed on the front right corner of the unit. Travel Trailers and Fifth Wheels that are tied down must have a sticker issued by the DeSoto County Tag Office displayed on the front right corner of the unit. Double wides will have a sticker that should be displayed on the front corners of the unit.
9. Residents are responsible for displaying the lot number on the front of the unit. The lot numbers must be at least 3 inches tall.

MANAGEMENT POLICY:

1. Live Oak Resort management has the right to interpret, make, modify and enforce these and any other rules and regulations deemed necessary for the safety, comfort, convenience and enjoyment of its tenants and/or the preservation of its property.
2. Management reserves the right to evict anyone from the park for intentional failure to observe park rules/regulations.
3. Management reserves the right of access onto any lot/site at any reasonable time for inspection and /or maintenance.
4. Management is not responsible for your door opening onto the patio. Layout of the lot determines where you unit is on the lot.
5. A confirmed reservation on the short term section does not guarantee a specific site.
6. No refunds on deposits or rent.
7. Residents are required to pay for the entire period that was reserved.
8. There will be a \$25 late fee for any payment over 5 days late.
9. Propane fire tables are permitted, but flame may not be higher than 6 inches.