

Homebound RV Parks

Policies & Guidelines

Check-In / Check-Out

- Check-in: 1:00 PM – Dusk
- Check-out: Before 11:00 AM
- Notify management if arriving late. Late arrivals are charged from reservation start time.

Right-to-Refuse-Service Policy- We reserve the right to refuse service to anyone.

- **No Subleasing:** The Park maintains specific standards and expectations for its community. Subleasing is restricted to ensure that all occupants are aware of and abide by these standards.

Quiet Hours & Noise

- Quiet Time: 10:00 PM – 7:00 AM
- Generators: Only allowed during 7:30–9:30 AM, 11:30 AM–12:30 PM, and 4:00–7:30 PM
- No loud or disturbing pets (e.g., barking dogs or noisy birds)
- GOOD NEIGHBOR POLICY: Please do not infringe on others by parking your vehicles on or walking through another site. Please keep all your personal items (i.e., satellite dishes, drying racks, cars, etc.) inside the boundaries of your site.

Vehicles & RV Standards

- All vehicles must be licensed, insured, registered, and fit within assigned site boundaries
- Max 2 vehicles per site plus RV. **(THIS DOES NOT INCLUDE YOUR RVs OR trailer)**
- RVs must be well-maintained:
 - If repairs become necessary during the visitors' stay, those repairs must be completed within one week of the incident giving rise to the repair. Regarding a well-maintained appearance, an RV must not have plywood, tarps, cardboard, mold, tape, excessive loss of paint, an abundance of personal items attached to the exterior of the RV, exposed or unpainted areas, Bondo or temporary repairs, and/or painted-over signs from previous uses of the vehicle/s.
- FEMA trailers, park models, and construction trailers are not allowed
- No mechanical work without manager approval
- No off-road vehicles (golf carts allowed; drivers must be 16+ with valid driver's license)
- RV's Drop off: **RV DROP OFF IS ALLOWED BUT SEE BELOW:**
 - Must have a NEARBY vehicle capable of towing said unit out of the park throughout the rental period.
 - Park management may request identification from the registered owner to verify their status before allowing the RV onto the premises. Accepted forms of identification may include a driver's license or other government-issued identification.
- RV units 12 years old or older must get management approval. Management may request a clear picture (s) of the RV prior to check in or arrival.
- We reserve the right to refuse entry to the park based upon the condition and appearance of vehicles.

Pets

- Must be leashed at all times (6-ft max; no electronic leashes) except inside dog run area
- Maximum 2 dogs/cats **(anymore must get manager approval)**
- No aggressive breeds (e.g., Pit Bulls, Rottweilers, Dobermans, Chows, etc.) Management has sole discretion on any approved dog.
- Pets may not be left unattended outside or tied to anything other than the RV
- No pet cages, dog houses.
 - **FENCES ARE ALLOWED BUT MUST BE APPROVED AHEAD OF TIME BY MGT.**
 - **Must not be more than 2' above ground.**
 - **Pets must be attended at all times.**
- Owners must clean up after pets; \$50 fee if staff must clean
- Pets not allowed in park buildings
- Service animals must meet ADA criteria
- Livestock, domestic fowl, and animals considered exotic are not allowed as pets in the park system. This specifically includes pot-bellied pigs, pigmy goats, ducks, geese, chickens, etc. Wild ducks and geese are not to be fed by visitors.

Children & Minors

- Children under 15 must be supervised by a parent/legal guardian at all times
- Parents/guardians are fully responsible for the conduct and safety of their children

Site Use & Appearance

- Keep all personal property within your site boundaries
- No clotheslines, sheds, household appliances, or under-RV storage
- Temporary shade tents allowed for short-term day use only
- No rugs on grass (small welcome mats only)
- Maintain neat, clutter-free site appearance
- Please don't leave trash on site... take to dumpster as trash accumulates
- No permanent alterations to campsite or park property
- Dish and Direct TV may not place poles in the ground (safety)... only tripods are allowed.
- Fire rings (McAlpin location only) must not be moved; campfires must be attended and propane-only. Fire rings or fires are not allowed at any of the Homebound properties except for McAlpin, FL
- No burning trash or charcoal; dispose properly
- Do not dump grey water on the ground; must be connected to sewer with tight rubber donuts or threaded fittings
- SEWER CONNECTIONS: Must be threaded connectors or rubber donut (may be purchased at the office). We are on a wastewater treatment plant/SEPTIC SYSTEM, which would be damaged by harsh chemicals like formaldehyde, nitrate detergents, bleach, antifreeze, etc.
- DO NOT FLUSH ANYTHING OTHER THAN TOILET PAPER DOWN TOILET (BABY WIPES, WIPES, ETC.)
- DO NOT PUT GREASE DOWN DRAIN OR DISPOSAL.

- **STORAGE FOR ADDITIONAL TRAILERS OR BOATS IS AVAILABLE. SEE MANAGEMENT FOR RATES**

General

- Clothes washer and/or dryers, refrigerators, freezers, water heaters, microwaves, or any other household appliance will not be permitted on the campsite, outside of your RV.
- You may temporarily (for short periods of time throughout the day) use the 20amp receptacle for an outside fan, crockpot, or similar small appliance. The other restrictions in this policy regarding appliances used outside of your RV apply.
- Any appliance or furnishings that need to be assembled with tools are not permitted on the campsite, outside of your RV.
- **External SHEDS AND CANOPIES ARE PERMITTED BUT MUST HAVE MANAGER APPROVAL CALL FOR DETAILS.**
- Outbuilding, racks or shelves that are external to your RV are not permitted.
- Clothes lines are not permitted. However, a clothes rack attached to your RV is permitted.
- You may not attach anything to park property (e.g. clotheslines or dog leashes.)
- You are not permitted to have tarps on your RVs, covering items on the picnic tables, or covering items on campsite.
- You must store your personal items (e.g. toys and tools) on your campsite, every night.
- For the safety of our visitors' and staff, we must be able to see under your RV to detect leaks or other issues. As such, storage is not permitted under your RV.
- We will allow "easy-ups", or similar tents, to provide a shady rest area. However, they are not to be used for storage or overnight occupancy. Moreover, we do not allow improvised or homemade shade tents, wind breaks, or easy-ups.
- You are not permitted to modify your campsites, including permanent modifications to the park's infrastructure.
- You may have propane campfires at your campsite only. We do not allow fire pits or wood burning of any kind at the campsites.
- You are allowed to have exterior lights (including light strings). However, the hours of acceptable use for exterior lights are the same as Quiet Time hours—off between the hours of 10:00 pm and 7:30 am. You are not permitted to have signs, placed on, or affixed to the campsite, advocating for a particular cause or promoting/ disparaging a particular political or religious agenda. However, political and religious signs displayed in or on the guest's personal vehicle or RV are permitted.

Safety, Conduct & Emergencies

- Speed limit: 5 MPH throughout the park
- No firearms, fireworks, or discharging weapons
- Wear shoes on park property
- Discourteous, aggressive, or disruptive behavior is grounds for immediate eviction
- In case of emergency: Call 911, honk horn, and turn on lights if unable to exit RV
- Take shelter in restroom buildings during severe weather (avoid large-span roofs). Local shelters are available via county websites. Call office for assistance.
- No swimming or fishing in any of the retention ponds located on Homebound properties

- Adults must supervise their children especially around ponds
- **Wildlife does exist in Homebound parks. Bugs, mosquitos, snakes, alligators, deer, foxes, etc.**
 - **Do not walk close to water's edge or marsh edge**
 - **Do not walk pets near water's edge or marsh edge**
 - **Do not feed any wildlife at all for any reason**
 - **Report any dangerous wildlife to management immediately**

Trash & Utilities

- Trash must be bagged and placed in designated dumpsters (no large items/construction debris)
- Crush boxes before disposal
- Don't leave windows or doors open while A/C is running
- Use electricity responsibly

Mail & Messages

- Incoming Mail: Use General Delivery at the local Post Office
- Outgoing Mail: Use designated mailbox near the office
- Emergency messages will be delivered; others posted on office message board
- **BUSHNELL PARK/ESCAPEES MEMBERS ONLY:**
 - INCOMING MAIL: Is to be sent to the local post office:
 - c/o your name,
General Delivery,
Bushnell, FL 33513.

Office & Facilities

- Office Hours: 8:30 AM – 5:30 PM (closed 1 hour for lunch)- McAlpin and Bushnell only.
- Laundry located west of the office (Bushnell property only)

Reservation & Cancellation Policies

- Full payment is required for Daily and Weekly Stays.
 - Long Term stays charges billed monthly with signed lease.
- May be made up to 1 year in advance (Call office)
- **Daily Reservation Cancellations:**
 - Cancellations made 48 hours prior to arrival- Reservation will be refunded minus \$10 cancellation fee.
 - Cancellations less than 48 hours prior to arrival- Reservation will NOT be refunded
- **Weekly Reservation Cancellations:**
 - Cancellations made 48 hours prior to arrival- Reservation will be refunded minus 50% cancellation fee.
 - Cancellations less than 48 hours in advance- Reservation will not be refunded
- **Monthly Reservation Cancellations:**
 - Cancellations made 2 weeks prior to arrival- Reservation will be refunded minus \$100 cancellation fee.
 - Cancellations less than 2 weeks prior to arrival- Total Reservation amount will be forfeited.

- **Other Cancellations and Refunds:**

- No show or late arrival = Full reservation charges apply- No refunds
- No refunds for early departure
- There are no weather-related refunds except in the event of a State Mandated Evacuation.

- **Guarantee Policy**

ALL reservations must also be GUARANTEED with a valid credit card. Reservation deposits or payments may be made with cash, check, or credit card, but ALL reservations are required to have a GUARANTEED valid credit card on file. With this GUARANTEE, you authorize Homebound RV Parks to charge your credit card on file to settle any and all charges or fees incurred during your reservation, including, but not limited to the rent, rental rate add-ons, electricity, late fees, damages, etc.

We do not guarantee sites for early arrivals. In the case of late arrivals, we DO charge for the time reserved. It is your responsibility to notify us if you will arrive late in order to hold your site. ALL reservation guarantees are for the entire term of the reservation. In the event of a late arrival or no-show, you authorize Homebound RV Parks to charge your credit card on file for the entire term of the reservation in addition to any other fees incurred.

Legal & Liability

- Campground is not liable for damage, theft, injury, or loss
- Guests are responsible for damages caused by themselves, pets, or children
- Management reserves the right to refuse service or remove guests without refund
- Your tenancy is governed by Section 513 of the Florida Statutes, a copy of which can be emailed to you at your request.