Hammock Estates

RV Courtesy Rules and Regulation

Effective Date 2024-2025

Welcome

The management of Hammock Estates is very proud of the attractive community with its pleasant, friendly, and informal atmosphere. We have established high standards for the operation of Hammock Estates. All new residents are expected to be cooperative in the same way and observe all the rules and regulations.

Consideration and courtesy to others, plus your cooperation in maintaining an attractive RV site will help sustain our high standards. As you read these rules, we ask that you keep in mind that they are for your protection. Many of our rules are based on what is required of us by law. Our community rules and regulations help provide our residents a pleasant, carefree lifestyle.

Admission:

Management reserves the right to refuse admittance to the community. It is the specific policy and intent of park management that this park is designed, operated, and maintained for the use, benefit, and to meet the social and physical needs, of persons 55 years old or older. As such, every resident must be an older person. "Older Person", for the purposes of these rules, means 55 years of age or older, or other person over the age of 45, sharing the RV. Park Management reserves the right to accept a resident who is less than 55 years of age, but older than the age of 45, even if that resident will be occupying an RV were no person is 55 years or older will be present as long as 80% of the occupied homes in the park, including that of the new resident, are occupied by at least one person 55 years old or older. A drivers' license or other picture ID showing date of birth must be provided.

A credit and background check will be required of all prospective residents that stay more than 1 month. An application for residency must be filled out and approved, in writing, by two Hammock Estates Board of Directors. Occupancy is limited to one family with no more than two people per RV. Any exception to the occupancy rule must have written permission from the Board of Directors.

Guests:

Visitors are welcome, provided they adhere to our rules and regulations. Residents are responsible for their guest's actions. Guests may visit up to 15 days a month and no more than a total of 30 days of the year unless such person has the written permission of the Park Manager to stay for an additional amount of time. The RVer must be present when friends and family visit.

Amenities

All buildings and equipment facilities are used at the RV residents and their guests own risk. Anyone using a community facility shall leave it in a neat, clean and orderly condition when they are finished.

ALL GUESTS MUST BE ACCOMPANIED BY A RESIDENT when using any of the recreational facilities with the exception of **the swimming pool where any child or children (except those 16 years of age or older) must be accompanied by a responsible guardian.**

PETS

This is a NO PET park. Please advise your visitors NOT to bring their pets unless they expect to board them at a kennel or elsewhere while visiting in the park.

NOISE

Consider your neighbors and refrain from excessive noise, especially after 10:00 P.M

Liability

Hammock Estates ROC Inc. and its Management are NOT liable for accidents, fire or windstorm damage or other acts of nature.

The Campsite:

The RVer is responsible for the overall appearance of the site. It shall be kept neat, orderly, clean, and free of litter. To ensure the attractiveness of your RV and surroundings, do not store articles outside of your RV. Vehicles, bicycles, golf and mobility carts, grills, and lawn furniture are acceptable. The RV-er will be informed of any rule violation by the Park Manager if their site does not meet park standards. The Board of Directors has the final decision. No unsightly sun blockers, such as aluminum foil, cardboard, plywood, tarps, etc. are to be used in windows or screens or to cover wheels or tires on vehicles. No laundry shall be hung out at the campsite. The RV-er is responsible for their sewer line from their RV to where it is connected to the Park's sewer drain. The RV-er is responsible for water lines and leakage. Hammock Estates, ROC Inc. and its management are not liable for accidents, fire, windstorm damage or other acts of nature.

Electrical Hook-up 1–30 amp/110v circuit or 1-50 amp/220v circuit

We have a 45 ft length limit on RV size.

There are no bathhouse facilities.

Refuge:

Garbage will be picked up on Wednesday unless otherwise notified. Under no circumstances are coffee grounds, grease, rags, fruit, plastic, paper towels. or other unsolvable materials to be run thru the sewer system. To do so may cause a sewer back-up. Should this occur, the resulting inconvenience will be most unpleasant for the entire park. It is required that such items be disposed of in your garbage. Please advise your guests of these requirements.

Vehicles:

All vehicles, boats, campers, trailers, and motorcycles shall be licensed and insured. Any resident not complying with this policy after written notice from management, shall be required to remove the vehicle, boat, camper, trailer, motorcycle etc. from the Park Property. Parking at the pool is primarily for those individuals who need a vehicle, (car, golf cart, etc.) to get to the pool from the park. Additional parking areas are also available for vehicles, motorcycles, cars and guests at either of our overflow and storage lots. One is located at Hammock Rd and Roger St. The other at Rodney and Roger St. No trailers are allowed at the Hammock Rd and Roger St lot. A bike rack is provided for guests and residents use at the pool.

Laundry:

A complete laundry room with washers and dryers is provided for the use and convenience of park residents and guests. All outside clothes drying is confined to the fenced in area provided. To avoid problems, good judgement should be used in the use of laundry machines and cleaning up after their use. Dyeing of clothes is not permitted at any time. Please do not overload or abuse the laundry machines. Washing machines should only be filled half way with clothes. Put all refuse in the containers provided. Remove clothes from washers, dryers, and clothes line as soon as they are finished so other people have the opportunity to use them. The washers are on an honor system, there is a drop box on the wall to deposit $2.00 per load of wash (please use dollar bills). Two dryers take quarters the other two are $2.00 per load with a separate payment box on the wall. Please use dollar bills.

Pool:

Open from dawn to dust provided the solar cover is removed. If you are the last one leaving the pool, please lock it. The pool gate combination will be given to you upon your arrival in the park. do not give this to anyone.

RV Contact & Rates for 2024-2025 Season

*Four Month minimum stay is $525.00/month with a one-month deposit of ($525.00) *(Plus Electric) includes water & sewer with balance of reserved time due upon arrival. If an existing season RVer (4 months or more) requests to stay an extra day that daily rate shall be $20.00 a day plus electric, *provided the RV spot is not rented*. Should you need to leave early, we will refund your balance (Only) if site is re-rented.

Any previous RV space renter shall be entitled to their previous location, being (1-6), provided it is the following year. The last RV-er in will be the first RVer out if the number of sites is reduced. The oldest or the most senority person most recent consecutive year RVer has the first right of refusal for the open lots of #1 thru #6, and then on down the list in numerical order.

Any and all deposits will be refunded (Only) if notice is given 60 days prior to your arrival date of the rented season.

Less than four months rental * (Includes Water & Sewer and Electric)

*$65.00 Per Night

*$320.00 Per Week

*$700.00 Per Month

Any potential Rv-er that has reserved a space for more than 1 month must have a background check, which is at an additional cost.

By the signing this contact by both parties you and Park Management are obligated to the above fees and dates as set forth.

Signed

Arrival Date: _____ Departure Date: _____

RV-er: _____ _____

Print Name Signature

Park Manager: _____

Phone 863-382-0347 Email office@hammockestatesroc.com