



Welcome!!!!

Thank you for joining us here at Mimosa Landing Campground. We hope to make your stay enjoyable and ask that you read these regulations and park rules.

General Park Rules

1. **Speed limit** is 5 mph in and out of park and will be strictly enforced. Please **DO NOT SPEED** (also, alert your guests to this rule prior to their arrival). Drivers be alert to children playing.
2. **Overnight guests** must be registered at the office upon arrival. You are responsible for the conduct and behavior of your guests. We reserve the right to permanently ban any day or overnight guest deemed detrimental to the peace and harmony of our Park.
3. **Quiet Hours** are 10pm to 8am weekdays and 12am to 8am weekends. Please no loud playing music, TVs, or radios.
4. **One Rv and TWO other vehicles only** per assigned space. With prior approval and if space is sufficient, you may also have ONE of the following:
 - A. Two motorcycles or similar vehicles OR
 - B. Tag along, licensed trailer not to exceed 20 feet OR
 - C. One storage shed no larger than 8x10 feet (ask first to receive approval of quality and placement location) OR
 - D. One free standing cabana no larger than 8x10 feet, netting only. NO privacy panels, water, heaters, indoor furniture (outdoor patio furniture is okay). The cabana cannot be used as an additional bedroom for sleeping arrangements. Remember, the best policy is always ask first!
5. **Vehicle** repairs and maintenance shall not be done in the park. If your auto or RV leaks oil, clean it up immediately and please have problem stopped. No vehicle shall extend into roadways, park in street or park in empty RV sites unless approved by management. Inoperable vehicles are prohibited. Pickup campers must remain on pickup. All RV's must be of suitable appearance, in good repair, meet department of health standards and highway approved. The exterior of your RV is to be kept in good repair (specifically, no tarps covering

roofs). Leaking roofs, pipes, sewage lines, broken windows, torn or damaged canopies, etc., are to be properly repaired or replaced. Any RV 10 years or older must be pre approved by management before entering.

6. **Space Maintenance.** Please maintain your assigned space as you would your own home. Decorative gardening in your space is permitted but please talk to Park Management before cutting tree branches or making significant changes.
 - A. Potted plants are allowed but must be maintained by guest. Dead plants or broken/unused pots must be visually removed.
 - B. Do not allow your slideouts (or any other personal items) to encroach into your neighbors site.
 - C. Storage sheds are for storage only (not to be used for living space, home business or manufacturing space.) There will be NO outside storage sheds installed without PRIOR consent of Park Management. No electrical outlets.
 - D. No decks. Certain types of stairs and platforms may be acceptable. ASK for approval first on size, layout and construction. You are fully responsible for liability and the safety of your installation. When you install it, you are responsible for total and complete removal from our property UNLESS YOU RECEIVE APPROVAL TO LEAVE THE STRUCTURE BY PARK MANAGEMENT.
 - E. Only outdoor, patio furniture allowed. No cots, outdoor refrigerators/freezers, other appliances, etc.
 - F. No open storage of any type underneath your RV or within your space. Up to two clean, neat enclosed storage containers may be allowed with Park Management prior approval. If you have too much "stuff," you need to rent a storage unit in the area.
 - G. No outside clotheslines or hanging clothes to dry outside.
 - H. For peace and harmony, no generator use. There are a few rare exceptions, but ASK FIRST.

7. **Pets** by approval only (generally, 35 lbs. limit unless pre approved). **NO AGGRESSIVE BREEDS!** Breeds not accepted include but are not limited to: American Pit, Bull Terrier, any Pit Bull like or Rottweiler's. Pets must be current with veterinary care and vaccinations at all times. Please have a copy with you in case an emergency arises. If you do not have a pet when you move in, you must obtain management approval before bringing your pet onsite.
 - A. No litters allowed (no puppies, kittens, etc.). Each RV is limited to 2 pets unless approved by Park Management.
 - B. Pets are to be leashed whenever outside of your RV (small, modest but secure animal pens may be allowed, but requires Park Management approval for esthetics, size and safety). Pet owners are NOT ALLOWED TO LET THEIR PETS RUN FREE ON PARK PROPERTY. Electronic leashes are NOT and acceptable substitute.
 - C. Pets may not be leashed outside unsupervised. You may have pets leashed/kenneled

ONLY when you are outside with them. Leash length must not allow your pet to reach outside of your site in any direction. Pets must be under your immediate control and direction whenever outside of your RV.

- D. Owners are responsible for immediate “clean-up” after pets. This includes the **entire** Park property. Do not allow your pets to do their “business” on the lawns or your neighbors’ sites.
 - E. Owners are responsible for keeping pets quiet. Loud and uncontrolled barking will not be tolerated.
 - F. Pets are not permitted in any of our buildings or swimming pool area.
8. **Bath and laundry rooms** will be kept clean and well stocked for you. Any problems will be taken care of immediately upon notice from you. Thanks for helping.
 9. **Litter** and cigarette butts shall be disposed of in proper receptacles. Please help us keep the Park clean by cleaning up after yourselves.
 10. **No Smoking** in any building or bathrooms. Drunkenness and use of illegal substances is prohibited by law and a cause for eviction.
 11. **Fires**, permitted only at campsite and in safe area or fire ring/pit. Fire rings/pits are permitted only when someone is present but fires must never be left unattended. Extinguish all fires before retiring for the night. **NO EXCEPTIONS!!!**
 12. **No ATVs**, dirt bikes, gas powered scooters/golf carts or skateboards to be used in Park. Electric scooters and golf carts are allowed but must abide by the **5 mph** speed limit.
 13. **Children** under the age of 16 years must be supervised by an adult at ALL times with exception of the pool which requires anyone under the age of 18 must be accompanied by a responsible adult. Children must be accompanied by an adult when off of their site. We have play areas and advise an adult to supervise children at all times when playing on the equipment. Excessive screaming is not tolerated.
 14. **Firearms:** No firearms, fireworks, BB guns, pellet guns, bows & arrows, paintball guns or sling shots permitted at any time.
 15. **Swimming pool:** Swimming is at your own risk. **NO LIFEGUARD ON DUTY!** Children under age 18 and/or inexperienced swimmers **must be accompanied by a responsible adult at all times**. No running, diving or rough play in the pool or pool area. No disposable or cut-off shorts in the pool. Please dry off before entering the bathhouses. Bathhouse #3 will be designated for swimmers so that the other residents will have a dry bathhouse to

shower off in and to help with clean up. Please see attached sheets for a more detailed list of pool rules.

16. **River:** Park is not responsible for anyone on the river or swimming in the river. Park management suggests not to swim in the river due to deep water and strong under currents. **It is very dangerous!**

17 **Fishing Pond:** No swimming or wading in fishing pond. Parents- know where your children are at all times.

Management: The management and owners of Mimosa Landing Campground assumes no responsibility for accidents, injuries or losses of any kind (including fire, theft or acts of nature) to persons or the occupant or guests of the park. We reserve the right to revoke all privileges and entry and use of the park for violation of any rules or laws!!! Anyone who vandalizes or attempts to defraud the park (not paying fees) may be subject to prosecutions. All campers are responsible for their guest to follow the rules. From time to time, we reserve the right to revise Park Rules as deemed reasonable or necessary at any time.

I/we have read the above rules and agree to abide by them:

Dated: _____ **Signed:** _____

Print Name: _____

Dated: _____ **Signed:** _____

Print Name: _____

