

ORANGE BLOSSOM KOA EXTENDED STAY LICENSE

As a monthly camper you are subject to the same rules and regulations as our overnight campers (refer to guest services guide) and the following additional rules.

BACKGROUND CHECKS: A background check will be required on all new guests staying long term. You must complete the application found at www.orangeblossomkoa.com with a non-refundable payment and submit to Office for approval before your arrival. A signed copy of this Extended Stay License is also required before arrival.

VISITORS: If you have visitors, you are responsible for their behavior. All of your visitors must pay a visitor fee of \$5 per person per day if they spend the night or use the pool. They must register in the office before going to your site. Your visitors must always be accompanied by you while on the KOA Property. Children under 14 must be supervised by an adult when in the pool area.

VEHICLES: Campers must always have the ability to remove their RV from the property. This means if you have a motorhome, it must run. If you have a towable, you must have a vehicle to tow it off site. Your RV should be in good condition visually. No tarps, outside AC units, or other non-RV structures permitted. All vehicles must display a current KOA car pass. You may not work on vehicles at your site. All vehicles must be in good running condition. They must not be noisy or disruptive at any time. Do not let your diesel truck idle before 8:00 a.m. or after 10:00 p.m. You are allowed two vehicles and RV at your site. **DO NOT** park in empty RV sites, ask the office where extra vehicles should park. There is a storage area for boats, trailers or tow dollies (a fee may apply). Motor vehicles other than RVs are prohibited in the storage area. Management reserves the right to determine which vehicles are acceptable on site. No work vehicles and/or commercial logos. Do not wash your RV or vehicle at your campsite. You may use a Mobile Detailing service, but they **MUST SUPPLY THEIR OWN WATER**. "For Sale" signs on any item, vehicle or camping unit occupying a site are prohibited. If you change RVs in any way after your reservation was made, you **MUST** notify management.

SMOKERS: Please dispose of cigarettes properly – do not toss on the ground. If we see otherwise, you will be asked to leave.

RENTAL FEES: WE DO NOT REFUND RENTAL FEES FOR ANY REASON. Payments for monthlies will be made by cash, check, money order or credit card. Bounced checks are subject to a \$50 fee. After one bounced check you will no longer have the privilege of writing a check. Any site left unoccupied (RV leaves) for forty-eight hours and no notice of intent (written) having been given to the Office shall be considered to have been vacated and will be open for rental. Subleasing of the site is prohibited. Anyone occupying the RV during the absence of the tenant will be charged at current rates as posted in the Office.

BACKGROUND CHECK: A background check will be required for all new guests. \$20 fee per person is NON-REFUNDABLE.

RESERVATIONS: A minimum reservation of 3 months must be made to guarantee a specific site for the upcoming season or year. Current "snowbirds" have until March 1st to reserve their current site. All reservations for monthly sites require a \$200.00/\$500.00 deposit.

MONTHLY RATES: Occupancy is for a maximum of two (2) adults. Additional guests will be charged at current rates as posted in the Office. Rates are subject to change. The monthly rate is for 30 or 31 (except February which is 28 or 29) consecutive nights. If the site is vacated for several nights during the month, the occupancy period continues and vacant nights count toward the month. Rent and all other charges are due and payable on or before the anniversary date. Non-payment of rent and other charges by the anniversary date is grounds for immediate ejection from the campground.

MAIL AND PACKAGES: You may put in a **TEMPORARY** change of address to direct your mail to the campground. **DO NOT MAKE THIS A PERMANENT CHANGE.**

USE OF SITE AND CAMPGROUND FACILITIES: Premises may be used only for the purpose of a RECREATIONAL CAMPSITE. The practice of any trade, profession, or business on the property is strictly forbidden. Use of FIREARMS OR FIREWORKS on the property is prohibited.

PETS: Maximum of three dogs per site. **No outdoor fencing of any size is allowed.** Pets must be leashed and kept quiet at all times. Please clean up after your pet. Do not leave your pet tied outside unattended. You may let your pet run off leash in the Pet Playground. Aggressive dogs of ANY breed are not welcome. If your pet becomes a nuisance (barking, etc.) or shows aggressive action, you will be asked to leave without a refund.

OCCUPANTS: All occupants must behave in a friendly, polite manner. No yelling, loud cursing, or drunken behavior while outside. Also, have consideration for your neighbors; no excessive noise inside that can be heard outside. Actions which make other guests uncomfortable or lessen their enjoyment of the campground will not be permitted. You are liable for any damage caused by your visitors or pet.

SITE CARE & APPEARANCE: All sites and camping units must be kept clean and presentable at all times. No tents in RV sites. Screen rooms without floor only. Any exterior personal or household items must be stored in a single small deck box. Outside storage/use of refrigerators or freezers is not allowed. Large storage containers, sheds, trailers, etc. are not allowed on site. No permanent structures or enclosures of any kind are allowed (rooms, sheds, cabinets, etc.) No structures of any kind can be added to your RV. **One breathable** carpet, absolutely no bigger than 18 x 9, designed for outdoor use is allowed. If you have a patio sites- no rugs on grass. Do not drive long stakes in the ground due to shallow water, cable and power lines. Satellite dishes must be portable, do not mount directly into ground. No landscaping, gardens or patio constructions is allowed. Ladders and kayaks must be stowed under RV. No excessive lawn ornaments, statues, decorations, or plants.

ELECTRIC, WATER, AND SEWER LINES: All must be attached only to the connections provided at your site. All lines must be situated and maintained in such a manner as not to leak. All lines are subject to being moved to facilitate site maintenance. The campground management and employees will not be responsible for breakage or damage. **SEWER WATER (GRAY & BLACK) WILL NOT BE ALLOWED TO RUN ON THE SURFACE OF THE GROUND. IT MUST GO INTO THE SEWER SYSTEM.**

TRASH: All trash (household only) must be placed in tied plastic bags and put in front of site **by 10 a.m.** or taken to the dumpster located near the front entrance. Please **DO NOT** place trash outside at night. Any non-household items will be charged a disposal fee.

CLOTHES LINES: Clothes lines are not permitted in the campground. A laundry room is located in the main building. Do not tie anything to the trees.

LEASES: **There are no leases at Orange Blossom KOA.** You are free to stop camping here at any time. And conversely, we are free to ask you to stop camping here at any time. Due to the highly discounted rate of a monthly stay there are **NO REFUNDS** for early departure.

STRICT COMPLIANCE: These rules are for the protection and comfort of all our guests. We require strict adherence to them. Failure to follow the rules will result in you being asked to vacate the premises and we will not refund any portion of your site rental. Management assumes no responsibility for accidents, injuries, or loss of property. Orange Blossom KOA is a privately owned enterprise, and as such, reserves the right to refuse service to anyone.

I acknowledge and agree to abide by the **Extended Stay Guidelines of the Orange Blossom KOA.**

Space #

Guest Signature

Date

Space#

Guest Signature

Date

Initial meter reading: _____ Date _____