

SEABREEZE TRAILER PARK

87425 OLD HIGHWAY • ISLAMORADA, FL 33036
305-852-3358

22 ADDITIONAL & REMINDER RULES FREQUENTLY BROKEN

1. THE **OFFICE** is located at main entrance of park. **MANAGER** is available by appointment only. **Hours to call:** 10:00 a.m. to 6:00 p.m. If a true emergency, call anytime.
2. All **COMPLAINTS** must be in writing, signed, and dated in order to be reviewed and for records. These may be inserted at any time in drop box at OFFICE at main entrance of the park or mailed.
3. All rent payments are due in advance between the 1st and 5th day of each month. If rent is not paid by the 5th a **10% late charge** and **\$8 a day** starting on the 7th will be added. A three day eviction notice will be served on the 6th. Eviction will be filed with court three days later. **If mailing rent, mail early.** It will not be deposited until the 1st of the month.
4. Tenants are responsible for all of their visitors' actions, damages or disturbances they may cause (including children). Visitors causing problems will have a legal trespass put on them.
5. Visitors staying for 1 week or more are required to register with the manager.
6. **NO DOGS** are allowed in park at any time.
7. A **5-mph speed limit** will be strictly enforced.
8. Tenants shall keep their lot and **dry storage** area clean and mowed. Failure to comply will result in lot being serviced at **tenant's expense or loss of DRY storage privilege. NO VEHICLES ALLOWED IN DRY STORAGE EVER.**
9. **SUBLEASING** is **NOT** permitted at any time.
10. All **FISH CLEANING** should be done at provided area at north basin. All using cleaning table are expected to clean up after themselves. **Do not put trash from boats in laundry room.**
11. Tenants must not verbally or physically abuse other tenants. Tenants must not unreasonably disturb other tenants. If a tenant is causing a disturbance, feel free to call the sheriff.
12. "Mobile home lots" may store a boat trailer with or without boat on it. **"RV lots" may NOT.** Violators will be towed at owner's expense.
13. Vehicles, trailers, or boats in places that are against rules will be towed at **owners expense.**
14. Tenants are allowed **ONE CAR** per "travel trailer lot", and two cars per "mobile home lot". Visitor parking is at north end of park. No major repairs to vehicles allowed to be done in park.
15. **TRASH:** All trash must be put in south dumpster including brush, shrubbery and leaves. Boxes, etc. should be broken down to save space. Removal of large appliances, mattresses, gas bottles, batteries, etc. are the responsibility of tenant. None should be dumped in or by dumpster nor on nearby property. Those who do may be **evicted** and **fined** by City Code Enforcement.
16. Children under 16 years old are not permitted to drive golf carts in park.
17. There is a **first-come-first-serve** list available to tenants for boat slips in basins (wet storage) or in the south area of park (dry storage) which are rented and payed for at time of lot rent. **Lending of boat slips must be approved by manager.**
18. **RECREATION ROOM:** No one is permitted to go inside the Recreation Room. It is now boarded up for the protection of the tenants. Please obey the signs that will be posted there.
19. Any water leaks on your lot are your responsibility. This will cause water bill to go up and reflect on next rent increase. **Check your toilets for running,** hoses to be shut off, and leaky faucets.
20. **SEWER** connections are supplied by the Park. It is the responsibility of the tenant to connect their trailer to our supplied connection. Connections must be airtight and any leakage of water utilities within the trailer or sewer lines must be repaired immediately at the expense of the tenant. Damages caused by leakage shall be the responsibility of the tenant. **NO DUCT TAPE.**
21. As a courtesy to management, please notify in writing when you are leaving town. If you want your mail forwarded, you must leave manager with mailing labels. Same applies to moving out. Mail will be forwarded for one month only if moving.
22. To contact the MAINTENANCE MAN, leave message in drop box at office. **DO NOT** knock on his door unless it is a true emergency and manager is not available. *Example: Major water pipe broken.*