

SARASOTA BAY RV PARK

Rules & Regulations

A 55+ RV Park

January 2022

Sarasota Bay RV Park is an adult community (55 years of age and older). All overnight guests must be preapproved by the RV Park Manager. All guests must register with the office upon arrival. The registered owner of the unit must be present the entire time the guests are visiting. Visiting children are the responsibility of the unit owner. Children under 18 are not permitted in the pool, on the docks, or in any recreational areas or buildings unless accompanied by the registered owner or guest. Park management is not responsible for any accident or injury sustained by registered owner, visitors or children.

Rules, regulations, and rates are subject to change without notice.

The following RULES & REGULATIONS are listed in four sections, as follows:

- I. Definitions
- II. General Park Rules
- III. Your Site and Unit
- IV. Selling Units

Section I: Definitions

Paradise Bay Estates – PB
Sarasota Bay RV Park – SB
Landowner – Paradise Bay Estates
Renter – One who signs rental agreement
Transient – 1, 2, 3, 4, months
Seasonal/Tie down – 5 and 6 months with storage
Annual – Unit occupied 12 months, when vacated, no additional annual units will be accepted

Section II: General Park Rules

- 1. Sarasota Bay RV Park is a “PET FREE” Park. Feeding of stray animals, (for example feral (unowned) cats, raccoons, shore birds) or leaving pet food outside is not allowed.
- 2. Shirts, shoes, and cover-ups must be worn in all park buildings
- 3. No alcoholic beverages may be served or consumed in or around any recreational area or buildings, unless prior approval is obtained from Sarasota Bay RV Park management. Consumption of alcohol will be restricted to individual units.
- 4. Smoking is not allowed in park-owned buildings.
- 5. Improper conduct of any kind will not be tolerated, including foul, abusive or indecent language. Be considerate of your neighbors. Excessive noise of any type is prohibited before 7:30 AM and after 10:00 PM.
- 6. Portable electric heaters must have auto shut-off.

7. No open fires, only portable fire pits fueled by propane.
8. No fences or lattice are to be installed between, on, or around sites.
9. The speed limit at the park is 10 mph and must be observed at all times. Motorized vehicles may not be driven by any unlicensed person anywhere in the park. Under no circumstance will anyone under the age of 14 be allowed to drive a golf cart even if accompanied by parents or grandparents.

MANATEE COUNTY ORDINANCE 16-27 AND
STATE REGULATION 316.2125

All golf carts are required to use lights after sunset. The owner of the golf cart will be held accountable for their guest's safe driving habits.

10. No vehicle repairs are permitted. Unit sites are not for storing boats or trailers at any time. Boat and trailer storage is available on a first-come, first-served basis. Contact Sarasota Bay RV Park office for information.
11. Renters are allowed up to 24 hours upon arrival and before departure to load/unload transit vehicles with preapproval from the RV Park Manager.
12. No solicitation of any form is permitted within the park.

Section III: Site and Unit

1. All lot rentals are based on two (2) occupants per unit. Any additional guest over 12 years of age must pay per price sheet, per night, per person. All guests must register within 24 hours of their arrival. Unregistered guests and unit owners will be evicted.
2. Check out time is 11:00 AM. Check in time is 12:00 PM.
3. Sites include a full cement pad that will accommodate a unit and a vehicle. Renters may not park on cement patios and are responsible for any damage to sod or cement. Storage fee for seasonal renters includes the unit, one car, one golf cart. See current rate sheet for any additional storage.
4. The yellow water line behind units is non-potable and NOT for drinking. This water can be used for plant care.
5. Automatic washers and dryers are located in the Laundry at Paradise Bay Estates at Center and 4th Streets. They are available 7 days per week. Hours are posted at the Laundry. Machines are equipped with credit card readers and quarters are also accepted. Clotheslines are not to be strung between units. Umbrella or portable drying racks are permitted. They must be taken down and stored when not in use.
6. All units remaining on site year around must be blocked, anchored and skirted within 90 days of the date unit is set on premises. Wheels and tongue must remain on unit. Current license & registration must also be displayed on unit. Instructions for proper display are available at the Sarasota Bay RV Park office. No drilling or installing anchors in the cement pad.
7. One shed is allowed on tie-down sites only with approval from the RV Park Manager.
8. All renters must check in upon arrival and check out when vacating the park.

9. Seasonal (tie-down), transient and annual renters must obtain a tag for their unit from the office. These tags are to be placed on the front window facing the entrance to the site or on the side door if you do not have a front window. They do NOT go on your vehicle. A Sarasota Bay RV Park vehicle tag is also provided and must be displayed on the vehicle.
10. Monday and Thursday – All garbage must be bagged and placed at the edge of your driveway for pickup by 8:00 AM. Yard waste (tree trimmings, weeds, etc.) should be bagged and labeled with orange “LAWN WASTE” stickers. Stickers are available in the office. For larger items see the RV Park Manager for the fee.
11. Inground plantings are not allowed. All plantings must be in removable pots. They may not remain in the park during the off season. Sarasota Bay RV Park management reserves the right to remove existing trees, hedges, and shrubs as necessary.
12. When leaving, all awnings must be tied down and steel spikes removed. All slide-outs are to be retracted into unit. Any item(s) not stored properly and tied down during off-season will be picked up and disposed of. End of season preparation should follow ‘hurricane-ready’ procedures. See office for details.
13. Ownership is limited to one (1) unit per owner.

IV: Selling Units

1. OFFICE MUST BE NOTIFIED OF THE UNIT OWNERS INTENT TO SELL THE UNIT. Sale to a corporation is prohibited.
2. A RENTER will not sub-lease their unit. Failure to comply will result in eviction.
3. For the benefit of Sarasota Bay RV Park renters, and to continually upgrade the park’s appearance and safety, no unit may be sold and remain in the park without:
 - A. Prior notice to Sarasota Bay RV Park office of intent to sell
 - B. An inspection by a certified home inspector at renter’s expense and a copy given to Sarasota Bay RV Park office
4. See attached procedures for buying and selling a unit.

SELLER IS RESPONSIBLE FOR EXPLAINING TO THE BUYER THAT THE UNIT IS BEING SOLD AND NOT THE PAD IT IS SITTING ON.
5. One FOR SALE sign, no larger than 12” x 18”, may be displayed on the unit only, and not on the rented property.
6. Prior to sale of any unit on a seasonal site, the prospective buyer must:
 - A. Complete an application form obtained from the Sarasota Bay RV Park Office
 - B. Submit to a background check at their expense
 - C. Remember that you will be evicted if you do not receive prior approval from Sarasota Bay RV Park management
 - D. Visit the Sarasota Bay Estates office for procedure regarding the removal of fixed units