

CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION, INC
RENTERS REGULATIONS



RESERVATION INFORMATION:

1. Rates include two adults and two children under seven years old per site.
2. Maximum of 6 people per site only, including visitors & children.
3. There is a \$10.00 charge for every extra person over the age of seven and All visitors per day.
4. Only one car is included in the reservation.
5. Only one golf cart per reservation. After 90 days (2) golf cars are permitted. No street parking
6. For extra cars, there is a fee of \$10.00 per car per day and must park outside at the assigned area and must have a parking pass.
7. A wrist band must be worn at all time during your stay.
8. Credit card minimum is \$10.00 + a fee of 3% per transaction when paying with a credit card.
9. We do not accept AMERICAN EXPRESS credit card payments.
10. All reservations must be paid off in full 75 day before checking.
11. We require to have a credit card on file for all reservations.

VEHICLES AND DRIVING:

1. All vehicles, vessels, golf cart and visitors entering the park must register at the office.
2. SPEED LIMIT IS 5 MPH AT ALL TIMES.
3. GOLF CARTS - You must be 18 years or older and have a valid Driver's License.
You must also have working lights and lot number on each side of the cart. The golf cart must be registered through the office.
4. NO GAS OPERATED EQUIPMENT ALLOWED (ELECTRIC ONLY).

VESSELS:

1. Only one Jet-Ski or Boat of 25 FT or less per reservation is permitted.
2. Boat and Trailer registration must be provided and matched with your name.
3. Please always call security to open the boat ramp.
4. On all non-waterfront lots, you may use the ramp on an in & out basis only.
5. The "Red Zone" at the marina is for loading and unloading ONLY.
6. All renter's boats or trailers found in common area may be towed at owner's expense.

Violations of any of these rules will be subject to a monetary fine taken from your \$250.00 hold deposit and or may be cause for expulsion from park without refund.

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Pets:

1. There will be a one-time fee of \$5.00 per pet, maximum 3 pets (empty sites only).
2. Pets must be on a leash always.
3. Owners of NOISY PETS will be asked to leave.
4. Please clean after your pets, no pooping on lots; only in designated areas.
5. Curbing area for pets is located along our entrance drive. Please use this area only and pick up after your pet.
6. NO pooping on lots; only in designated areas.

Arrivals and other information:

1. Late arrivals need to call **305-709-8012** for assistance.
2. Please make prior arrangements at office if you plan to arrive late.
3. Special rates are available for late check-out.
4. Regular check in time: 3:00 PM - Regular check out time: 11:00 AM
5. Late check out time: 3:00 PM (**\$30.00 FEE**) - Late check out time: 5:00PM (**Extra day charge fee**).
6. For all reservations of 30 days or more a \$150.00 GAP will be added on for usage of water and electric to cover utility's bills per month.
7. All renters will be held \$250.00 as security deposit for the time of the reservation and released 72 hrs. after checkout.
8. For gate access key or bathroom/laundry key the office will provide keys to renters, if the keys happen to get lost, the value of each key will be deducted from the security hold of \$250.00. Gate key cost is \$20.00 and bathroom/laundry key cost are \$5.00.

RULES & OTHER IMPORTANT DETAILS:

1. Quiet hours are from 12:00 PM to 8:00 AM.
2. Please respect others by not walking through their site.
3. Fires are permitted in grills only. NO GROUND FIRES PLEASE.
4. No clotheslines on sites.
5. All lots are private. No trespassing.
6. Please make sure you place all garbage inside a garbage can in tied plastic bags.
7. Any garbage placed in the garbage cans without a plastic bag, will be on your lot and will not be collected until properly disposed.
8. Please do not leave garbage out overnight.
9. Please do not feed the stray cats!

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Cancelation policy:

1. 60 days or more = full refund
2. 31 to 59 days = half refund
3. 30 days or less = no refund.

Bath Facilities:

1. There are two complete bath facilities in the park. A key is required.
2. Young children are not allowed in the facilities without an adult.
3. Water is very expensive commodity in the Keys. PLEASE DO NOT WASTE IT.

Trespassers

If a guest violates Calusa rules or regulations, commits an act of vandalism, rowdiness, or disorderly conduct, uses foul language, or fails to obey instructions of the Security or office staff, he or she may be ordered by the office personnel, Property Manager or Security Staff to immediately leave Calusa Campground property. Violations of the rules may not be tolerated, and further action may be taken to enforce the rules against the Owner who is responsible for the violator and the person violating the rules.

If any such person refuses to leave the Condominium Property, they shall be considered trespassers upon the property and Security may call the Monroe County Sheriff's Office for assistance. Any person ordered to leave Calusa Campground property may not be permitted to re-enter the property for a minimum of one (1) year and may be subject to being banned from entering Calusa for a longer period of time through and including indefinitely.

Persons shall not trespass on unit lots. A trespasser is any person who willfully enters or remains in or on any structure, conveyance or land without written authorization on file in the Calusa Campground office, licensed or invited to do so by the Owner.

Persons without specific destinations, or sightseers, will not be admitted to the park. Calusa is a gated community and entrance is restricted and supervised.

The Association reserves the right to eject a guest and contact law enforcement for assistance in ejecting him or her immediately.

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