



**GULF WATERS
RV RESORT**
 11201 Summerlin Square Drive
 Fort Myers Beach, FL 33931
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Site Offerings

Standard

The bare necessities – This lot type offers small tow vehicle parking, picnic table and no entertainment space, no landscaping. Perfect for smaller rigs.

Prime

This lot type offers tow vehicle parking, picnic table, limited entertainment space and some landscaping.

Luxury

This lot type offers more space for larger rigs, tow vehicle parking, picnic table, comfortable entertainment space and curb appeal with decorative pavers and/or landscaping.

Luxury Plus

Upgrade for shade! This lot type offers everything our Luxury sites include, with a gazebo for additional shade and privacy.

Luxury Lake

This lot type offers space for larger rigs, tow vehicle parking, picnic table, comfortable entertainment space and curb appeal with decorative pavers and/or landscaping, and a peaceful view of the lake. Most sites are class A/C only, with limited lakefront sites available for 5th wheels.

Luxury Lake Plus

Upgrade for shade! This lot type offers everything our Luxury Lake sites include, with a gazebo for additional shade and privacy.



Guidelines for an Enjoyable Stay

1. All guests must check in and check out at the registration office upon arrival and departure.
2. Check-out time is 11:00am. Check-in time is 1:00pm.
3. No refunds for early departures.
4. Quiet hours are from 10:00pm to 7:00am.
5. Tents, truck campers and pop-ups are not allowed. All units must meet HOA guidelines. Please contact the office at (239) 437-5888 for unit requirements. No travel trailers or bumper pulls allowed during season; November 1 through April 30. Travel trailers are only allowed may 1 through October 31.
6. Parking in streets is prohibited. Do not park on vacant sites.
7. The speed limit of 15 mph must be observed at all times in the park. Please obey all traffic signs.
8. Must have current driver's license to operate golf carts on gulf waters property. Permanently installed optional headlights and taillights are required for driving golf carts at night. All golf carts must be parked in designated parking sites only and not on grass.
9. Pets must be on a leash at all times and kept in designated pet areas. Only 2 pets per site. The pet owners must clean up after their pets. No pets allowed in clubhouse, laundry/showers and pool area.
10. Pool hours are dawn to dusk. Pool rules posted at pool. No glass containers allowed at pool. Children 12 & younger must have an adult with them.
11. No peddling, soliciting, or commercial ventures are allowed in the park.
12. Recycling and trash dumpsters are located by the clubhouse. Please take your own garbage to the dumpster.
13. Laundry/bathroom facilities are provided for your convenience. Please do not leave clothes unattended in laundry areas.
14. Swimming in lakes is not permitted by guests or pets.
15. No open campfires.
16. Please do not feed or harass alligators, birds, or any wildlife.

Rules and Regulations

These Rules and Regulations represent Gulf Waters RV Association, Inc. (Association) governing documents, which include the Amended and Restated Declaration of Covenants and Restrictions, Amended and Restated by laws, and Architectural Review Committee Guidelines. These Rules and Regulations shall apply equally to Parcel (Site) Owners, tenants, their families and/or visitors and guests. Management must give a copy of these Rules and Regulations to tenants and guests. The Association's Board may impose a fine of up to \$100 per day for each violation of the Rules and Regulations or any violation of the Association's governing documents.

Common Areas and HOA Property

1. No parcel owner or renter may park more than a total of two (2) registered passenger automobiles, sport/utility vehicles, trucks or vans on Gulf Waters RV Homeowners Association property, including parcels. No truck with a GVCR of over 32,000 pounds is allowed during season. Boats and/or boat trailers are prohibited overnight. Golf Carts, bicycles, and mopeds (motorized bicycles) operating in the common areas are permitted in designated areas only. It is the owners/renters responsibility to maintain proper and adequate insurance on all vehicles.
2. Vehicle maintenance, except car washing, is not permitted unless approved by the on-site property manager or management staff (Manager). All vehicles must be currently licensed and no inoperable or unsightly vehicles are allowed.
3. Commercial vehicles used by vendors and contractors of the Association may be parked on Association property when such vendor or contractor is on a parcel or Association property to perform work.
4. Each parcel owner/renter has the right to use the parking spaces at the laundry/shower/pool facility and the clubhouse on a first-come first serve basis. Due to the limited number of spaces available, vehicles shall not be left in said spaces at times the Parcel Owner or Guest of a Parcel Owner is not using the facilities in which the parking spaces are designated.
5. RV Units and conforming enclosed trailers are to be no more than ten (10) years old, unless approved by Management in advance. The minimum length of any RV is twenty-six (26) feet of living space. Management has the latitude to make decisions about RVs during off-season renting. Any vehicle detracting from the aesthetic view of all other RVs in the park shall not be allowed.
6. Dollies are allowed to be parked on perimeter sites. Dollies and non-commercial enclosed trailers which do not display commercial lettering are permitted on pads provided they do not exceed thirty five (35) feet in total length. Enclosed trailers and dollies can only be parked on outside perimeter parcels and corner parcels so long as the pad can accommodate both the recreational vehicle and enclosed trailer or dolly. Enclosed trailers and dollies must be parked to the rear of the lot. No enclosed trailer, dolly, or recreational vehicle may be parked on the grass and no enclosed trailer or dolly may be parked alongside the recreational vehicle.
7. Recreational facilities will be used in such a manner as to respect the rights of others, and the Board may regulate duration of use, set hours of opening and closing, and schedule use of the facilities.
8. To maintain harmony of exterior appearance, no one will make any changes to, place anything on, affix anything to or exhibit anything from or on any part of Association property that is visible from the exterior of any parcel or from the Common Areas without the prior written consent of the Board.
9. All Common Areas will be used for their designated purpose only, and nothing belonging to Parcel Owners, or their family, tenants or guests will be kept in or on Common Areas without prior approval by the Association. Requests for approval are to be submitted to Management. Such areas will at all times be kept free of obstruction. Owners are financially responsible to the Association for damages to the Common Areas caused by themselves, their tenants, guests or family members.
10. Illegal or immoral practices are prohibited. No nuisance of any kind will be permissible on Association property or parcels.
11. The use or discharge of any firearm, air gun or fireworks is not permitted on individual parcels or any Common Area.
12. No parcel owner may do or keep anything on or in any parcel, RV or the Common Areas that will increase the rate of insurance on the building or contents of the building or main grounds without the prior written consent of the Association. No parcel owner will permit anything to be done or kept in the owner's parcel or in the Common Areas that will result in the cancellation of insurance on the building, the contents of the building, the grounds or that would be in violation of any law or building code.
13. All notices, letters, bulletins etc., must have a name and lot number on them or they will be removed from bulletin boards. No anonymous material may be posted. Notices, letters, bulletins etc., may be

- posted only on designated bulletin boards.
14. The rear gate is for EXIT purposes only and is restricted to making a right turn.
 15. An unauthorized vehicle is any vehicle parked on community property in violation of the Association's governing documents. Unauthorized vehicles are subject to being towed at the parcel owner's or tenant's sole expense.

Individual Lots

1. Antennas and portable satellite dishes are permitted so long as the antenna or satellite dish is shielded from view by landscaping and the placement of same does not pose a safety hazard.
2. No "for sale" signs, "for rent" signs, or any similar advertising shall be permitted without consent of the Association.
3. All parcel owners and renters must take their trash or garbage to the designated dumpster area. Absolutely no appliances, including refrigerators, electronics or televisions shall be disposed of in Association dumpsters.
4. No portion of any RV or permissible accessories, including but not limited to temporary storage trailers and dollies are to extend beyond the property line of parcel, and no easements shall be blocked or impaired.
5. No more than six (6) persons shall occupy any parcel for more than forty-eight (48) hours.
6. Use of barbecue grills will be allowed only in areas designated as safe and appropriate by the Association. Parcel owners may use barbecue grills on their parcels so long as the grill is located in a safe-area and does not interfere with any other parcel owners use and enjoyment.
7. No wood-burning appliances, including but not limited to stoves or fireplaces, are allowed on parcels.
8. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc., will be regulated to sound levels that will not disturb others and, while being used near or in pool vicinity, shall be used with headphones.
9. Upon end-of-season or temporary RV departures, parcels must be clean and free of items such as grills, bicycles, patio furniture and/or other items that could be stolen or damaged during a storm, or cause damage to other parcels. Gazebo frames may be left, but must be attached to a permanent surface.
10. Association employees are not permitted to do private work for parcel owner, their families, tenants or guests while on duty. Employees are not prohibited from doing work for a parcel owner during their off hours so long as the employee notifies the Board. Any member, who contracts with an employee to perform services on the parcel owner's lot, understands that the Association shall not be liable to the parcel owner for any reason whatsoever.
11. Do not park on vacant parcels without that parcel owner's written permission.
12. No outside clotheslines are permitted. Clothes racks are permitted provided they are concealed from public view. Without a rack only bathing suits and towels may be dried outside.
13. Any person using a sewer connection must use an airtight connection at all times.
14. Each parcel owner or renter is expected to keep their parcel clear of any unsightly items and clutter and to conceal items placed outside the RV unit whenever possible. This is in respect and consideration of your neighbors and all other persons residing in the park.
15. No use of "city water" is permitted or may be used to water any landscaped area. Non-potable is the only permissible water source to be used for this purpose. All parcels that utilize the Gulf Waters irrigation system must have their lot system on a timer that will allow irrigation between the hours of 6:00 am to 10:00 am only.
16. Limited repair, construction, use of power tools, RV cleaning and detailing or decorating work will only be done on Monday through Saturday between the hours of 8:00 am and 5:00 pm and any regulations list in the Declaration, Bylaws or the Rules and Regulations must be followed.
17. A parcel owner is first required to obtain the Architectural Review Committee (ARC) approval prior to making any repairs, constructing any improvements, or making any alterations to the owners parcel. The Architectural Request Form is available from Management at the Association's on-site property

- management office. Failure to first obtain the Association's approval may result in the parcel owner having to restore, at the parcel owner's own expense, said parcel to its original condition.
18. Lawns, shrubbery or other exterior planting, on the parcel, will not be changed, altered, replaced, moved or added to without a completed and approved Architecture Request Form before any work is done.
 19. Only one (1) RV unit is allowed per individual parcel.
 20. No Person shall engage in any practice, exhibit any behavior or permit any condition to exist that will constitute a nuisance or become a reasonable source of annoyance or disturbance to any owner or occupant of a parcel.

Pool and Clubhouse

1. Visitors/Guest may use the pool and clubhouse facilities only when accompanied by a tenant or parcel owner.
2. Children under the age of twelve (12) must be accompanied by an adult at all times when using the clubhouse pool or waterfront areas. Owner/Renter will be responsible for any damages caused by their visitor/guest.
3. No glass of any kind will be allowed in the pool area. Any liquid refreshments consumed near the pool area must be in non-breakable containers.
4. With the exception of plastic bottled water, no beverages or food may be brought into the pool area or clubhouse during operation hours of the Tiki Bar and Tiki Cafe. Snack food during special events when food is not provided is permissible.

Pets

1. Pet owners are required to keep pets on their own parcel or in the pet walk areas. When walking within the park, the lead must be kept short enough to keep the pet on the roadway and off the grass. Be respectful of neighbor's property and plants.
2. Leashed or unleashed, except for legal service animals. Pets must be under handheld leash (no longer than four (4) feet in length) when on a road or sidewalk at all time unless in a designated dog walk area.
3. Pets that are vicious, noisy or otherwise unpleasant will not be permitted on Association property or on parcels. In the event that a pet, in the opinion of the Board, becomes a nuisance or causes an unreasonable disturbance, written notice will be given to the owner or other person responsible for the pet and the pet must be removed from the Association property within three (3) days.
4. Visitors/ Guest are not permitted to have pets without prior approval from the Association.
5. Requests for approval should be submitted, in writing and in advance, to Management. Management has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions so long as the exception is granted in accordance with Board policy.
6. Kennels, pet houses and pet carriers are not permitted on the outside of RV. Enclosures are permitted as long as the pet is in the enclosure and attended to by its owner. The enclosure shall be put away and concealed when the pet is not in the enclosure. Pets are not to be left unattended outdoors.
7. It is the responsibility of the dog owner to keep barking to a minimum.
8. Pet owners are required to keep their pets vaccinations current and be able to provide verification of same from a licensed veterinarian.

Golf Carts

1. During clubhouse events all golf cart must be parked to the west side of the clubhouse space permitting.
2. All golf carts must be registered with the Association. Forms for registration are available in the Association's management office.

Inquiries regarding the purpose, interpretation, application, or to report possible infractions of these rules are to be communicated to and with the Concerns Committee. Forms to initiate communication are available from the Management office or from a Concern Committee member.

