2021-2022
SEASON

ROBERT'S

CONNER FAMILY
est 1950

MOBILE HOME RV RESORT

3390 GANDY BLVD
St Petersburg FL 33702
727-577-6820

Community Information Handbook

OFFICE HOURS

Monday through Friday
9:00 AM - Noon – I :00 PM - 4:00 PM
Closed Saturday & Sunday

All registration is to be completed upon arrival. Rent is payable to the office on or before your due date.

2021W

1949

1950

1951

IN CASE OF EMERGENCY, CALL 911

3390 GANDY BLVD., ST. PETERSBURG, FL

YOUR LOT #: _____

MAIN OFFICE PHONE #: 727-577-6820

After Hours Arrivals - Please use our on call phone number 727-580-0733

The Resort is intended for occupancy by persons 55 years or older. At least 80% of all units staying more than 30 days at the Resort must be occupied by at least one person age 55 or older and any other occupant must be at least 40 years old. Management reserves the right in its sole discretion to make exceptions to the age requirements as long as 80% of units staying more than 30 days are occupied by at least one person age 55 or older. All occupants must provide government issued identification at time of check-in for copying and age verification. No more than two persons may occupy a unit.

WATER RESTRICTIONS

HOURS AND DAYS *for all watering activities*:
Watering is prohibited between the hours of 4 pm to 10 am (see Pinellaspark.com)
Even lots: Thursday, Sunday
Odd lots: Monday, Wednesday, Saturday

VEHICLE & RV WASHING: Recreational vehicles must be washed using an automatic shut-off hose attachment on designated days depending on lot number.

WASHING FEES:
Cars: $10 / RVs: $25
(Please contact the office for further information.)

LANDSCAPING: Any plant material must be watered using a controlled handheld spray nozzle within the hours designated by the City.

LAWNS: You cannot leave a hose unattended. You must use an attached handheld spray nozzle to water lawns. No sprinkler systems allowed. Sprinkler systems, mechanical systems, and/or soaker hoses **are not permitted**.

NEW LAWNS/NEW PLANT MATERIAL: When installing a new patch of grass or lawn to your home or new plant material, you must use an automatic shut-off hose attachment to water your lawn. Watering lawns outside of designated watering days is not allowed and may result in an excessive watering fine.

Please bring any required documents, such as a proof of purchase, to the front office for approval before installing or upon and to receive our New lawn/New plant material guidelines.

SPRINKLER SYSTEMS: Sprinkler systems, mechanical systems, and/or soaker hoses **are not permitted**. Only ATTENDED watering with an automatic shut-off hose attachment is permitted.

PLUMBING BREAKS: Plumbing breaks at your lot will result in an excessive watering usage fine. When doing repairs to your water system, please use LICENSED PLUMBERS ONLY. All licensed plumbers must be approved by management prior to performing work on any lot.

EXCESSIVE WATER USAGE: Please be advised, you may be subject to a $100.00 fine if you leave your water running (attended or unattended) without a handheld shut off nozzle attached, watering outside of designated watering hours (must be approved by management), or washing your vehicle without management's approval. If you have a water line break or a water leak in or under your home, an excessive watering fine will be charged to your account $100.00 or more depending on the severity of your excessive water usage.

NEARBY SERVICES

PROPANE SERVICES:

U-HAUL OF NORTH ST. PETE
(1 mile, 6 minutes away)
727-576-6666 / 800-528-0463

9390 9th N. & Gandy,
St. Petersburg FL 33702

Service for any tank size starts
By the gallon @ 3.99 per gallon

FERRELLGAS at 727-544-1416
(delivery available)
9000 66th St N., Pinellas Park, FL 33782

Ferrellgas will fill tanks of 100lbs or more that are attached to your RV.

Please come into the office before Monday at 11am or before Thursday at 11am to sign up for propane servicing on the following day.

LAWN CARE FOR MOBILE HOMES:
BENTLEY LAWN CARE at 727-235-2076
Please call Bentley Lawn Care to inquire about lawn care services. If you would like to use any other company, please call the office and let us know. Only use a licensed and insured company to mow your lawn.

FIRE PITS:

Do not leave your fire pit unattended. Only enclosed fire pits that use untreated firewood are allowed in the park. The fire pit must be approved by management prior to usage. Fire pits that cause excessive smoke may disturb your neighbor and are not permitted.

CABLE TV / INTERNET / NEWSPAPER DELIVERY

CABLE TV INSTALLATION:
Please call our office to access and receive your cable TV. Cable TV must be paid to Robert's before receiving a cable box from Spectrum. See page 15.

TAMPA BAY TIMES (727) 893-8111
We also have newspaper stands outside the back gates and near the main entrance.

RELIGIOUS PREFERENCES

BAPTIST:
FIRST BAPTIST
1900 GANDY BLVD. N
ST. PETERSBURG, FL 33702
PHONE: (727) 576-5508

CATHOLIC:
SACRED HEART
7809 46TH ST N
PINELLAS PARK
PHONE: (727) 541-4447

TEMPLE-EL:
400 PASADENA AVE. S
ST. PETERSBURG, FL 33707
PHONE: (727) 347-6136

PRESBYTERIAN:
GOOD SAMARITAN
6085 PARK BLVD N
PINELLAS PARK
PHONE: (727)544-8558

LUTHERAN:
GRACE LUTHERAN
4301 16TH ST N
PINELLAS PARK
PHONE: (727) 527-1168

METHODIST:
FIRST UNITED METHODIST
9025 49TH ST N
PINELLAS PARK
PHONE: (727) 546-5741

NON-DENOMINATIONAL BIBLE FELLOWSHIP
ARE HELD IN OUR RECREATIONAL HALL ON THURSDAY MORNINGS AT 9 AM

CONVENIENT STORES NEARBY

WALMART SUPER CENTER
8001 US HWY 19 N
PINELLAS PARK
PHONE: (727) 576-1770

TARGET
7150 US HWY 19 N
PINELLAS PARK
PHONE: (727) 803-0022

SHOPPES AT PARK PLACE
7400 US HWY 19 N
PINELLAS PARK
VARIOUS STORES

FOR YOUR CONVENIENCE

METERS: Robert's maintenance reads meters on or around the 20th day of every month. We will print and post lot numbers with meter charges by the beginning of the following month. Please find this information at the office or posted on the bulletin boards.

GARBAGE: Robert's maintenance collects garbage on Mondays and Thursdays of every week at 9am. Please put your garbage out before 9 a.m. in the morning. Do not leave your garbage out overnight to avoid little visitors..

GOOD SAM'S: We are currently not accepting any Good Sams discounts. Sorry for the inconvenience.

WINTER RATES FOR TWO OCCUPANTS

Check-in 1:00 pm. Check-out 11:00 am.

Late check-out is based on availability. You must confirm with the office and pay half the daily rate for the lot upon departure. If lot is available.

Amenities: Swimming Pool & Jacuzzi, Tennis Courts, 24 Hr. Bathhouse / Pavilion / Clubhouse, Billiard Room, Shuffleboard, Volleyball, Pickleball, Horseshoes, Petanque, Coin Laundry, 30/50-Amp Electric, City Water & Sewer, Bus Stop,

Security Deposit

$500.00 security deposit collected during booking for 1 month or longer. It will be returned at the end of your stay. We will collect full payments upon booking on reservations less than 1 month.

Regular Lots

Daily & Weekly
$80 per day full hook-up
$450 per week full hook-up

1 Month $950 plus electric
2-5 Months $900 plus electric
6 Months $800 plus electric
First and last month rent due on arrival.
add $25.00 if graveled

Flat Rate Per Month $1000

170, 170A, 170B, 171, 171A, 215, 216

Phase II Rates $750

327-424, 297-299
plus electric
add $25.00 if graveled

Premium $1000	Super Premium $1150	Pull-Thru $1150
221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, **261, 262, 263, 264, 265, 275**, 290, **360**, **383**, **388**, **404**, **452**, **453**, 454, 454A, **462**, **477**, **489**, **501**, **502**, 507, **508**, **509**, **510**, 516, 517, 550, **554**, 583, 589, 590, 598, 601, 602, 603, 604, 614, 619, 621, 622, 623, **632**, **632A**, **632B**, 634, 635, 641, 642, 644, **647**, 648, 651, 656, 662A **PREMIUM GRAVEL $1025** PREMIUM DAILY $95 PREMIUM WEEKLY $495	**11**, 17, 21, 23, 31, 33, 33A, 34, 48, 130, 131, 137, 156, 159, 161, 163, 165, 168, 169, 218, **266A**, **266B**, 425, **478**, **479**, **480**, 513, 514, **518**, 587A, 619, 619A, **641A** **SUPER PREMIUM GRAVEL $1200**	292, 294, 295, **296**, 320, 321, 322, 323, **324**, **325**, **326**, **326A**, **455**, **587A**, **606A**, 646A, **653A** **PULL-THRU GRAVEL $1200** **SPECIAL RATE GLASS HOUSE** 12 - $1200 137 - $1200 515 - $1200 No pets are allowed. No smoking is allowed. No altering or attaching fasteners to the walls is permitted.

GRAVELED LOTS LISTED IN BOLD

If staying 1 month or longer, the following fees apply:

$75.00 Electric Deposit

Mailbox Maintenance Fee: $15.00 Mailbox / $10.00 Key deposit (revised 10/30/19)

Electric, Water, Sewer and Garbage pick-up available on all sites.
Garbage: Garbage will be picked up every Monday and Thursday of the week by 9am

Parking: Please park only one motorized vehicle and one camping unit at a campsite. Please park your vehicle on your designated lot ONLY. Do not park on the main streets or on your neighbors parking lot.
See diagrams for parking on pages 23-28.
Additional vehicles should be parked in the overflow parking (see office)
Utility trailers must be put into storage for an additional fee.
Utility trailers attached to RV on pull thru sites there will be an additional $60.00 per month fee.
(Prior approval from management required.)
Spectrum cable TV service available at an additional charge. Please see page 15.

Dump Station Fee $35.00 (effective 10/1/20)

WINTER RATES

Storage *(including tax)*

$17.12 per day
$74.20 per month (under 15')
$95.40 per month (15' and over)
$106.00 per month (pull-thru)
$60.00 per month If attached to RV ln Pull-thru

On site storage for Seasonal RVs

(you must stay a minimum of 4 months under the current winter rate before you can request on site storage).

$200 per month

RV age restricted 2009 or newer ***(unless authorized by management)*****.**

After Hours Arrivals - Please use our on call phone number 727-580-0733

3390 Gandy Blvd. N., St. Petersburg. FL 33702 Phone: (727) 577-6320 Fax: (727) 577-2621
Web address: www.robertsrv.com / e-mail: robertsresort@aol.com

Reservations and Refunds (Revised 10/1/20)

- **NO REFUND** of deposit if reservation is canceled on or after you arrive.
- **NO REFUNDS** will be given if you fail to provide Robert's with a 30 day notice of cancellation.
- **If you're staying from 1 day up to 6 days, the full payment is due upon creating your reservation.**
- If providing a 30 day cancellation/notice for a reservation that is 1 to 6 months, the cancellation fees will be $250.00. NO REFUNDS FOR NO SHOWS.

NO REFUNDS FOR NO SHOWS

- If residents are unable to complete the entire length of their reservation, management will revert the rate back to the length of the actual stay. You will be expected to pay up to date AND pay 50% of the total charge for the reservation days canceled. For example: If you leave a month early but had planned to stay 2 months total, you will pay the $50.00 difference plus an additional $400.00 dollars (or half of your total adjusted length of say.) This is assuming you had paid your first months rent at check-in. The total paid at the end of your stay would be $1,250.00. (revised 10/30/19)
- Rates are subject to change without prior notice.
- **Reservation dates:** If changing your reservation dates, the following would apply:
  Early Arrivals: If you will be arriving before your reservation date, the daily/weekly/monthly rate applies for these days. We will try to assign you to your reserved site if available.
  Late Arrivals: If you will be arriving after your reservation date and want to be guaranteed your site, we require payment in advance for us to continue to hold the site for you. For your convenience, we accept **Visa** and **MasterCard** for reservation deposits.

Reservations Policy:

Management's Discretion: **On all reservations made for six months or less, your reservation may be re-assigned to another lot due to a longer term resident** occupying the lot for which you requested a reservation or for size of the RV. Management reserves the right to rent lots that are vacated for short periods of time. If you should have any questions, please contact the office.

ANNUAL & SEASONAL RESIDENTS RATES

*All rates are for two occupants.
Rate Includes: Water, Sewer, Lawn Care and Garbage Pickup.
All sites are individually metered.

Rental increase commence every year on June 1st for annual and seasonal residents

*Your initial term (1 Year) maybe less than 1 year in order to permit the Office to have all rental agreements to commence at the same time; thereafter, all terms tenancies shall be for a minimum of 1 year.

ANNUAL

12 MONTHS OF OCCUPANCY for $565.00 per month plus electric
$565.00 Security Deposit.
$75.00 Electric Deposit.

***Security Deposit** due upon arrival and applied to rent after twelfth month (non-refundable).

SEASONAL

6 MONTHS OCCUPANCY & 6 MONTHS AWAY
Sites 217-518 $530.00 per month plus electric
Sites 519- 667 $535.00 per month plus electric

***Security Deposit** due upon arrival and applied to rent after twelfth month (non-refundable}. All seasonal residents are required to check-in at the office upon arrival and departure. There is an additional charge if you exceed your 6 months occupancy. You will be responsible for paying the difference of seasopnal and annual rates (per month) for the total number of months you stay thereon plus a penalty of $75.00.

DUMP STATION FEE

$35.00 (effective 10/1/20)

MAILBOX

$15.00 per year (minimum payment)
$10.00 Key Deposit
All Residents must have a mailbox

***Washing machines** There is an additional monthly charge of $10.00 for washer/dryer for park models and RV's.
(See Office Team for details)

CREDIT & BACKGROUND SCREENING $250.00 per person or married couple

A 30-day notice is required from annual residents or seasonal residents who will be moving out of the park or onto another lot.

PARK PROCEDURES AND RULES

Robert's management desires to provide all residents with comfort, knowing that they are in a safe community. To do so, we must all be sure to follow the rules for the community.

The Resort is intended for occupancy by persons 55 years or older. At least 80% of all units staying more than 30 days at the Resort must be occupied by at least one person age 55 or older and any other occupant must be at least 40 years old. Management reserves the right in its sole discretion to make exceptions to the age requirements as long as 80% of units staying more than 30 days are occupied by at least one person age 55 or older. All occupants must provide government issued identification at time of check-in for copying and age verification. No more than two persons may occupy a unit.

Persons of all ages are welcome as guests who may not stay longer than 14 consecutive days or 30 days total per year. All guests must be registered and pay the guest fee. See the Guest Policy

The Facilities, Amenities and Social Functions are for the Residence and Guest of Robert's Mobile Home & RV Resort. Management reserves the Right to Deny access to anyone in the Common areas who are not approved registered resident or guest. *(Clubhouse, Fire Pit, Horshoe Pits Volleyball Court, Pétanque Courts Tennis Courts, PickleBall Courts, Swimming Pool, Jacuzzi, Pavilion, Bathhouse, Laundry Room).*

QUIET HOURS are from 10 P.M. to 8 A.M. every day.

LOUD OR IRREGULAR NOISES: Robert's RV values the residents and their right to live in a peaceful community. Vehicles with aftermarket mufflers are not permitted in the park unless deemed otherwise by management. Excessive noise is not permitted in the park.

PAYMENTS TO THE OFFICE: Payments of any kind including rent, storage fees, electric charges, cable TV fees, and guest charges are due on the date specified by Management. If they are not received by the due date, a late fee of $35.00 will be applied to each late payment.

REFUNDS: All refunds may take up to 2 weeks to process.

PARTIAL PAYMENTS/ NONPAYMENTS: Partial payments are not accepted. You can only pay your bills in full.

OCCUPANCY POLICY: The purpose of limiting the number of persons permitted to live on each lot is to avoid overcrowding of the community, excessive use of its amenities, and demand on its utilities. The number of persons that can occupy a lot is as follows:

ANNUAL/SEASONAL LEASES: Rent based on two persons per lot.

SHORT TERM OR TRANSIENT LEASES: Rent based on two persons per lot. Additional guests will require the advanced notice and approval of Management, and the resident's payment of a guest fee.

RVS, PARK MODEL HOMES AND MOBILE HOMES: The exterior of the home is the current homeowner's responsibility. The lot must be maintained. No mildew, weathered paint, or visible damage to the exterior of the home. It must be well maintained and properly cared for. It must be pressure cleaned regularly and cannot be kept in an unclean condition. If you are unsure about an area on your home, contact the office and fill out a blue sheet.

No window airconditioning units are allowed in the park. Interior units are allowed that have an exhaust vented through the window.

The base rent is based on two-person occupancy. Any additional person are considered guests.

DAILY AND WEEKLY RESIDENTS: Rent will be collected in full when the reservation is created. Any returned checks are subject to a $35 fee to compensate for the bank's return check fees.

MONTHLY RESIDENTS: Rent is payable on or before the due date, or will be subject to a $35.00 late charge if it is not received on or by the 5th of the month. Any checks returned are subject to a $35.00 fee to compensate for the banks return check fees.

PARK PROCEDURES AND RULES continued

SUBLETTING: No subletting is allowed at Robert's. Guests must be accompanied by the residents during the stay. Any unregistered guests may cause eviction of the resident with whom the guest(s) resides.

REFUNDS ON RESERVATIONS: If you fail to complete the entire length of your stay (as listed in your file at the office), you will be reverted back to the rate that corresponds to the number of months or days that you actually stayed in the park. You will also be responsible for paying 50% of the money you would have owed if you stayed your original length of stay. Please call the office if you have any questions or need additional clarification or examples. **There are no refunds after arrival or after your scheduled check in date.**

DISHONESTY - SEASONAL RESIDENTS:
If a Yearly resident fails to depart from the park after 6 months of staying at the park or fails to sign out with the office when they depart from the park, he or she will be reverted to Annual residency and will be charged back as an Annual resident. It is the resident's responsibility to notify the office if their length of stay has changed so their rent may be charged accurately.

If a resident fails to check-in their guest with the front office prior to arrival, the guest may be asked to leave the park AND may be asked to pay late fees to the office.

VISITORS: People who are not registered guests of the park and are just visiting the park may be asked to leave the park if they are unregistered and/or do not live with anyone within the park. The facilities and amenities are for residents and approved resident guests only. If a person is visiting a friend at the park and they wish to use the pool, they must sign in at the office and pay the current pool fee. Please inquire in the office for more information and more rules regarding visitors.

DRESS: You must wear a shirt and shoes to all common areas including but not limited to the front office, the club house, the pavilion, the bathhouse, and the laundry room area.

ALCOHOLIC BEVERAGES: No drinking of alcoholic beverages or use of glassware is allowed in the bathhouse, pool area, and laundry facilities. Alcoholic beverages are permitted during social events. Residents are allowed to consume alcohol in the clubhouse, pavillion and firepit area.

CLUB HOUSE LAUNDRY ROOM, BATHHOUSE AND RESTROOMS: Smoking is not permitted.

SWIMMING POOL & JACUZZI: Pool hours are from 7am to 10pm - 7 days a week. Pool and jacuzzi are cleaned daily before 9am. Please see pool rules listed in the pool area. No alcoholic beverages or narcotics are allowed in the pool. No smoking or vaping is permitted at the pool area. No glassware or sharp objects of any kind are allowed in the pool area. Violators of pool rules may be subject to eviction. All non residents or pool guests must check-in at the front office first and pay a $9.00 swim fee in order to use the pool. This fee applies to anyone over the age of 5. All children under 10 must be accompanied by an older person who will be in the pool with them.

CHILDREN: Any child 5 years or older MUST be checked in at the front office before using park facilities. Children are considered guests and not residents of the park and cannot stay within the park past 1 month unless management deems otherwise. If child(ren) fail to cooperate or cause a disturbance within the park, they will be placing their lot residents at risk for eviction. Children using the pool area MUST be accompanied and monitored by their park resident. The park resident MUST be able to join them in the water/ must be presently in the water with them and swim in the case of any accidents.

PETS: Please notify the office if you plan to travel with a pet. Cats are welcome, but certain dog breeds are **restricted**. The restricted dog breeds are Pit Bulls, Rottweilers, Chow Chows, German Shepherd, Doberman Pinschers, Alitas, Cane

REMEMBER

At times, photos may be taken of your home or lot for any rule violations that need to be corrected.

Management has discretion on all reservations for lot assignments.

MANAGEMENT RESERVES THE RIGHT TO RENT LOTS THAT ARE VACATED FOR SHORT PERIODS OF TIME.

Violations of any of the above Park Procedures or Rules can be grounds for eviction from the park.

The Owner & Managers of Robert's Mobile Home & RV Resort, Inc. are not liable for any loss of personal possessions or injuries to any occupant of any age.

PARK PROCEDURES AND RULES continued

Corsos, Presa Canario, Staffordshire Terriers, Mastiffs and Wolf Hybrids). The office must receive photos of your dog to verify the breed **PRIOR** to entering the park. All Dogs must be leashed in all areas of the park. No unleashed dogs are allowed. **Pets cannot be left unattended without supervision by an older person**. Pets are not allowed in any recreational areas of the park. **Please make sure to clean up after your pet. With the weather changes in Florida, make sure your pet has adequate food and especially water. Excessive barking is not permitted**

ELECTRIC BILLS: Are due on the first of each month, payable to the office. Any payment made after the fifth of the month shall be subject to a $35.00 late charge. Any checks returned are subject to a $35.00 fee to compensate for the banks return check fees.

MAIL: Mailbox fees and key deposits are charged for any reservation staying a month or longer. If you lose the key, we will retain your deposit and may ask you to pay an additional fee in the case the mailbox needs to be re-keyed. Mail delivery is available Monday through Saturday. Mail will be picked up around 11am from the office and from the mailbox located in the clubhouse next to the front door. Please notify the office when you arrive or when you would like to start or stop mail services, you may need to fill out a change of address card.

LAUNDRY: Robert's does not permit hanging clothes-lines from trees or under awnings and no in-ground clothesline. Only Umbrella clotheslines & Porta-Bumper clothesline are allowed on sites. Please DO NOT dig holes on your lot for any type of clothes lines. No digging without prior approval. You may damage the underground utilities if you dig without permission. Please make sure to remove laundry the same day. Washing machines are permitted at an extra charge of $10.00 per month (in RV's only). Please notify the office if you have a washing machine in your RV. Please, DO NOT dig holes on your lots for any rotating clothes racks. The rotating clothes racks are not allowed in the park. Damage might occur to the underground utility lines.

GARBAGE & LEAF RAKING: Monday and Thursday mornings pick-up at your site (curbside) at 9am. Please use plastic garbage bags only and place next to street. Please do not put bags out the night before unless you have a trash can with a cover on it. For your convenience, a dumpster is located on 32nd Drive. If you have large items that need to be disposed of, call the office to schedule a pick up. There may be a hauling fee. Contact the office.

YARD SALES: All yard sales must be approved by management.

SPEED LIMIT IS 10 MPH - STRICTLY ENFORCED!

VEHICLE INFORMATION: All vehicles (including RVs, ATVs, Motorcycles and Mopeds), whether residential or guest vehicles MUST register their license plate at the front office. Robert's management wants to ensure the safety of those in the community by monitoring all vehicles in the park. Only one RV and one passenger vehicle are allowed per site.

Any additional cars may be parked at the nearest parking lot. No storage on site without prior permission from Management. Construction Cargo Trailer storage is not allowed in the park.

VEHICLES: Vehicles must be newer than a 2009 to be parked on your lot. Any vehicle older than a 2009 must park in the overflow parking space. Management reserves the right to deny your vehicle from entering into the park.

DRIVER'S LICENSE AND TAGS AND INSURANCE: You must have a valid driver's license in order to live in the park. Your tags must be kept up to date and current. Vehicles must also be insured.

MOTORCYCLES: Not permitted without prior approval.

GOLF CARTS: Must obey all traffic signs. Must be equipped with proper headlights, rear reflectors, and rear-view mirror. Children are not allowed to drive golf carts in the park. Do not drive golf carts at night unless your front lights are fully functional.

PARKING AND DRIVING: Two-way streets must be obeyed by all vehicles including golf carts. Only park employees permitted to enter either side of the two way streets. Parking vehicles in any place other than the designated parking spot is NOT ALLOWED. You cannot drive any vehicles of any kind while using narcotics, alcohol or illegal substances. Please be a safe driver at all times

DESIGNATED PARKING LOT: Your vehicle must be parked on your parking space ONLY. If you park on the street or in front of your RV, you will receive a notice to move onto your parking lot. Parking spaces are for 1 vehicle ONLY and cannot

be converted into extended patios at any time unless approved by management. (see page 23-28)

a. **Lots 519-571**: If you are on a lot with a shared parking space, please communicate with your neighbor in regards to sharing the space. You cannot use your shared space as your primary parking space unless it is approved by management. The shared parking space is available for your guests use.

VEHICLE/RV WASHING: Washing vehicles and RVs is limited to every Tuesday and Wednesday between 9am-2pm and 2pm-5pm. Each car is $10.00 and each RV wash is $25.00. Please come to the office to receive a slip to place on your window while you wash. If you use a commercial service to wash your vehicle/RV, there is a $25.00 flat rate charge. The vehicles and RVs must be washed using an automatic shut of valve for your hose. A watering hose cannot be left running and/or unattended at any time. A fee may apply for excessive water usage.

STORAGE SITE RULES: RVs in our storage section are not allowed to use our dumping station or plug into electric or hook up to sewer connections on any site. If you would like to wash your RV, you must come into the office to pay the washing fee. We will direct you to the proper place to wash your vehicle. If you hire a company to wash your RV and they use their own water to wash the RV, you will not need to pay a washing fee. If you are found using the dumping station or a lot without managements consent, you will be charged according to your use. If you use the RV site, you will be charged the daily rate. If you use our dumping station, you will be charged the dumping fee.

STORING VEHICLES OR VESSELS ON LOTS: Vehicles must be parked in storage and you must pay the current daily/monthly rate for storage. Storage of utility trailers or cargo trailers on lots are not permitted unless it is approved by management AND unless you paid for it to be stored on your lot. At no time can any vehicles, trailers, boats, or any vessel be stored on the property without registering with the office and being approved by management prior to its arrival.

TYING DOWN OF TRAILERS: All tying down of trailers and sheds must be approved by Robert's Management. Do not attach lines or ropes to any of the utility boxes or the water spigots. **No digging without prior approval. You may damage the underground utilities if you dig without permission.**

MAINTENANCE & REPAIRS: For your safety, Robert's management asks that you DO NOT work on any roofs or work underneath any RVs or vehicles. **Changing the oil of your vehicle or any repair work is not permitted without approval from management.** For vehicle repair/maintenance approval, please come to the office during business hours of 9am-12pm and 1pm-4pm to fill out a green sheet. If you choose to hire someone to come into the park, they must provide proof of license and liability insurance.

IMPROVEMENTS: Improvements to your home may require a **licensed and insured contractor**. Roberts require all contractors to be approved first with proof of license and insurance before any work can be performed. This requirement is to protect the home owner and property owner. Failure to follow this policy may be grounds for eviction. **All RVs, Park Models, and Mobile Homes are required to fill out a green sheet prior to having work performed on any homes in the park.** You may do work in your own home but if you would like to work on any other homes in the park such as a community member's home, you need have a valid certificate of liability insurance and a license on file with the office. The types of work include plumbing, carpentry, electrical, gas work, roofing etc.

Any painting, concrete work, roof-overs, awnings, skirting, room additions, sheds, planters, planting of trees, flowers or plants, repair work done to homes, must be approved by management. Please fill out a green sheet available in the office and turn it into the management for approval.

LOT CLEANLINESS/CURB APPEAL: Please keep the grounds around your trailer clean from clutter and/or old rusted garden or lawn ornaments. Only 8 ornaments and plants are allowed per lot. Residents cannot put inside furniture such as couches, chairs, freezers or refrigerators outside your RV. If you need storage for your belongings, we encourage you to buy an aluminum or plastic storage shed (no steel sheds allowed). Please come in and fill out a request to add a shed. Additionally, window air conditioners are not permitted. Please DO NOT dig holes on your lot for any rotating clothes racks. No digging without prior approval. You may damage the underground utilities if you dig without permission.

LOT REQUIREMENTS: You may only have 8 plants and outdoor décor outside your home. You may have 2 flags per lot. The flags must fit within the boundaries of your lot and cannot extend into your neighbors' lot in any way. See diagram pages 23-28.

For the park to mow your lawn and trim, you must make sure that your lawn is free of any objects.

ILLEGAL DUMPING: You may not dump any bedding material, mattresses, household fixtures, any kind of furniture, paints, metals, furniture, bulk items or tools. Please do not dispose of hazardous material in the dumpster (oil, paints,

chemicals). Please contact the office for removal of any of these items. Do not take them to the dumpster without authorization. You may be fined $100.00 for illegal dumping. There is a fee for dumping of large items.

CONDUCT The operator or Management of this RV Park may refuse accommodations or service to any person whose conduct on the premises of the park displays intoxication, profanity, lewdness, or brawling; who indulges in such language or conduct as to disturb the peace or comfort of other tenants or guests; who engages in illegal or disorderly conduct; or whose conduct constitutes a nuisance. Such refusal of accommodations or service shall not be based upon race, color, national origin, gender, physical disability, or creed.

MISCELLANEOUS: All personal items, plants and vehicles must be at least 4ft away from the sewer lines.

No digging without prior approval. If you damage any utilities such as water, electric, sewer cable you will be responsible for the cost of repairs. You must contact the front office, fill out a green sheet and submit it to management before digging.

Failure to pay for rent, electric, utilities, guests, washing fees and cable TV will result in eviction. Nonpayment will be grounds for eviction AND your account may be sent to collections. If an attorney or associated Law office is involved in any issues of nonpayment, the lawyer fees will be included in your collections.

SALES/TRANSFERS of PARK MODELS or RVs: All prospective residents must be approved. Anyone interested in purchasing a park model or RV may inquire at the office about the procedures for credit background checks. Park model buyers must be at least 55 years of age or older in order to apply for residency. The application cost is $250.00 per person or $250.00 for a married couple. Do not put money down or transfer titles over without obtaining written approval from management. Failure to follow rules may result in legal action and/or eviction.

REFUNDS AND RULES ON RESERVATIONS:

- If you provide the park with a 30-day notice of cancellation, the park will charge a $75.00 handling fee to your deposit and refund the remainder of the deposit. This rule applies to all reservations lengths EXCEPT 1 day reservations.
  - If you cancel a 1-day reservation, we will not issue a refund.
- If you do not provide the park with a 30-day notice of cancellation, we will hold a $250 handling fee and will return the remainder of your deposit.
- If you reserve a lot for 1 night, you will not receive a refund for your cancellation.
- If your reserve a site for less than 1 month, your deposit will be equal to the balance owed for your total length of stay.

PENALTY FOR EARLY DEPARTURES:

- If you are unable to complete the entire length of your reservation, your rate will be adjusted to your actual length of stay; You will be responsible for paying that difference if any. ADDITIONALLY, you will be responsible for paying 50% of the remaining balance on your account. Your remaining balance is determined by the balance owed for the rest of your reservation.

RATE CHANGES

- Robert's Mobile Home and RV Resort reserves the right to change the rates and amounts of fees and charges disclosed herein without prior approval. Please check our website for the most updated rate for your lot.

EARLY OR LATE ARRIVALS

- If you will arrive before your arrival date, you will need to pay the appropriate rate for your new arrival date to your reservation arrival date. For example, If your reservation date is for May 1st but you arrive on April 22nd, you will need to pay for your additional nights April 22nd – May 1st at check in along with the rest of the charges due at check-in.
- If you will be coming later than your reservation date, you will be required to pay your check-in dues as of your reservation start date. If you fail to pay your check-in dues on your start date, your reservation will be canceled, and your lot may be given to someone else. Your deposit will not be refunded.

IT MAY TAKE UP TO TWO WEEKS TO RECEIVE A REFUND.

- We will not refund for prepaid payment. If you leave early, there will be no refunds.
- We will not prorate your rate if you chose to leave early.

Robert's Mobile Home and RV Resort
GUEST POLICY

Anyone who is spending a night(s) at the park with a resident is considered a guest. Each lot can have a maximum of 2 residents per reservation per RV and each additional person is considered a guest of the Resident. All children are considered guests. **Guests are only permitted to stay in the park if they follow the rules and regulations in the park AND are registered with the office. If a guest is not registered with the office AND/OR fails to follow guest rules, they may be evicted from the park and will put their lot's residents at risk for eviction as well.**

Guest's rate is $9.00 per day and $55.00 per week and are allowed to stay in the park. They may stay in the park for a total of 14 consecutive nights.

If you are not considered a guest at the park or an occupant/resident, you must vacate the park and may not sleep over. Failure to follow park rules may result in eviction.

Roberts reserves the rights to evict anyone who is disturbing the peace and tranquility of the park. Please have your guests check in at the front desk with the lot number and reservation number provided to you at check in. See the rate charts on the previous pages. All guests MUST be accompanied by a Resident of Robert's RV (one of the two listed names on the reservation). These facilities, amenities and activities are for the residents and authorized guests of the Robert's RV Resort community ONLY.

Extra Person Guest

(Does not apply to children 5 and under)

Guest Policy for RV Residents Short Term Stays (under a month)

ALL GUESTS MUST CHECK INTO THE OFFICE FIRST.

$9.00 per person per day
$55.00 per person per week

Guest Policy for RV Residents Long Term Stays (over a month):

ALL GUESTS MUST CHECK INTO THE OFFICE FIRST.
(Visitors must register and pay to use the pool)
See office for charges.

$180.00 per person per month

Guest policy for Annual Residents and Yearly Residents:

Roberts allows 1-2 guests to stay for up to 14 consecutive nights - no annual limit - in the community. All guests must come into the front office to check-in as guests.

Spectrum Cable TV

BULK CABLE DEAL WITH SPECTRUM CABLE TV

Roberts has partnered with Spectrum cable to offer our residents special pricing for Spectrum cable TV.

This deal allows you to enjoy 160 channels for $40.00 saving you up 50%!

Roberts is able to reduce your fees by buying Cable TV in bulk from Spectrum. **The cost for 160 Channels is $40.00 per month payable to Robert's.**

ALL MONTHLY CABLE TV PAYMENTS ARE TO BE PAID IN FULL AT THE FRONT OFFICE

To get started and set up your Spectrum cable TV please call the office. You agree to receive 160 channels for $40.00 per month payable to Robert's.

ARE YOU A YEARLY RESIDENT?

Seasonal status allows part-time residents to put their Spectrum cable TV services on hold or sleep for a low monthly rate. Please call Robert's management to inquire about cable sleep when your not home. There is a $5.00 cable sleep fee for this service (rates subject to change).

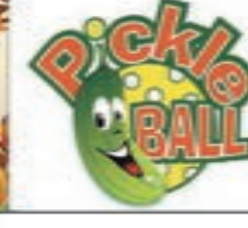
Sincerely,

Robert's Resort Management

NOVEMBER 2021

(CH) Clubhouse (CN) Cornhole (HH) Happy Hour
(HF) Hand & Foot (HS) Horseshoes (PV) Pavilion
(PQ) Petanque (PB) Pickleball (PC) Pinochle (VB) Volleyball

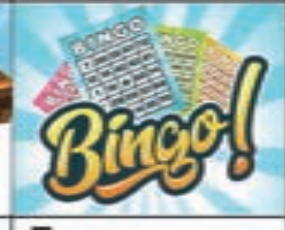
Robert's Mobile Home & RV Resort
3390 Gandy Blvd., St. Petersburg, FL 33702
Phone **(727) 577-6820** / Fax (727) 577-2621

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 REC MTG 1-2 PM (CH) HS 2-3 PM	**2** Coffee & Donuts 8:30 AM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**3** HS 2-3 PM (CH)	**4** HS 2-3 PM (CH) HH 4 PM Texas Hold'em 6PM (CH)	**5** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	**6** POT LUCK DINNER 4pm-5pm Social 5-? Dinner (CH)
7	**8** RED HATS 11 AM (CH) HS 2-3 PM	**9** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**10** HS 2-3 PM (CH)	**11** HS 2-3 PM (CH) HH 4 PM (CH) Texas Hold'em 6PM (CH)	**12** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH) (CH)	**13**
14	**15** HS 2-3 PM	**16** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**17** HS 2-3 PM (CH)	**18** HS 2-3 PM (CH) HH 4 PM (CH) Texas Hold'em 6PM (CH)	**19** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	**20**
21	**22** HS 2-3 PM	**23** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**24** HS 2-3 PM (CH))	**25** THANKSGIVING DAY MEAL HS 2-3 PM (CH)	**26** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-A long	**27**
28	**29** HS 2-3 PM	**30** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)				

DECEMBER 2021

(CH) Clubhouse (CN) Cornhole (HH) Happy Hour
(HF) Hand & Foot (HS) Horseshoes (PV) Pavilion
(PQ) Petanque (PB) Pickleball (PC) Pinochle (VB) Volleyball

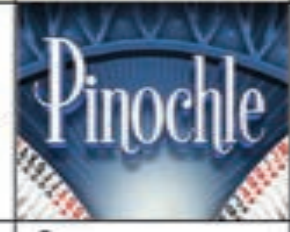
Robert's Mobile Home & RV Resort
3390 Gandy Blvd., St. Petersburg, FL 33702
Phone (727) 577-6820 / Fax (727) 577-2621

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			**1** HS 2-3 PM BINGO 4:30 PM (CH)	**2** HS 2-3 PM HH / Horse Races 4 PM (PV) Texas Hold'em 6PM (CH)	**3** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	**4** Community Yard Sale 8-12 POT LUCK DINNER 4pm-5pm Social 5-? Dinner
5	**6** REC MTG 1-2 PM HS 2-3 PM	**7** Coffee & Donuts 8:30 AM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**8** GOLF SCRAMBLE HS 2-3 PM BINGO 4:30 PM (CH)	**9** Yankee Exchange Golf Cart Parade HS 2-3 PM HH 4 PM (CH) Texas Hold'em 6PM (CH)	**10** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH)	**11** PIZZA DINNER AND DANCE with Carlos 4-5 PM Social 5-? Dinner (CH)
12	**13** RED HATS 11 AM (CH) HS 2-3 PM	**14** PAINTING w/ LAURA 12:30-4 PM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**15** BREAKFAST (CH) 8:30-9:30 AM HS 2-3 PM BINGO 4:30 PM (CH)	**16** HS 2-3 PM HH 4 PM (CH) Texas Hold'em 6PM (CH)	**17** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	**18**
19	**20** HS 2-3 PM	**21** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**22** HS 2-3 PM BINGO 4:30 PM (CH)	**23** HS 2-3 PM HH 4 PM (CH) Texas Hold'em 6PM (CH)	**24** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH)	**25** CHRISTMAS DINNER 4-5 PM Social 5-? Dinner (CH)
26	**27** HS 2-3 PM	**28** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**29** HS 2-3 PM BINGO 4:30 PM (CH)	**30** HS 2-3 PM HH 4 PM (CH) Texas Hold'em 6PM (CH)	**31** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM	

JANUARY 2022

(CH) Clubhouse (CN) Cornhole (HH) Happy Hour
(HF) Hand & Foot (HS) Horseshoes (PV) Pavilion
(PQ) Petanque (PB) Pickleball (PC) Pinochle (VB) Volleyball

Robert's Mobile Home & RV Resort
3390 Gandy Blvd., St. Petersburg, FL 33702
Phone (727) 577-6820 / Fax (727) 577-2621

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Spaghetti Dinner	 Pinochle	Serving BREAKFAST	CHILI COOK OFF	SING A LONG	1
2 Music & Friends Jam Session 2 PM (CH)	3 REC MTG 1-2 PM HS 2-3 PM	4 Coffee & Donuts 8:30 AM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	5 BREAKFAST 8-9:30 AM (CH) HS 2-3 PM BINGO 4:30 PM (CH)	6 MARKET DAY 9-12 (PV) HS 2-3 PM HH 4 PM (PV) CHILI COOK OFF (PV)	7 HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	8 POT LUCK DINNER 4pm-5pm Social 5-? Dinner (CH)
9 Music & Friends Jam Session 2 PM (CH)	10 RED HATS 11 AM (CH) HS 2-3 PM	11 PAINTING w/LAURA 12:30-4 PM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	12 GOLF SCRAMBLE HS 2-3 PM BINGO 4:30 PM (CH)	13 BLOOD DRIVE MARKET DAY 9-12 (PV) HS-2-3 PM HH 4 PM (PV)	14 HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH)	15 Red Hats SOUP & SALAD (CH)
16 Music & Friends Jam Session 2 PM (CH)	17 HS 2-3 PM	18 HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	19 HS 2-3 PM BINGO 4:30 PM (CH)	20 MARKET DAY 9-12 (PV) HS-2-3 PM HH 4 PM (PV)	21 HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	22 REVIVAL with REV BILLY MARVELOUS MARVIN 50'S-60'S PARTY
23 Music & Friends Jam Session 2 PM (CH) 30	24 HS 2-3 PM 31	25 HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	26 HS 2-3 PM BINGO 4:30 PM (CH)	27 MARKET DAY 9-12 (PV) HS-2-3 PM HH 4 PM (PV)	28 HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH)	29 SPAGHETTI DINNER & DANCE (CH) 4pm-5pm Social 5-? Dinner (CH)

FEBRUARY 2022

(CH) Clubhouse (CN) Cornhole (HH) Happy Hour
(HF) Hand & Foot (HS) Horseshoes (PV) Pavilion
(PQ) Petanque (PB) Pickleball (PC) Pinochle (VB) Volleyball

Robert's Mobile Home & RV Resort
3390 Gandy Blvd., St. Petersburg, FL 33702
Phone (727) 577-6820 / Fax (727) 577-2621

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	RED HATS	**1** Coffee & Donuts 8:30 AM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**2** GOLF SCRAMBLE HS 2-3 PM BINGO 4:30 PM (CH)	**3** MARKET DAY 9-12 (PV) HS 2-3 PM HH 4 PM (PV)	**4** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	**5** POTLUCK DINNER 4pm-5pm Social 5-? Dinner (CH)
6 Music & Friends Jam Session 2 PM (CH)	**7** REC MTG 1-2 PM HS 2-3 PM	**8** PAINTING w/LAURA 12:30-4 PM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**9** BREAKFAST 8-9:30 AM (CH) HS 2-3 PM BINGO 4:30 PM (CH)	**10** MARKET DAY 9-12 (PV) HS 2-3 PM HH 4 PM (PV)	**11** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH)	**12** VALENTINES EVENT 4pm-5pm Social 5-? Dinner (CH)
13 Music & Friends Jam Session 2 PM (CH)	**14** RED HATS 11 AM HS 2-3 PM	**15** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**16** HS 2-3 PM BINGO 4:30 PM (CH)	**17** MARKET DAY 9-12 (PV) HS 2-3 PM HH / HORSERACES 4 PM (PV) AUCTION DAY	**18** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	**19**
20 Music & Friends Jam Session 2 PM (CH)	**21** LADIES LUNCHEON 12 PM (CH) HS 2-3 PM	**22** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**23** HS 2-3 PM BINGO 4:30 PM (CH)	**24** MARKET DAY 9-12 (PV) HS 2-3 PM PULLED PORK DINNER & DANCE (PV)	**25** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH)	**26**
27 Music & Friends Jam Session 2 PM (CH)	**28** HS 2-3 PM					

MARCH 2022

(CH) Clubhouse (CN) Cornhole (HH) Happy Hour
(HF) Hand & Foot (HS) Horseshoes (PV) Pavilion
(PQ) Petanque (PB) Pickleball (PC) Pinochle (VB) Volleyball

Robert's Mobile Home & RV Resort
3390 Gandy Blvd., St. Petersburg, FL 33702
Phone (727) 577-6820 / Fax (727) 577-2621

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
GOLF SCRAMBLE	COMMUNITY YARD SALE	**1** Coffee & Donuts 8:30 AM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**2** GOLF SCRAMBLE HS 2-3 PM BINGO 4:30 PM (CH)	**3** MARKET DAY 9-12 (PV) HS 2-3 PM HH 4 PM (PV)	**4** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	**5** COMMUNITY YARD SALE 8 AM POTLUCK DINNER 4pm-5pm Social 5-? Dinner (CH)
6 Music & Friends Jam Session 2 PM (CH)	**7** REC MTG 1-2 PM HS 2-3 PM	**8** PAINTING w/ LAURA 12:30-4 PM (CH) HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**9** BREAKFAST 8-9:30 AM (CH) HS 2-3 PM BINGO 4:30 PM (CH)	**10** MARKET DAY 9-12 (PV) HS 2-3 PM HH 4 PM (PV) BLOOD DRIVE	**11** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH)	**12**
13 Music & Friends Jam Session 2 PM (CH)	**14** RED HATS 11 AM HS 2-3 PM	**15** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**16** HS 2-3 PM BINGO 4:30 PM (CH)	**17** MARKET DAY 9-12 (PV) HS 2-3 PM ST PATRICK'S DAY	**18** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Bonfire	**19**
20 Music & Friends Jam Session 2 PM (CH)	**21** LADIES LUNCHEON 12 PM (CH) HS 2-3 PM	**22** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH)	**23** HS 2-3 PM BINGO 4:30 PM (CH)	**24** MARKET DAY 9-12 (PV) HS 2-3 PM HH 4 PM (PV)	**25** HF 1-3 PM (CH) HS 2-3 PM PQ 2-3 PM Sing-Along (CH)	**26**
27 Music & Friends Jam Session 2 PM (CH)	**28** HS 2-3 PM	**29** HS 2-3 PM PQ 2-3 PM CN 4 PM (PV) PC 6:30 PM (CH) Year End Celebration w/Wayne & Jimmy HAMBURGER DINNER	**30** HS 2-3 PM BINGO 4:30 PM (CH)	**31**		POTLUCK DINNER

Dear Residents,

I am writing to provide you with an update to the recent change to our credit card policy for Residents' account payments. First and foremost, I am very thankful for the positive and constructive feedback that we have received from our Residents concerning improvements.

Florida law prohibited the use of a surcharge to offset the increasing cost of allowing members to use their credit card for account payments. After additional research, I have learned that while the Florida Statute is still in place, it has been found to be unconstitutional by the Federal Appeals Court for the 11th Circuit, which includes Florida. Hence it is indeed permissible for Roberts to charge a surcharge to offset the credit card fees charged to Roberts

Therefore, we will not discontinue the use of credit cards for Residents' account payments. We will, however, begin charging a 2.5% fee for the use of a credit card when paying your Account balance. **This change will take effect December 10, 2019**.

If you wish to enroll in the credit card auto payment program for your member account, please fill out the attached form and return it to the Office. Please note, you will still need to fill out the attached form which is updated to include consent to the **2.5%** processing fee.

For those of you who have signed up for ACH payments, we are still moving forward with this payment option at no cost to you. And of course, you may continue to pay your account balance with a check.

Thank you for your support of Roberts Mobile Home and RV Resort

Robert's Resort Management

Robert's Mobile Home & RV Resort Credit Card Recurring Payment Authorization Form

This form authorizes Robert's Mobile Home & RV Resort to make statement charges to your Visa, MasterCard, American Express or Discover card. All member account payments will incur a **2.5%** processing fee for this service. Your credit card will be charged on the 10th of each month for the previous month's ending balance.

Please complete the information below:

I, _____ hereby authorize Robert's Mobile Home & RV Resort to charge my credit card in the amount of my monthly statement balance. I understand that I will incur a processing fee of 2.5%. This authorization shall remain in effect until written notice to the contrary has been received and processed by Robert's Mobile Home & RV Resort.

BILLING ADDRESS _____

CITY, STATE, ZIP _____

PHONE NUMBER _____ MEMBER NUMBER _____

Primary Credit Card

☐ **Visa** ☐ **MasterCard**
☐ **Amex** ☐ **Discover**

Cardholder Name _____

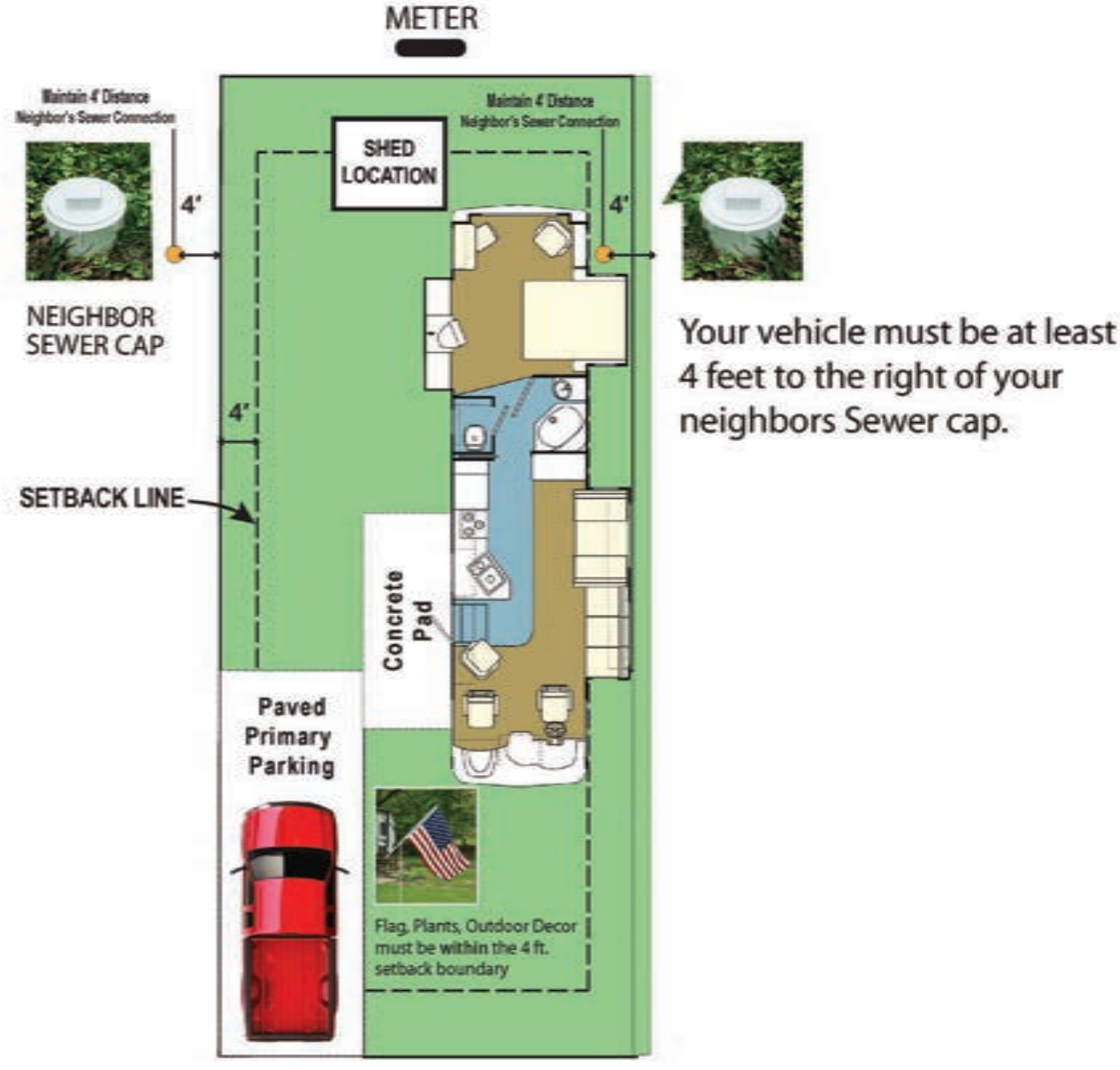
Account Number _____

Expiration Date _____

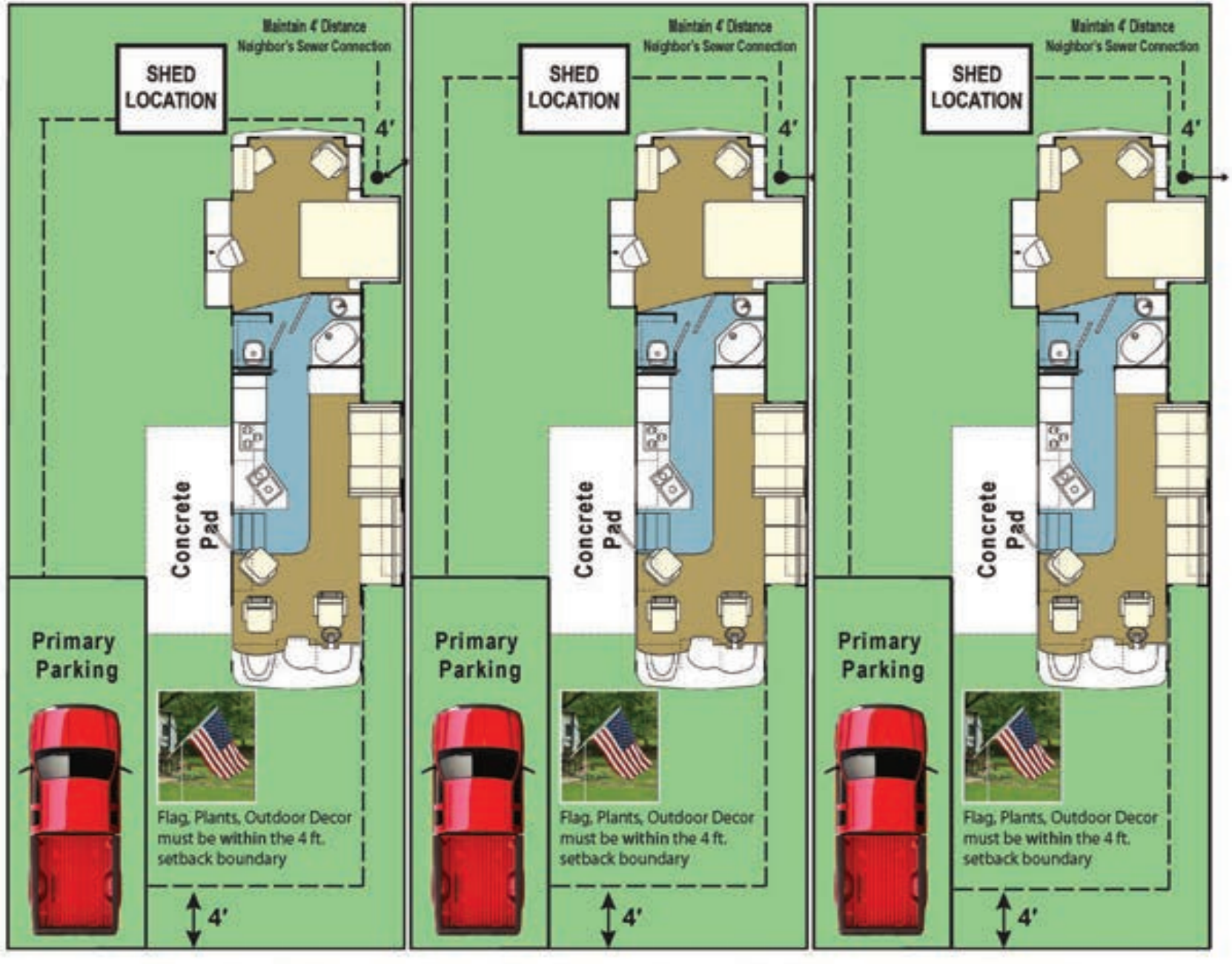
CVV (3-4 digit number on back of card) _____

SIGNATURE _____ DATE _____

I authorize Robert's Mobile Home & RV Resort to charge the credit card indicated on this authorization form according to the terms outlined above. I understand that this authorization will remain in effect until I cancel it in writing, and I agree to notify Robert's Mobile Home & RV Resort in writing of any changes to my account information or termination of this authorization at least 30 days prior to the next billing date. If the above noted payment dates fall on a weekend or holiday, I understand that the payments may be executed on the previous business day. I certify that I am an authorized user of this credit card and that I will not dispute the payments with my credit card company provided the transactions correspond to the terms indicated in this authorization form.

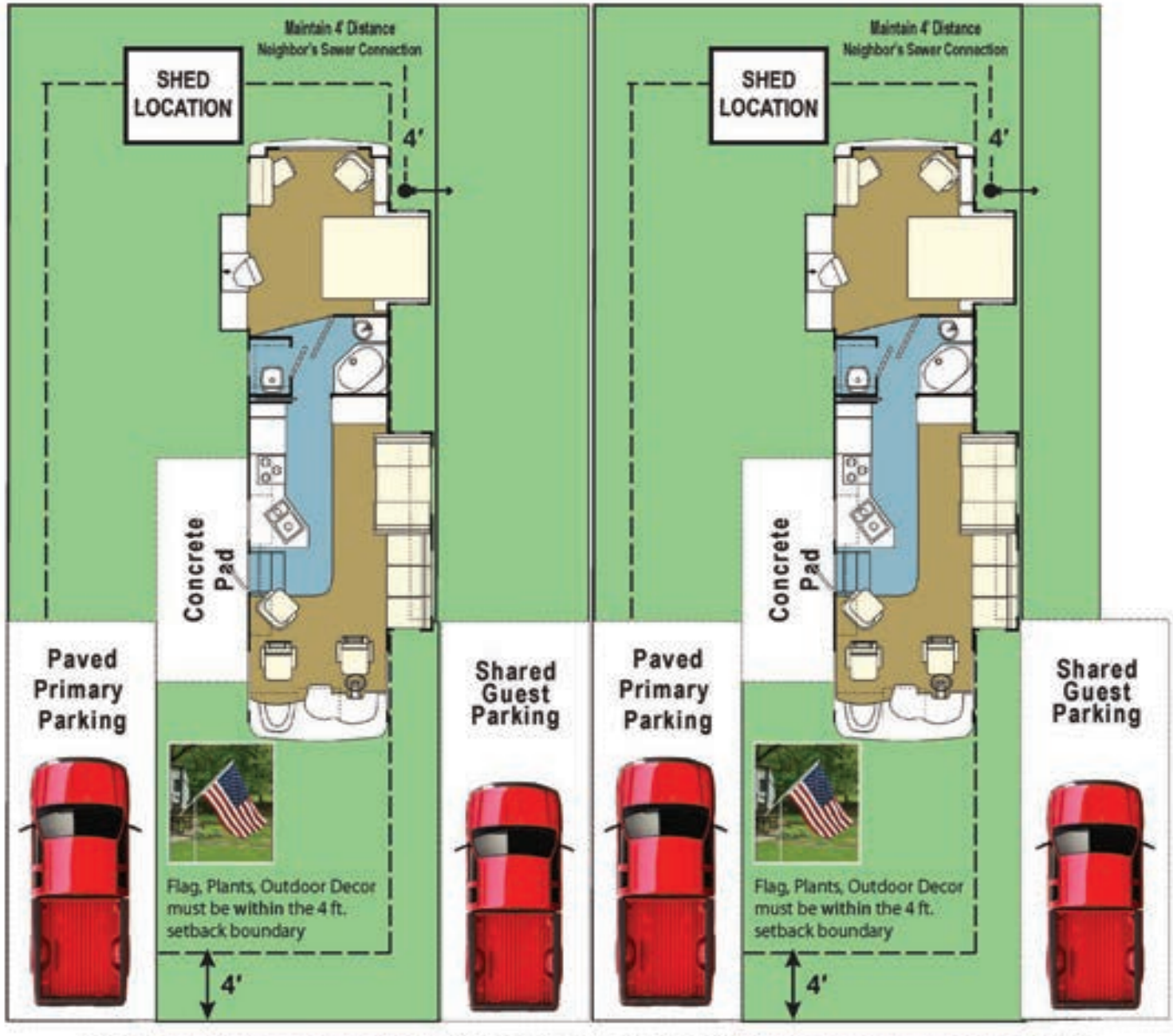

METER
Maintain 4' Distance
Neighbor's Sewer Connection
4'
NEIGHBOR
SEWER CAP
SHED
LOCATION
Maintain 4' Distance
Neighbor's Sewer Connection
4'
4'
SETBACK LINE
Concrete
Pad
Paved
Primary
Parking
Flag, Plants, Outdoor Decor
must be within the 4 ft.
setback boundary
Your vehicle must be at least
4 feet to the right of your
neighbors Sewer cap.

Typical Lot Phase 1, 2, and 3

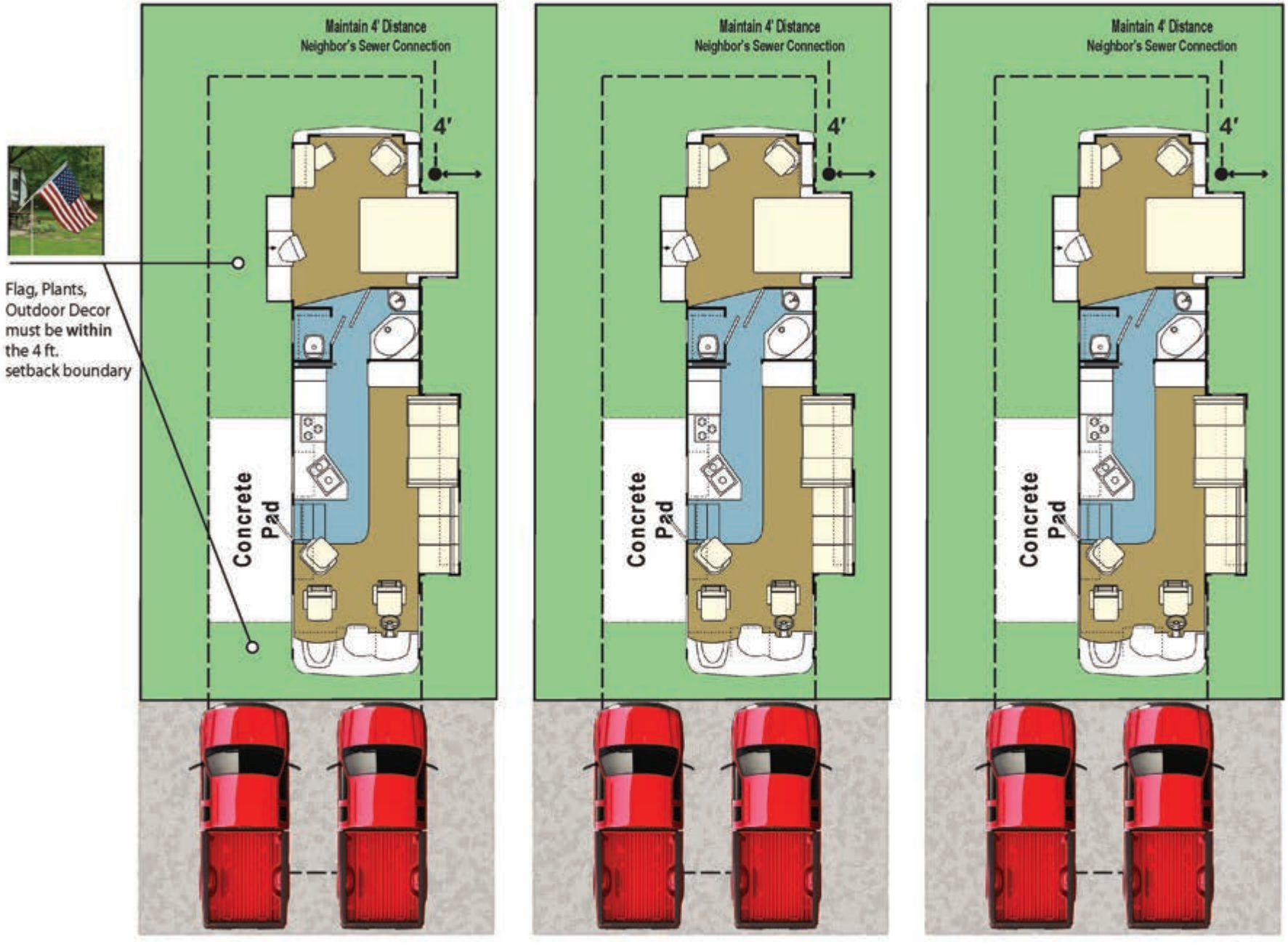


Swiveling Flags, Outdoor Carpets, Plants, Outdoor Ornaments, Gazebos, Grills, Vehicles or any personal Items must be kept 4 ft. within the perimeter of your lot and utilities (do not use outside of the dotted line in diagram).

Typical Lot Phase 4

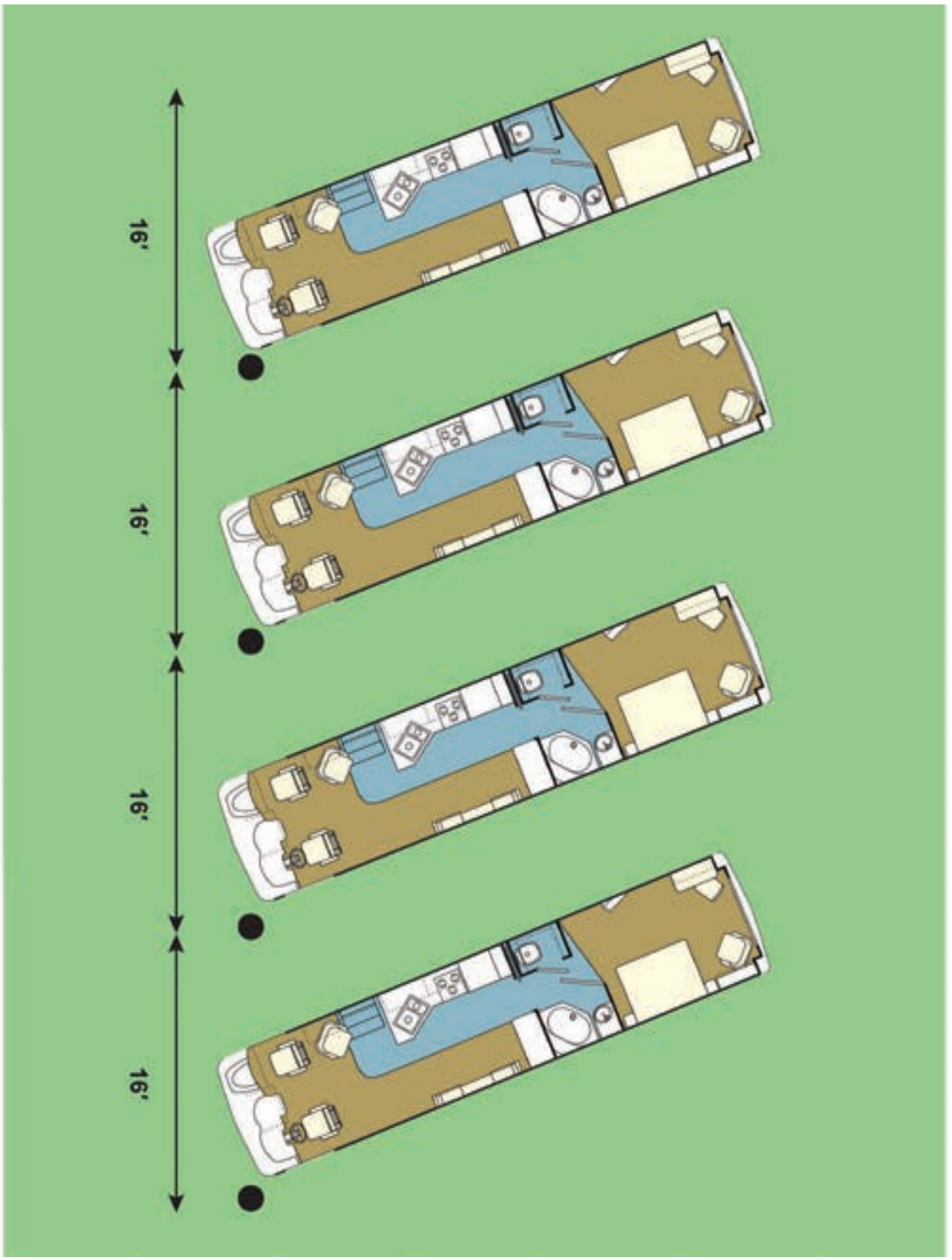


Swiveling Flags, Outdoor Carpets, Plants, Outdoor Ornaments, Gazebos, Grills, Vehicles or any personal Items must be kept 4 ft. within the perimeter of your lot and utilities (do not use outside of the dotted line in diagram).



Gravel

LOTS 261-266B

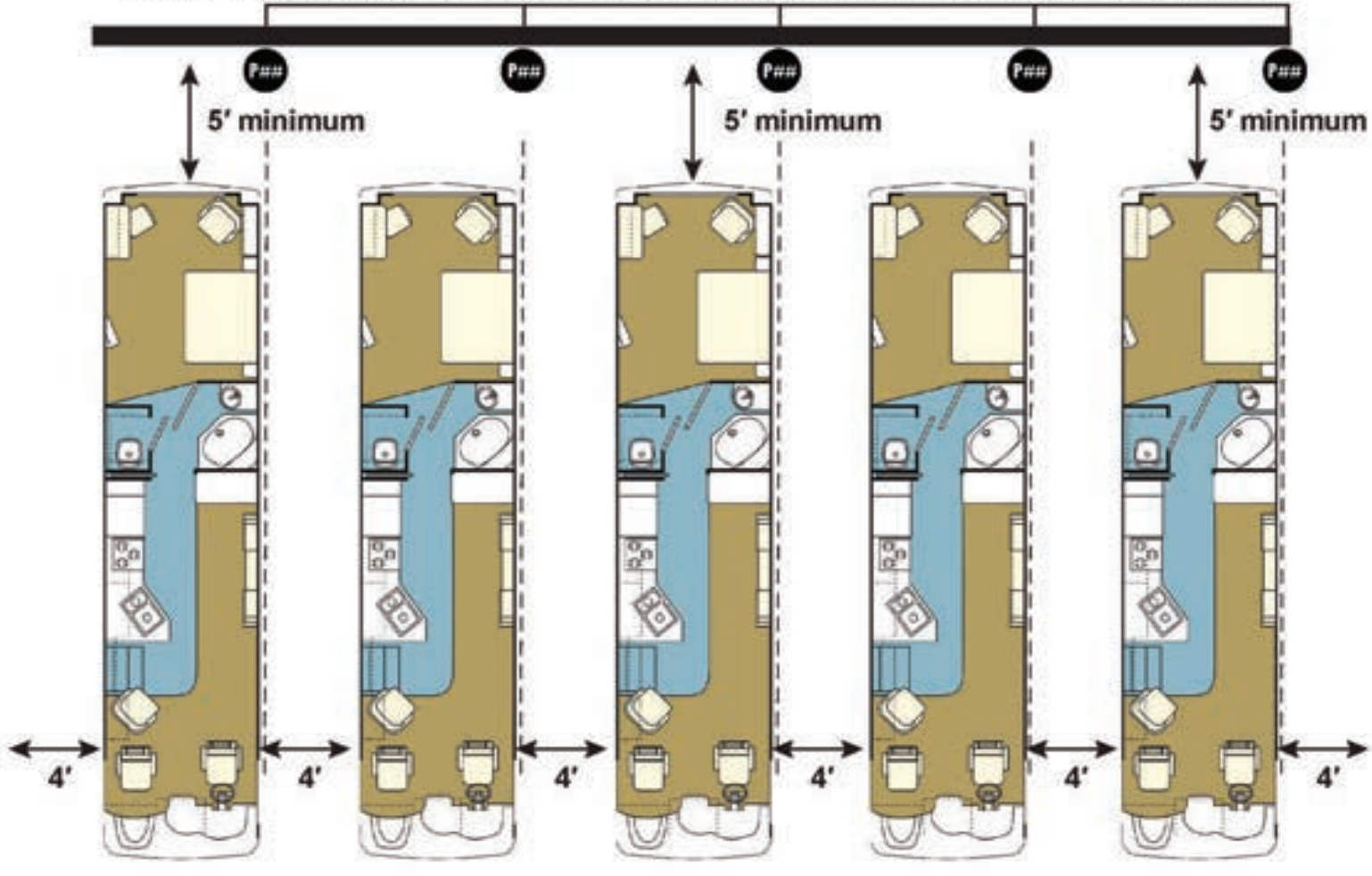


Pull Through Storage

Storage at Wall

Maintain 4' distance between vehicles

Visual Alignment with Parking Plaque located on Wall for vehicle



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1956

ORANGE BLOSSOM TRAILER PARK
ST. PETERSBURG FLA.
FEB. 8, 1957

1957

1961

PARK PROCEDURES AND RULES

AGREEMENT

The Park Procedures and Rules are meant to ensure the well-being, security, and standards of Robert's residents, guests, and visitors. I have read, understand, and agree to the Park Procedures and Rules in Robert's Mobile Home & RV Resort Community Information Handbook. By signing this agreement, I will abide by these rules. A signed copy of the Park Procedures and Rules is required by the lease agreement.

Signature: _____

Printed Name: _____

Date: _____

Signature: _____

Printed Name: _____

Date: _____

Robert's Mobile Home & RV Resort