



12575 Overseas Highway
Marathon, FL 33050
P: (305) 451-2911
E: info@keys.ventures
www.keys.ventures

Rules and Policies

General Policies (See more detailed explanation below):

- Keys Ventures @ 96 is a 55+ community.
- All guests require approval from management.
- RV units must be in good condition and approved prior to move in or reservation.
- 2 guests are allowed per site.
- Two (2) pets are allowed per site.
- Water is included in rent, as is electricity (excluding long-term residents.)
- Two (2) vehicles are allowed per site, vehicles may not block roadway. No parking on vacant sites.
- Boat trailers longer than 17 feet are not permitted, a trailer counts as a vehicle.
- Policies subject to change without notice.
- Refunds will not be granted for no shows or early departures.
- Quiet hours are 9:00 pm to 8:00 am.
- All garbage must be placed in the dumpster, in a plastic garbage bag. Only household garbage is to be placed in dumpster, no construction debris.

Weekly Policies

- Weekly tenants will pay the full amount upfront for the stay.
- Water and electricity are included.
- Move-ins must be on a weekday unless prior arrangements are made.

Deposit and Payment Schedule:

- Rent is due on the first and late on the fifth.
- Late fee is 15% of the rental amount, if rent is not paid by 5:00 pm on late day.
- Please see the website for payment options, ACH, check, and credit cards are accepted.
- Weekly guests are required to pay full amount on arrival.
- A \$350 deposit will be taken to hold your reservation, which is cancellable with one months notice.

Late Fee Notice

Late fees are 15% of the rental amount. Late fee is due when the late rent is paid.

Florida Statutes

Guests must be in compliance with Chapter 513 and Chapter 83, Florida Statutes, in accordance with duration of their tenancy. A copy of these statutes is available upon request.

Site Rules

Each site is allowed: one (1) RV; maximum occupancy is two (2) approved people. Tenants are responsible for ensuring that all materials and vehicles are contained within the site dimensions. All sites must be kept clean, tidy



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and free of clutter. Clutter is defined by the sole discretion of the Park Management. Please refer to the following listing of materials allowed or prohibited at a site. This is not to be interpreted as a fully comprehensive listing. Any questions should be addressed to Management. See the below table for specific allowed and prohibited items:

Allowed Items	Prohibited Items
10' x 10' Canopy – No stakes longer than 12"	Decks, pools, hot tubs, fountains
3' x 7' Shed (must be approved by management on case by case basis)	Outdoor ice makers, washers, dryers, kitchens, sinks, showers, etc.
Enclosed cargo trailer for storage <u>only</u>	Perimeter fencing, barriers, or clotheslines of any kind.
6 cu. ft. refrigerator or freezer	Indoor furniture outside your RV
Outdoor patio furniture	Open trailers
Drying rack for swimwear / towels	Excessive décor and plants (see Landscaping section)
Kayaks, paddleboards, canoes, etc.	Affixing items to trees (lights, décor, hammocks, etc.)
	Excessive storage under RV
	Cleaning fish outside or in the dock area

Permanent Structures

Permanent structures are strictly prohibited. This includes but is not limited to: decks, porches, Tiki porches, patios, cabinetry, trees, bushes, plants, canopies, gazebos, outdoor kitchens, or pools. Fencing or barriers (including landscaping) is strictly prohibited.

Outdoor Living Space

Only customary outdoor patio/lawn furniture and accessories may be left outside within the site. Tools, toys, fishing gear and other such items must be stored within the RV or shed/cargo trailer. Larger outdoor recreational items, including but not limited to: kayaks, paddleboards, coolers, boating/diving/fishing equipment, must be organized and neatly stored beneath the RV with every attempt to conceal these stored items and maintain site aesthetic. Skirting may be required if management requests.

Canopies

Canopies cannot exceed 10' x 10'; and only one (1) is permitted per site. The canopy cannot be anchored with cinder blocks, concrete buckets, etc. It may not be enclosed on all four sides; an open side must face the road. The other three sides may be enclosed with a single layer of see through windscreen.

Guests/Visitors

Maximum occupancy at a site is two (2) people plus two (2) visitors. Visitors are the responsibility of the guest they are visiting and are required to observe all park rules. A visitor is defined as someone who does not stay for more than three (3) nights per month. Visitors must be accompanied by residents.



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Rental of Site

Tenants may not rent, sublet or assign usage of their reserved site, RV or rental unit (e.g., cabana or travel trailer) or allow anyone use the site, RV or rental in their absence.

Quiet Hours

Quiet hours are from 9 p.m. to 8 a.m. No generators after 9 p.m. Music may be played for your enjoyment only and must be contained to your site. Violation of this rule may result in immediate removal from the park.

Visiting Children (12 years of age and younger)

Parents and/or Guardians are responsible for the safety and actions of their children at all times. Children must be accompanied by an adult in all areas, with particular emphasis on dock, beach and water areas. Battery operated child riding toy use is restricted to the site only. Children must be at the campsite by 9 p.m.

Golf Carts/Motorized Vehicles

Golf carts are allowed but count as a vehicle, drivers of golf carts must have a valid drivers license. Motorcycles must idle through the park and take the shortest route out.

Parking

Two vehicles are permitted per site provided they fit within the site dimensions. No parking on empty sites. There can be no parking on any street per the Monroe County Fire Marshal. Any vehicle (car, trailer, watercraft, etc.) parked illegally is subject to being towed at owners expense. No boat or car repairs on site. No oil changes on site. Carports are not allowed. No parking in front of the building at the front of the property.

Utilities

Keys Ventures shall provide utility hook-ups at the site for sewer and water. Electrical service will be in the tenants name (unless stay is 3 months or less) and payable directly to Florida Keys Electric Coop. Guests shall not make any alteration to the electric, water or sewer connections provided by the Park. Keys Ventures responsibility shall extend only to the point of connection and shall not have any responsibility for the condition or functioning of any pipes, conduits or wires from such point of connection to the guests RV. Wastewater must be disposed of properly; no dumping on the ground. Please use the appropriate sewer connection. Keys Ventures reserves the right to disconnect utilities in order for repairs to be made. Guests will be notified, when possible, of any planned utility system shutdown. Keys Ventures shall not be responsible for any loss suffered by any guest from planned or emergency shutdowns.

Landscaping

Guests may not landscape sites. Plants in 3 gallon pots (max.) are permitted – maximum of 4 pots per site. Potted plants cannot be used as a barrier. Keys Ventures reserves the right of access to all sites at any time and to have overgrown or unsightly sites cleaned up at guest's expense. Trees and plant life are not to be defaced, cut or damaged (this includes affixing materials to trees).

Pets

Pets with a bite history will be allowed. No more than two (2) common household pets (e.g., cats and dogs) may be kept on any site. No other animals, large birds, livestock, poultry, reptiles or insects of any kind shall be kept on any site. No dangerous, aggressive or poisonous pets of any kind are permitted. Management reserves the right to reject any pet. All pets must be registered with the office and vaccination records must be available upon request.



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All pets must wear a collar identifying the owner and phone number. All pets must be on a leash no longer than 6 feet at all times, there are no exceptions to this rule. No pet shall be left tied or otherwise unattended at any time. Pet owners must clean up after their pets, including all pet excrement. Any person bringing or keeping a pet on a site shall be solely responsible for the conduct of their pet. No fences or playpens are allowed. Pets are not permitted in the laundry room. Pets should not be an annoyance (barking continually), or danger to the other occupants or visitors of the park. Keys Ventures shall have no liability to family members or guests for any damage or injury to persons or property caused by any pet.

Beach and Dock area

There is no lifeguard on duty. Guests must be at least 13 years of age or accompanied by a parent or guardian to enter the beach or dock area. While in the beach or dock area, all posted rules must be observed. Proper conduct and bathing attire is expected. Glass containers, personal musical devices and smoking are prohibited in the beach/dock area.

Grills/Open Fires

Monroe County Law prohibits open fires on the ground. Small residential grills are permitted on site and must be attended at all times. Grills are not to be used in windy conditions.

Laundry

Washers and dryers are available in the laundry room. Personal washers and dryers are allowed within the RV only (not within the shed or cargo trailer).

Garbage/Recycling

Keys Ventures shall provide a location for guests to dispose of common household trash/recycling and guests shall place such trash/recycling only in the dumpster. Tenants shall not allow waste or trash to accumulate on their site. Tenants shall be responsible for waste or trash removal in excess of common household trash. Only household garbage is allowed in the dumpster. No construction debris, large boxes, etc.

No Permanent Residence

Guests shall use their RV and site for recreational purposes only and shall not use their RV and site as a permanent residence. No guest may physically occupy a site for longer than six (6) months per annum (per Florida Statutes, Chapter 513). All guests must have a permanent residence other than their RV and site. Proof of guests' permanent residence may be required. Guests may not use the Resort as their physical address (e.g., may not use for driver's license, permanent mail, etc.). Mail forwarded to the Resort on a temporary basis is permitted, however mail received by the Resort more than one (1) month after reservation completion will be discarded.

RV Requirements

Tenants must maintain their RV and site at their expense in such a manner as to prevent them from becoming unsightly, unsanitary, a hazard to health, reasonably uninhabitable, deteriorated, dilapidated or infested with rodents, vermin, insects or other pests. Tenants must ensure that the RV be road worthy at all times with valid/current registration and carry liability insurance for his/her vehicle as required by the State of Florida.

Vacating Site

When a tenant with a transient or seasonal reservation vacates a site for any reason (including but not limited to



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reservation completion, inclement weather, county enforced mandatory evacuation, etc.), the reserved site must be entirely cleared. This includes, but is not limited to removal of: RV, vehicles canopy, watercraft, cargo trailer or shed, refrigerator or freezer, outdoor furniture, décor, carpet, flooring and stairs. All utilities must be disengaged and secured, and sewer must be left capped. Any item left behind will be disposed of, at owners expense, by park authorized personnel.

Guests with an annual lease when vacating for six (6) month period may leave their single RV. All other materials including but not limited to vehicles (including golf cart), canopy, watercraft, refrigerator or freezer, carpet, flooring, stairs, outdoor furniture, materials beneath RV and decor must be removed or secured within the RV or cargo trailer. Sewers must be disconnected from RV and capped. Any utilities left connected may be detached in case of emergency or at the sole discretion of Management. In the event of a county mandated evacuation the guest should make every effort to remove all materials including the RV and shed from the site. Any item left behind (other than RV or cargo trailer) will be disposed of by authorized personnel.

Business Activities

No business or commercial activities of any kind whatsoever shall be carried out or conducted upon any site.

Noxious Activities

No illegal, noxious or offensive activities shall be conducted at any site, nor shall anything be done within the Park which is or could become an unreasonable annoyance or nuisance to neighboring sites. Without limiting the foregoing, no guest shall permit noise, including but not limited to barking dogs, operating excessively noisy air conditioners, stereo amplifier systems, television systems, motor vehicles or power tools that would unreasonably disturb guests at other sites. Smoking is prohibited in any public building, beach and dock. Smoking material must be extinguished in an appropriate fire container. The use or possession of alcoholic beverages shall be in compliance with applicable Federal laws, law enforcement will be notified of any violations of this, or use/possession of illegal drugs.

Disorderly Persons

The following are grounds for reservation termination and removal from the park: Loud noise, whether mechanical, musical or vocal, use of foul or indecent language, causing damage to property of the Park or another person, drunken disorderly conduct, failing to follow these Rules, failing to follow directions of the Resort staff, threatening or abusive behavior or any other behavior deemed inappropriate by Keys Ventures staff.

Damage

The tenant is responsible for all damage or destruction of property, and any injury to persons, caused by the tenant or his or her family, visitor or pets. Keys Ventures reserves the right to charge tenants accordingly for any damage they cause to the grounds and/or Park facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, etc.).

Amendment of Rules

Keys Ventures reserves the right to amend, delete, revise and/or add additional rules at its sole discretion. Guests must comply with Managements directives at all times, whether in addition or contrast to these rules. The Resort reserves the right to refuse service and will not be responsible for damage to rigs, accidents or injury to guests or loss of money, jewelry, or valuables of any kind. Violation of any of the provisions contained herein is grounds for removal from the park at the sole discretion of Keys Ventures management.



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Signature: _____

Printed Name: _____

Date: _____