

# Skyway Gun Club / RV Park & Storage Rules & Regulations

## This is a 50+ Age and Background Verified RV Park

skywaygunclub@gmail.com

### EMERGENCY PHONE NUMBERS:

Please call **911** if needed

Managers **813-943-6006** / Assistant Managers **731-616-0536**

Welcome to the Skyway Trap and Skeet Club RV Park & Storage. **Skyway RV Park is a Day to Day Rental RV Park.** In order to make your stay and the stay of other RV guest a pleasant experience, we ask that you observe the following rules and regulations. A full copy is published on the Skyway Trap & Skeet website.

Use of the facilities will be at the guest and guest visitors' own risk. Neither Skyway Trap and Skeet Club/RV Park & Storage board of directors nor management can be held responsible for accident, injuries, or loss of property due to fire, theft, accidents, or an act of God. You assume all risks associated with entering this park not limited to but including your persons, your property, your animals and your vehicles.

**REGISTRATION AND BACKGROUND CHECK APPLICATION WITH A FEE OF \$75.00\* IS REQUIRED FOR GUEST WISHING TO STAY FOR A MONTH OR MORE.** Individuals with criminal record, eviction history or eviction suit records will be denied guest rental or storage. Only modern, independent RV's are allowed. Management reserves the right to refuse occupancy to any trailer when the age, size, or appearance of the recreational vehicle is not compatible with the RV Park. **Skyway management reserves the right to move any property on Skyway property at any time.**

**Check in Times:**

|                    |   |
|--------------------|---|
| Wednesday – Friday | 5PM to 9PM (At Clubhouse)               |
| Saturday & Sunday  | 11AM to 6PM (At Clubhouse)              |
| <b>Off Hours</b>   | <b>Call 813-943-6006 / 731-616-0536</b> |

### 2017- 2018 RATES:

|                  |                   |                               |
|------------------|-------------------|-------------------------------|
| Daily            | \$30* / 30/50 Amp | Electric and Water Included   |
| Monthly          | \$450* / 30 Amp   | Electric and Water Included   |
| Discount         | \$550* / 50 Amp   | Electric and Water Included   |
| Storage on Lot   | \$125* / Month    | <b>(NO ELECTRIC OR WATER)</b> |
| Lot Reservations | \$125* / Month    | <b>(NO ELECTRIC OR WATER)</b> |

- All rates listed above are for two renters and two automobiles per site.

- All rates are subject to tax of 7% during the first six months.

**- ALL 50 AMP UNITS MUST BE CONNECTED TO 50 AMP SERVICE.**

**Extra Charges:**

|              |            |
|--------------|------------|
| Extra Person | \$5* / Day |
| Extra Auto   | \$5* / Day |

**Storage Rates:**

|            |                |
|------------|----------------|
| Up to 30'  | \$75* / Month  |
| 30' to 40' | \$100* / Month |
| 40' to 50' | \$125* / Month |
| 50' to 60' | \$150* / Month |

*\*Rates are subject to change without notice*

### RESERVATIONS:

- Please give dates of arrival and departure, length and amperage of unit.
- Management will show you the specific lot or storage spot for your unit.
- A photograph of unit must be submitted with reservation request.

Initials \_\_\_\_\_

## REGISTRATION & PAYMENT:

- **Registration Non-Refundable Application Fee \$75.00**
- Minimum age to rent is 50. **State ID to verify age and conduct background check required.**
- Maximum occupancy per site: 2 persons. Each site is authorized for (1) RV, (2) vehicles and (1) golf cart; additional vehicles and/or visitors are \$5.00 each per night.
- **SUBLETTING OF RV'S IS NOT PERMITTED**
- Guest fees: must be paid during normal business hours (excluding holidays and vacations), upon arrival for all nights, at the:
  - Skyway Gun Club Office, 3200 74th Ave North, St. Petersburg, FL 33702
  - Wednesday – Friday (6PM to 8PM), Saturday & Sunday (11AM to 5PM)
  - **AFTER NORMAL BUSINESS HOURS YOU CAN CONTACT THE MANAGER(S) AT 813-943-6006 OR ASSISTANT MANAGERS AT 731-616-0536.**
  - Must check in with Managers or Assistant Managers for lot assignment, before parking.
  - A \$25 late fee will be assessed if rent is paid more than 5 days late.
  - NO REFUNDS are issued for cancelled nights.
  - Check out time is 11:00 am. Guests must pay for additional nights prior to 11:00 am or will be charged.
  - If you would like late check-out, you must arrange with Managers or the Assistant Managers at the numbers above.

## CAMPGROUND RULES:

### FACILITY RULES:

- **SPEED LIMIT IS ALWAYS 5 MPH.** Observe speed limit at all times. Drive on the roads only. Do not use open spaces for short cuts. Park in your own area or assigned spot. Do not park in open spaces without prior office approval. Please notify your guest of the speed limit.
- RV Quiet Hours - from 10:00pm to 9:00am. No idling or revving of vehicles or motorcycle engines during this time. **ANY VEHICLE OR MOTORCYCLE WITH LOUD EXHAUST MUST BE IDLED OFF THE PROPERTY, DESIGNATED BY THE TWO SPEED BUMPS AT THE ENTRANCE OF OUR PRIVATE ROAD.**
- Permits indicating your lot number are required for all RV's and vehicles and must always be displayed as to provide police and emergency personnel lot identification.
- Bathrooms & Showers – Will be locked at all times. Guests will be issued a key and will be responsible for its use. Lost keys will result in a \$30 replacement fee. All guests are welcome to use these facilities, you must clean up after yourself and respect the rules. The bathrooms are cleaned with antibacterial cleaners for your protection. If there are any problems, please let us know immediately. Shower curtains should be kept closed, to keep the floors and rugs dry. Trash from bathroom use may be put in the bathroom trash, but please do not use these for your regular RV trash. Do not wash dishes or utensils in the bathrooms. Visiting children are not allowed to use these facilities without adult supervision. Any personal items left in the bathroom/shower area will be disposed of. Any damages will be the responsibility of the guest. Smoking is not allowed in the bathrooms. **NO PETS ARE ALLOWED IN THE BATHROOMS OR SHOWER FACILITIES AT ANY TIME.**
- Golf Carts – all golf carts must be insured, noting Skyway Trap & Skeet Club as additional insured. Proof of current insurance coverage must be submitted to Skyway Trap & Skeet Club. All golf cart drivers must have a valid driver's license.
- Selling, advertising, distribution, manufacture of any product or use of power tools on lot sites or Skyway Trap and Skeet Club and RV Park property is strictly prohibited.
- Non-contained cooking, heating, portable fire pits or fire rings/barrels are strictly prohibited.
- The trash dumpsters are for guest household trash only. Anything other than household trash bags must be removed from property to a private or county waste facility. Any guest putting anything other than household trash in the trash dumpsters will be charged an \$85.00 special pick up fee.
- Lot site stair units may be installed with a single platform no larger than 4'x4'. **NO INSTALLATION OF ANY permanent, semi-permanent or temporary structure, walkway pavers, hard line phone, internet, cable, satellite or plants is allowed on property without prior approval of and *supervision of installation by Management.***
- **REMOVAL OF ANY UNAUTHORIZED INSTALLATION WILL BE AT THE EXPENSE OF THE GUEST.**

Initials \_\_\_\_\_

## LOT RULES

- **Lot maintenance is the responsibility of the occupant during stay or if RV is stored on lot site. If lot is not maintained by guest Skyway Trap and Skeet / RV Park will perform proper lot maintenance to include mowing, trimming and RV foot print herbicide treatment at the rate of \$50 per month. No outside lawn maintenance contractor is allowed on Skyway Trap and Skeet / RV Park & Storage property without prior approval by Management.**
- **Concrete blocks are not allowed for support of the frame or the crank down stabilizers of your RV.** Normal camping leveling blocks or one 12"x12" or smaller landscape paver may be used at the crank down supports and under each wheel on grass lot spaces.
- Any improvements such as pavers or any other improvements approved or not approved by management become the property of Skyway RV Park and may not be removed when the guest leaves the RV Park.
- **No permanent sewer connections are allowed, and all sewer lines must be kept off the ground by means of a skeleton sewer hose support ONLY. NO CONCRETE BLOCKS OR GUTTERS. GUESTS MAY NOT LEAVE SEWER OR WATER LINES CONNECTED WHEN NOT IN RESIDENCE.**
- Storage – ONE storage box no larger than 3'Hx6'Wx3'D may be placed behind your RV or at the end of your patio area. **NO STORAGE OF ANY TYPE IS ALLOWED AROUND, UNDER OR ON TOP OF YOUR RV.**
- Portable event tents may be erected for events on your site but must be secured with stakes and straps during the event. Event tents may not be left unattended by the guest and must be taken down if inclement weather is approaching. Event tents may not for any circumstance be left up overnight.
- **NOTHING IS TO BE PLACED OR STORED IN THE ELECTRIC/WATER SERVICE AREA AT ANY TIME.** Do not tie, chain, or otherwise attach bicycles, tents, etc. to any permanent structures owned by Skyway i.e. telephone poles, site markers, PVC/electrical conduit, etc.
- All RV sites must be kept neat and clean for the enjoyment of all occupants. No outside appliances, storage containers, ice chests, etc. **NO OUTSIDE WASHERS OR DRYERS ARE ALLOWED ON SITES.**
- Minor vehicle repairs are permitted. Any major repairs or oil changes are not permitted on property at any time due to environmental laws. Non-running vehicles are not permitted to be stored on premises. Camper shells must remain on trucks at all times.
- Only one RV and two vehicles and one golf cart per site. No parking in empty sites or on concrete or paver patios. RV's taking more than one marked site will be charged for additional site used.

## GUEST RULES

- Drugs, fighting, verbally or physically aggressive behavior, lewd conduct, reckless driving and speeding are all arrestable offenses, and are not permitted. Law enforcement will be notified, and offenders are subject to immediate removal from premises, including eviction.
- Guests may in no way interfere with the management of Skyway Trap and Skeet Club/RV Park & Storage. This includes any interaction with staff, subcontractors and/or individuals working on Skyway property. Violation of this rule will be punishable up to and including eviction.
- Derogatory posts on social media or the internet regarding Skyway Trap & Skeet Club / RV Park & Storage staff or guests, is prohibited and are grounds for immediate eviction.
- Visitors – Guests, please inform your visitors they may be stopped by management and/or other guests to inquire their reason for being on premises. They should simply state whom they are visiting. This is done to maintain the safety and security of every person and their property.
- Any guest, or visitors who become a nuisance will be asked to leave Skyway property.
- RV occupants and their guests must obey all rules and regulations, as well as any direction given by Skyway management. Failure to comply with the rules and regulations can result in eviction or other action.
- RV occupants and their guests are required to leave the property of Skyway Trap & Skeet Club when a Mandatory Evacuation is in place.

## PET POLICY

- We at Skyway Gun Club / RV Park & Storage love pets and so we do not charge an additional fee. We would like all our visiting pets to have a happy and safe experience when camping with us. Service dogs are welcome, but leash rules still apply.
- Good behavior is required of all dogs and dog owners. Please be aware that there are many guests here who do not enjoy hearing a barking dog so if this applies, you may wish to make other arrangements for your furry friend.

Initials \_\_\_\_\_

- All dogs are required to be on a leash, no longer than 6', and under the control and observation of their owner or caretaker at all times. We do not allow any pet to be left in a campsite unattended at any time. We do not allow dogs to be left on a chain or leash that is tied or strapped down.
- Kennels, crates and cages are not permitted outside your camper. Dogs cannot be walked off a leash at any time. **ALL PETS MUST BE PICKED UP AFTER IMMEDIATELY.**
- Failure to comply with the above rules can result in a member of management asking guests to leave. We have a zero-tolerance policy for any pet left alone in a vehicle!!
- Our major insurance provider requires that we cannot accept any breeds that have a history of unfriendly or aggressive behaviors. These breeds include: **PITBULL and TERRIER BREEDS, DOBERMANS, ROTTWEILERS, AND CHOWS.** We apologize for any inconvenience. Thank you in advance for your compliance.

**STORAGE POLICY**

- Storage lanes at Skyway Gun Club / RV Park & Storage are all 60' in length. The lanes will accommodate up to 45' RVS's along with towing dolly or short tow trailers. Storage guest my place multiple units in a storage lane up to 60'. We have a special area for trailers less than 20'. Management reserves the right to refuse storage if the age, size, or appearance of the unit is not compatible with the RV Park. If reorganization of lot or regular storage is necessary, the owner will be asked to move the item and will be given a reasonable amount of time to do so. **IF NEED BE SKYWAY MANAGEMENT RESERVES THE RIGHT TO MOVE OR HAVE MOVED ANY ITEM ON PROPERTY AT ANY TIME FOR ANY REASON.**
- Open trailers stored at Skyway Gun Club / RV Park & Storage can not contain trash or refuse. Any articles left in an open trailer must be covered with black or brown tarp secured with bungee straps.

**Florida State Law Statute 513**

**513.13 Recreational vehicle parks; eviction; grounds; proceedings. —**

(1) The operator of any recreational vehicle park may remove or cause to be removed from such park, in the manner provided in this section, any transient guest of the park who, while on the premises of the park, illegally possesses or deals in a controlled substance as defined in chapter 893 or disturbs the peace and comfort of other persons; who causes harm to the physical park; or who fails to make payment of rent at the rental rate agreed upon and by the time agreed upon. The admission of a person to, or the removal of a person from, any recreational vehicle park shall not be based upon race, color, national origin, sex, physical disability, or creed.

(2) The operator of any recreational vehicle park shall notify such guest that the park no longer desires to entertain the guest and shall request that such guest immediately depart from the park. Such notice shall be given in writing. If such guest has paid in advance, the park shall, at the time such notice is given, tender to the guest the unused portion of the advance payment. Any guest who remains or attempts to remain in such park after being requested to leave is guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

(3) If a guest has accumulated an outstanding account in excess of an amount equivalent to three nights' rent at a recreational vehicle park, the operator may disconnect all utilities of the recreational vehicle and notify the guest that the action is for the purpose of requiring the guest to confront the operator or permittee and arrange for the payment of the guest's account. Such arrangement must be in writing, and a copy shall be furnished to the guest. Upon entering into such agreement, the operator shall reconnect the utilities of the recreational vehicle.

(4) If any person is illegally on the premises of any recreational vehicle park, the operator of such park may call upon any law enforcement officer of this state for assistance. **It is the duty of such law enforcement officer, upon the request of such operator, to place under arrest and take into custody for violation of this section any guest who violates subsection (1) or subsection (2) in the presence of the officer.** If a warrant has been issued by the proper judicial officer for the arrest of any violator of subsection (1) or subsection (2), the officer shall serve the warrant, arrest the person, and take the person into custody. Upon arrest, with or without warrant, the guest is deemed to have given up any right to occupancy or to have abandoned the guest's right to occupancy of the premises of the recreational vehicle park; and the operator of the park shall employ all reasonable and proper means to care for any personal property left on the premises by such guest and shall refund any unused portion of moneys paid by such guest for the occupancy of such premises.

(5) In addition to the grounds for eviction established by law, grounds for eviction may be established in a written lease agreement between a recreational vehicle park operator or permittee and a recreational vehicle park occupant.

**DATE:** \_\_\_\_\_

**GUEST:**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

**MANAGEMENT:**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

Initials \_\_\_\_\_

|  |                   |                       |  |                                  |                          |
|--|-------------------|-----------------------|--|----------------------------------|--------------------------|
| <b>Skyway RV Park</b>  |                   |                       | Site #   | Arrival Date                     | Departure Date           |
| <b>Guest Site Agreement</b>  |                   |                       | Length of stay:    Nightly    Weekly    Monthly                    | Amperage: 30    50               |                          |
| <b>Customer Information</b>  |                   |                       |  |                                  |                          |
| Name   |                   |                       | Phone  |                                  |                          |
| Address  |                   |                       | Cell   |                                  |                          |
| City   | State             | Zip                   | Email  |                                  |                          |
| <b>Occupant Information</b>  |                   |                       |  |                                  |                          |
| Name and DOB   |                   |                       | Cell Phone   |                                  |                          |
| Name and DOB   |                   |                       | Cell Phone   |                                  |                          |
| Have you ever been convicted of a crime? Yes    No    If yes Explain   |                   |                       | A criminal background check will be conducted on all Monthly Guest |                                  |                          |
| <b>Pet Information</b>   |                   |                       |  |                                  |                          |
| How many pets?   |                   | Type                  | If Dogs, list breeds   |                                  |                          |
| <b>Unit and Vehicle Information</b>  |                   |                       | <b>Picture of Unit</b> <input type="checkbox"/>                    |                                  |                          |
| Unit Type  | Unit License      | State                 | Year   | Size                             |                          |
| Vehicle 1 Type   | Vehicle License   | State                 | Year   | Make                             |                          |
| Vehicle 2 Type   | Vehicle License   | State                 | Year   | Make                             |                          |
| Golf Cart  | Insurance Carrier | State                 | Year   | Make                             |                          |
| <p><b>Florida State Law Statute 513</b><br/> <b>513.13 Recreational vehicle parks; eviction; grounds; proceedings. —</b></p> <p>(1) The operator of any recreational vehicle park may remove or cause to be removed from such park, in the manner provided in this section, any transient guest of the park who, while on the premises of the park, illegally possesses or deals in a controlled substance as defined in chapter 893 or disturbs the peace and comfort of other persons; who causes harm to the physical park; or who fails to make payment of rent at the rental rate agreed upon and by the time agreed upon. The admission of a person to, or the removal of a person from, any recreational vehicle park shall not be based upon race, color, national origin, sex, physical disability, or creed.</p> <p>(2) The operator of any recreational vehicle park shall notify such guest that the park no longer desires to entertain the guest and shall request that such guest immediately depart from the park. Such notice shall be given in writing. If such guest has paid in advance, the park shall, at the time such notice is given, tender to the guest the unused portion of the advance payment. Any guest who remains or attempts to remain in such park after being requested to leave is guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.</p> <p>(3) If a guest has accumulated an outstanding account in excess of an amount equivalent to three nights' rent at a recreational vehicle park, the operator may disconnect all utilities of the recreational vehicle and notify the guest that the action is for the purpose of requiring the guest to confront the operator or permittee and arrange for the payment of the guest's account. Such arrangement must be in writing, and a copy shall be furnished to the guest. Upon entering into such agreement, the operator shall reconnect the utilities of the recreational vehicle.</p> <p>(4) If any person is illegally on the premises of any recreational vehicle park, the operator of such park may call upon any law enforcement officer of this state for assistance. <b>It is the duty of such law enforcement officer, upon the request of such operator, to place under arrest and take into custody for violation of this section any guest who violates subsection (1) or subsection (2) in the presence of the officer.</b> If a warrant has been issued by the proper judicial officer for the arrest of any violator of subsection (1) or subsection (2), the officer shall serve the warrant, arrest the person, and take the person into custody. Upon arrest, with or without warrant, the guest is deemed to have given up any right to occupancy or to have abandoned the guest's right to occupancy of the premises of the recreational vehicle park; and the operator of the park shall employ all reasonable and proper means to care for any personal property left on the premises by such guest and shall refund any unused portion of moneys paid by such guest for the occupancy of such premises.</p> <p>(5) In addition to the grounds for eviction established by law, grounds for eviction may be established in a written lease agreement between a recreational vehicle park operator or permittee and a recreational vehicle park occupant.</p> |                   |                       |  |                                  |                          |
| Signature  |                   |                       | Date   | Drivers license # & State Issued |                          |
| Rent Received  | \$                | Background Check Form | \$   | Guest Data Form                  | <input type="checkbox"/> |
|  |                   |                       |  | Guest Site Form                  | <input type="checkbox"/> |
|  |                   |                       |  | Signed Park Rules                | <input type="checkbox"/> |
| Skyway RV Park Guest Site Agreement  |                   |                       | Copy of License Attached <input type="checkbox"/>                  |                                  |                          |

Initials \_\_\_\_\_

This information will be retained in each resident's file and used for emergency purposes only.  
 All information provided will be kept strictly confidential.

|                    |       |                    |       |
|--------------------|-------|--------------------|-------|
| Primary Resident   |       | Secondary Resident |       |
| Address/Site #     |       | Home Phone         |       |
| Cell/Daytime Phone |       | Cell/Daytime Phone |       |
| Employer           |       | Employer           |       |
| Employer Phone     |       | Employer Phone     |       |
| ■                  |       | ■                  |       |
| DOB                |       | DOB                |       |
| DL#                | State | DL#                | State |
| Email              |       | Email              |       |
| Alternate Address  |       |                    |       |

Vehicle Information

| Make/Model | Color | Year | License Plate # | State |
|------------|-------|------|-----------------|-------|
|            |       |      |                 |       |
|            |       |      |                 |       |

Pet/Animal Information

| Animal Type | Breed | Weight |
|-------------|-------|--------|
|             |       |        |
|             |       |        |

Emergency Contact

|              |                    |
|--------------|--------------------|
| Name         | Cell/Daytime Phone |
| Relationship | Address            |

\_\_\_\_\_  
 Primary Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Secondary Signature

\_\_\_\_\_  
 Date

11/10/2018

Initials \_\_\_\_

Applicant Name: \_\_\_\_\_ Address/Site #: \_\_\_\_\_ Fee of \$75 \_\_\_\_\_

I grant Skyway RV Park authorization to verify, by all available means, the information provided on the attached application, dated \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, from consumer reporting agencies (and other rental housing owners) before, during and after tenancy on matters relating to my application. I understand that if I do not meet Skyway RV Park's rental selection criteria, or if I fail to answer any question or give false information, Skyway RV Park may reject my application, retain all application fees, administrative fees, and deposits as liquidated damages for time and expense, and terminate my right of occupancy. I understand that I will be notified in writing the reason for denying my application and terminating my right of occupancy.

Criminal Criteria

Upon receipt of the rental application and processing fee, management will conduct a search of public records to determine whether the applicant or any proposed tenant has charges pending for, been convicted of, or pled guilty or no contest to, any: drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which the applicant was convicted or is charged of a nature that would adversely affect property of the community/owner or a tenant or the health, safety or right of peaceful enjoyment of the premises of residents, the landlord or the community/owner's agent.

A single conviction, guilty plea, no contest plea or pending charge for any of the following shall be grounds for denial of the rental application. If there are multiple convictions, guilty pleas or no contest pleas on the applicant's record, management may increase the number of years by adding together the years in each applicable category. Management will not consider expunged records.

- a) Felonies involving: murder, manslaughter, arson, rape, kidnapping, child sex crimes, manufacturing or distribution of a controlled substance unless applicant provides evidence acceptable to management that applicant has been crime free for at least 10 years since the later of:
  - i. The date of release from incarceration; or
  - ii. Completion of parole
- b) Felonies not listed above involving: drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which the applicant was convicted or is charged is of a nature that would adversely affect property of the community/owner or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the community/owner or the community/owner's agent, where the date of disposition has occurred in the last 7 years.
- c) Misdemeanors involving: drug related crimes, person crimes, sex offenses, weapons, violation of a restraining order, criminal impersonation, criminal mischief, stalking, possession of burglary tools, financial fraud crimes, where the date of disposition has occurred in the last 5 years.
- d) Misdemeanors not listed above involving: theft, criminal trespass, property crimes or any other crime if the conduct for which the applicant was convicted or is charged is of a nature that would adversely affect property of the community/owner or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the community/owner or the community/owner's agent, where the date of disposition has occurred in the last 5 years.
- e) Conviction of any crime that requires lifetime registration as a sex offender will result in denial.

\_\_\_\_\_  
Applicant Signature Date

Copy of ID/Driver's License Attached

11/9/2018

Initials \_\_\_\_\_