

Pelican's Landing of Sebastian  
11330 Indian River Drive  
Sebastian, Florida 32958

All guests, tenants, volunteers, visiting, or workers are required to read and follow the Rules and Regulations. Hours are posted at the office.

- **GUESTS/TENANTS:** Must register upon arrival. Rent is due and payable in advance. All guests/tenants must be approved by management.
  - **RECREATIONAL VEHICLES:** Must be self contained and have its own bathroom and shower. RV sites are limited to 2 persons. Cottage rentals are limited to 2 persons per bedroom.
  - **VISITORS:** Visitors staying overnight must sign in at the office. Charge is \$5.00 per person.
  - **CHECK OUT TIME:** 11:00 AM and CHECK IN time 2:00 PM. Clubhouse Hours 9:00 am to 8:00 pm.
  - **QUIET TIME:** 11:00 PM to 7:00 AM
  - **SPEED LIMIT:** 10 MPH
1. **APPLIANCES:** No refrigerators or electrical appliances are allowed outside the unit.
  2. **ANTENNAS:** Cable TV. service is available to residents at an additional charge. No antennas Basic cable included in rental cottages.
  3. **CHILDREN** must be under direct supervision and accompanied by adults at all times. No skate boards or playing in the streets. No playing on the sea wall or docks/fishing piers. Parents and guardians are fully responsible for the safety and behavior of their children.
  4. **DANGEROUS INSTRUMENTS:** The use of guns of any kind, including but not limited to BB guns and air guns, sling shots, bows and arrows and other dangerous instruments are not permitted in the park. **FIREWORKS ARE STRICTLY FORBIDDEN.**
  5. **DOCKS AND BOAT RAMPS:** Management retains the right to close the dock area at its discretion. Due to limited space, dockage of boats or other water vehicles will require permission of the management in advance. Long term boat dockage and/or storage will require a separate agreement from management. Boats and boat trailers (of reasonable size) are to be kept on the individual resident's property. Management reserves the right at its sole discretion to charge for the boat ramp, dockage and or storage of boats. All boats must be operable and in good repair.
  6. **INSURANCE:** Each resident is responsible for their own content and liability insurance of their site or unit.
  7. **LANDSCAPING:** Management reserves the right to remove all plants whether potted or planted if the plants are dead or diseased.
  8. **LAUNDRY FACILITY:** Laundry lines are prohibited on the grounds. No one is permitted to hang clothing ect. outside.
  9. **NOISE:** Radios, televisions, record players, musical instruments, or the like shall be played not to disturb other residents and guests of the park. Yelling, screaming and use of profanity if audible outside are not permitted in the park.
  10. **PATIO:** Only furniture specifically designed for outside is allowed on the unit's patio or screened porches.
  11. **PETS:** Pets must be accompanied by their owners at all times and ON A LEASH WHEN OUTSIDE. Leashes must be not longer than 6 ft. Pets are not allowed on the docks, fishing pier or CLUBHOUSE. Please pick up your dog's waste. Two pet limit per site. Dobermans, Pit Bulls, Rottweilers, Chows, and Akitas are not allowed in the park. Dogs may not be left outside unattended.
  12. **REFUSE:** All trash, garbage and refuse must be placed in plastic trash bags and tied securely. Tenant/guests are to deposit all their trash in the dumpster located on the property. No outdoor trash containers on site allowed.
  13. **RESPONSIBLE BEHAVIOR** is expected. Alcoholic beverages are not allowed in the public areas of the park. Public drunkenness or improper conduct is not permitted. Please respect others. Do not walk through occupied sites.
  - 14). **RIGHTS:** Park management shall have the right of access to the resident's unit to prevent imminent danger to the occupant, the mobile home RV, and/or park owned rental homes. Park management shall have the right of entry onto the lot for purposes of repair and replacement of utilities, reading of meters, protection of the mobile home park, and, at all reasonable times for maintenance of the lot and /or park owned units...
  15. **SMOKING:** Smoking is not permitted in the office or in park owned cottages.
  16. **SOLICITING:** Commercial or otherwise is not allowed.
  17. **STORAGE:** Toys and tools must be stored when not in use. Any storage underneath RV must be in weather proof containers. Patios may not be used for storage and storage on lots is prohibited.
  18. **SUBLEASING:** Not allowed on any sites or cottages/mobile homes. Changing sites is not allowed without prior management approval. Guests/tenants can not use Pelican's Landing of Sebastian to sell their recreational vehicle; car or personal property and/or operate business on the property. For sale signs are not allowed on the property.
  19. **VEHICLES:** The park allows passenger cars, vans and pickup type trucks (3/4 ton limited) Motor vehicles must be operable with correct license plates and in good repair. Guest/tenants are limited to one vehicle in park. Vehicles may only park in designated areas or assigned spaces. No over hauling or repairing of cars, boats or motorhomes RV are allowed in park. Vehicles in violation will be towed away at owner's expense. Guest/residents are not allowed to operate bicycles and golf carts at night.
  20. **WATER:** Washing of vehicles and boats allowed in designated area and or RV sites. Charge is \$15 per RV and \$5 per boat wash. Bucket washing is required. Hose with shut off required for rising. Each guest or residents are responsible for watering their plants on site on the days designated by management. Lawn watering requires management's approval.
- THIS PROPERTY IS PRIVATELY OWNED. All guests/tenants accept guest privileges with the understanding that he/she does hereby release Pelican's Landing of Sebastian, Inc., its officers and employees of all liability for loss or damage to property and injury to her person arising out of his use of Pelican's Landing of Sebastian, Inc. RV facilities, and agrees to indemnify Pelican's Landing, its officers and employees ,against claims resulting from loss or damage to property or injury to the person of any member of the family or guests/t of the registered guest/tenant arising out of the use of its RV facilities.
- Violations of park rules and regulations and violations of any county or state laws or legal ordinances will be grounds for eviction. Guests/tenants in violation will be asked to leave the park. Management reserves the right to deny service to anyone who does not abide the rules and regulations. Please help keep the park safe and beautiful.

Thank you

Management      Signature: \_\_\_\_\_

Date: \_\_\_\_\_