



Rules & Regulations

Please know we take violations seriously and will actively enforce them, so your attention to them is appreciated! READ THOROUGHLY. Management reserves the right to address any issues not included below. CONDUCT: Resort Management of this park may refuse accommodations or services to any person whose conduct on the premises of the park displays intoxication, profanity, lewdness, or brawling (verbal or physical abuse to others). Such refusal of accommodations or services shall not be based upon race, color, national origin, gender, physical disability, or creed.

PERSONS VIOLATING THESE GUIDELINES WILL BE REMOVED FROM THE PREMISES.

MANAGEMENT RESERVES THE RIGHT TO ENFORCE AND MAINTAIN THESE RULES. LIABILITY:

Guests agree to hold harmless, indemnify and defend the Resort Owner and Resort Management for any bodily or other personal injury to the Guests, family members and any Guests guest or for any such injury or damage sustained on the RV Site or Resort. The guests shall further indemnify, hold harmless, and defend Resort Owner and Management personnel from any and all losses, damages, expenses, including reasonable attorney's fees, arising out of any claim asserted by any person for loss, damage or injury to such person caused by any act, fault, neglect or omission of any Guests, family member or guest of the Guests at the RV Sites or in the Resort. Resort Owner and Resort Management are not responsible for lost, stolen or damaged articles of the Guests, family member or any guest of the Guests under any circumstances. Guests are required to maintain their own liability, health and property insurance covering all of their risks at Upriver RV Resort. Thank you for choosing Upriver Campground RV Resort, for your outdoor needs. We look forward to your arrival. Please verify that all information is correct, if not, promptly contact our staff.

REGISTRATION: All residents and guests MUST stop to check in upon arrival — NO EXCEPTIONS.

Check in time 1:00 PM Check Out Time 11:00 AM - \$10/hr. After 11:00 AM OFFICE HOURS: (Subject to Change) Summer: April- September 10:00 AM – 3:00 PM Winter: September- April 9:00 AM – 5:00 PM Office phone 239-543-3330 After hours Emergency call only 239-543-3330 Call 911 if there is a Medical or Fire Emergency. LATE ARRIVALS: Please call the office if you will be delayed. (No arrivals after 8:00 PM) Quiet Hours: 10:00 PM - 7:00 AM No Generators are to be run during this period.

GATE ACCESS is by assigned decal on your passenger side windshield. Anyone else requiring entrance may press OFFICE on Call box. Residents please do not open gate for anyone other than yourself. OFFICE will open for anyone else 24/7. DEPOSIT AND CANCELLATION POLICY NO refunds will be granted October 1st – April 30 for any reason. NO pro-ration of rates, or refunds after arrival for early departure for any reason any time of the year. MONTHLY STAYS: Refund will be less \$200.00 administration fee if canceled before October 1st. WEEKLY STAYS: Refund will be less \$100.00 administration fee if canceled before October 1st. DAILY STAYS: Refund will be less \$50.00 administration fee if canceled before October 1st. No Show and No Cancellation will be subject to a charge equal to the full amount of reservation. To cancel a reservation prior to October 1 Email: cancellations@upriver.com Reservation cancellation not deemed approved unless Upriver accepts the request in writing. No pro-ration of rates or refunds after arrival for early departure for any reason at any time of the year.

CREDIT CARD POLICY: When I use a Credit Card for a deposit, guarantee or payment, I authorize Upriver Campground RV Resort to charge any Expenses incurred during my stay to that Credit Card or apply funds you have on deposit with us against what I owe. **PRICING TERMS:** Pricing is subject to change at anytime, Please notify us prior to making your reservation if you will be using a camping discount or coupon. No coupons will be taken between October 1st thru April 30th. No coupons will be taken for any holiday weekend. **RATES:** Rates are based on a Maximum of 2 guests that register at the time of reservation. All additional guests must register at the office prior to stay. **GUESTS:** ALL guests must register with office (receive wristband). Guest Wristband must be worn at all times. There is a fee of \$10.00 for any guest or family member using Resort facilities or staying overnight. Consequences of failure to register visitors will result in payment in full as well as a \$50.00 violation fee. Children under the age of 18 visiting must be accompanied by an adult at all amenities at all times. Maximum stay of 14 days. **RESERVATIONS:** NO TENTS, NO POP UP CAMPERS AND NO TRUCK CAMPERS. All Class A's, C's Motor Homes, 5th wheels, 5th Wheel Toy Haulers and Travel Trailers must be in excellent condition. Recognizing that many older well-maintained RV's, motorhomes, 5th wheels, and travel trailers provide the same high-quality experience as new models. Therefore by eliminating RV age restrictions it allows us to welcome a range of travelers, embracing the unique character that comes with every vehicle, regardless of its age, as long as it is in great condition and meets Recreational Vehicle Industry Association specifications. RV's older than 10 years require a photo and resort management approval. Upriver has the right to refuse and cancel any reservation at check in if the RV is not acceptable upon arrival or at any time thereafter. **RV SITE RESERVATIONS** are for a specific site type. We accept all site requests, however we do not guarantee site numbers. We do our best to accommodate your requests based on availability and length of stay. Management reserves the right to change your site number at any time, for any reason. ALL RV's must have a current license tag, proof of insurance, good tires, and owner must be able to move it from place to place and remove from Upriver RV Resort at any time.

VENDORS All Vendors must provide copies of the following documents prior to commencement of any work at Upriver: 1. Driver's license 2. W-9 form 3. Business License 4. Worker's Compensation Insurance 5. Liability Insurance with Upriver Partners, LLP, d/b/a Upriver RV Resort as Certificate Holder. **VEHICLES:** All vehicles, within the Upriver RV Resort and Storage area, including but not limited to, RVs, trailers, boats, automobiles, trucks, motorcycles, golf carts, and e-bikes: a. are to be registered with the resort; b. are to be operated by licensed drivers ONLY; c. must have working front and back lights d. must be in working order and ready to move at any time from place to place or away from the Resort. You must provide the Upriver Office with copies of the items below for any and all approved vehicles which you will have in the Upriver RV Resort and Storage area: a. driver's license of each person registered, b. license tag; c. registration; and d. proof of insurance **ALL MOTORIZED/NONMOTORIZED VEHICLES MUST OBEY SPEED LIMIT OF 10 MPH. ALL MOTORIZED/NONMOTORIZED VEHICLES MUST STOP AT ALL STOP SIGNS. ALL RULES OF THE ROAD MUST BE OBEYED. NO SKATEBOARDS OR HOVERBOARDS OF ANY TYPE ARE PERMITTED ON THE UPRIVER PREMISES. NO REPAIRS to cars, trucks, motorcycles or boats on any RV sites.**

WASHING: Boats, cars and trucks may be washed on the pad by the storage area at a cost of \$20.00. Park model homes may be washed at a cost of \$20.00. RV's may be washed on your pad at a cost of \$20.00 ALL park model homes and RV's are to be kept clean and clear of all debris, mold and mildew. Any RV is to be cleaned within 2 weeks after arrival. PARKING: Parking is very limited. Only ONE vehicle per site. If you are going to have two vehicles, notify management in advance so you can arrange a site. We have limited overflow parking for guest. (Please do not use that area for a second vehicle.) Please obtain a parking sign for the second vehicle. NO residents are to give their parking sticker to any groups or outside person that they may be affiliated with to come in and use any of Upriver facilities, including the boat ramp without prior written approval from the management. THERE SHALL BE NO PARKING OF ANY TYPE OF VEHICLE on the patio portions of the pad or grassy area of any RV site. The concrete patio pad area is designated for outdoor patio furniture, picnic table and outdoor rugs. Rugs/carpeting are not allowed on any grassy area at any site. THERE SHALL BE NO PARKING OF ANY TYPE OF VEHICLE ON ANY EMPTY PAD. SITES & ALTERATIONS: All modifications, paint colors, additions, deletions, or changes must have prior Resort Management approval, by completing a request in writing. This includes but is not limited to sheds, additions, screen rooms, air-conditioners, installation or removal of trees, concrete, addition of pavers or landscaping changes. SHED: Only one shed per site and they must be permitted and tied down. (Size is dependent on lot size and permitting.) Must have prior permission and site plan from office prior to purchase. GAZEBOS OR CANOPIES: Must be on Hard surface and not extending into the grassy area. (8x8) (NO EXCEPTIONS.) On RV sites ONLY. INDOOR FURNISHING: Any and all indoor furniture or appliances are not allowed to be placed outside of your RV and/or Park Model Home. These will include, but not be limited to, refrigerators, stoves, couches, chairs, and the like. Rugs/carpeting are not allowed on any grassy area at any site. FLOWERS AND SHRUBS: Planting of shrubs and flowers requires prior written approval. Planters and Pots must be on hard surfaces and removed at the end of season as they are projectiles during Hurricane season. SAFETY ISSUES/SECURITY: Glass bottles, vaping, smoking, and Pets are NOT allowed in Pool or Pool Area, club house, laundry rooms or other Common Recreational Areas. Proper attire required in all buildings, and pool area. Pool swim at your own risk NO LIFEGUARD ON DUTY. Possession or discharge of firearms or fireworks forbidden. Political or Other flags or banners are prohibited. Propane Covered fire pits only. Grills are not permitted on picnic tables. Inclement weather get Lee County 2024-2025 Hazard Guide Book. Available on-line. RIVER/CANAL: NO SWIMMING ALLOWED IN CANAL, by anyone or anything, including people and pets - BEWARE OF ALLIGATORS! PLEASE DO NOT FEED WILDLIFE INCLUDING ALLIGATORS, DO NOT APPROACH ALLIGATORS. DO NOT clean or dispose of fish parts in the canal, it will attract ALLIGATORS. DO NOT leave pet food outside as it will attract feral cats and other forms of wildlife.

PETS (Dogs, Cats & Birds) All pets must be approved by Upriver prior to your reservation. Pets (dogs, cats, and birds) must be registered at time of check in. **PET LIMIT IS TWO.** (There is a \$2.00 per day charge for the second dog or \$30.00 per month.) You are required to pick up after your pet and dispose of it in proper pet/dog waste stations throughout the resort, NOT the recycle bins, canal, other RV lots, or in the wooded areas. Any reports of those who do not pick up will be fined between \$150-\$750. Do not let your dog defecate on other residents' property or trash bags. Pets are not to be tied up, or confined in a crate outside the unit or left inside unit with door open when you are not present. Any violators will be asked to leave the premises/resort. *Additional charge for second dog. **Per Florida law, pets must be on a leash (max. of 6 feet) at all times, except when they are in the park's fenced dog area. ***Breed restrictions apply. Upriver RV Resort Insurance has certain breed restrictions: Pit Bulls, Rottweilers, Akita, Chinese Shar-Pei, Doberman Pinschers, Chow Chows, Dalmatians and any other aggressive dogs are not allowed on Upriver property. You will have to board your dog at a kennel at your own expense. All pets should have a valid license, shot record and Rabies Certificate, copies of which shall be provided to the Upriver Office upon your arrival. The only exemptions are "Service Dogs" as defined by the ADA. **Dog Fences:** May be utilized but must be removed for lawn service. **TRASH:** All trash must be placed in front of your RV or park model home by 9am. If you missed pick-up, please take your trash to the dumpsters behind the office up front. Only household trash may be placed out for pick-up. Please make sure all trash is secured well in a heavy trash bag. **DO NOT PLACE YOUR TRASH OUTSIDE AT NIGHT.** **RECYCLE:** Recycle bins are located in front of each of the restrooms. ALL cardboard must be broken down, glass and cans should be clean and taken to one of the recycle bins locations within the park. **DO NOT PUT TRASH, STYROFOAM OR PLASTIC BAGS OF ANY KIND IN THE RECYCLE BINS.** Items such as paint cans, propane cylinders, furniture, old carpet, batteries, tires must go to the local landfill. Resource Recovery Facility – Buckingham Campus 10500 Buckingham Rd., Fort Myers, FL 33905 (Please arrange for any contractors to remove their construction debris with them.) **MAIL:** Any mail addressed to 17021 Upriver Dr. through the season must provide United States Post Office pre-paid address mailers for forwarding. A Traveling Mailbox. We encourage you to use this option as a way of getting your mail delivered to you with no delay. It is designed to be affordable, simple, and flexible. Let us help you make yourself more productive with an online mailbox. Now you can receive your mail anywhere! With our easy to use client interface, you can now view your mail online. Go to the website: TravelingMailbox.com and find a complete list of features! **UPRIVER CABLE AND INTERNET:** Free WiFi is available in certain areas throughout the resort and in the clubhouse. Cable TV and internet service is located at all sites. In order to activate this service you must call Comcast at 1-855- 884-3916 or 1-866-203-0432 Identify your Location at Upriver Resort, your site number and dates that you would like it activated. (Inform them that it will be self install). You are responsible for your own internet and cable). Many people are contracting for internet service only and using Firesticks to stream many channels. You are able to access approximately 25 local channels with your antenna in your unit.

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