



buttonwood@newbymanagement.com

941-798-3090

12316 Cortez Road West, Cortez, Florida 34215

Welcome to Buttonwood Inlet RV Resort. To protect your RV investment and enhance your enjoyment of resort living, the following guidelines are enforced. Consideration and courtesy of all guests is required to achieve our mutual goals of privacy, safety, comfort, and a pleasant and enjoyable lifestyle at Buttonwood Inlet RV Resort. If there is anything we can do to assist you; please ask!

OFFICE HOURS: The hours of office operation will be posted on the resort office door.

EMERGENCIES: For afterhours Community Related Emergencies, please call 844-285-2099. All other emergencies please call 911. Your location is: 12316 Cortez Rd W, Cortez, Florida, 34215.

1. RATES:

- a. Are based up to **two** adults, max six persons per site and are payable upon arrival.
 - a. Each additional adult occupant shall pay **\$15** per day, or **\$100** for the month.
- b. Monthly Residents – rent is due and payable on the **1st** of each month.
- c. A late fee of **\$30** will be assessed after three (3) days, until all fees are paid in full.
- d. Please refer to current rate sheet for applicable fees for overflow parking and boat docks.
- e. **One** (1) RV is allowed per site.
 - a. **Zones C & D are allowed one (1) vehicle per site, either car or truck.**
 - b. **Zones A & B are allowed two (2) vehicles per site, either car or truck.**
- f. All overnight visitors are to register with the office.
- g. Subletting RV's or camp sites is not permitted.

2. CHECK-IN TIME – 12:00PM CHECK-OUT TIME – 10:00 AM

Resort Site Check-In begins at 12:00pm the day your reservation begins. Resort Check-Out is no later than 10:00am the day your reservation expires. To maintain resort standards, when checking-out of your campsite, the site must be left in a clean and well-maintained condition.

3. COMMUNITY QUIET HOURS

Community Quiet Hours from **10pm to 8am**. Fireworks, loud music, televisions, loud talking, or profanity are not acceptable. Violators will be given **one** (1) warning before being asked to leave the resort without a refund.

4. AGE AND CONDITIONS OF RV'S

All RVs are subject to approval by management. All units shall be maintained in a clean, well-maintained condition always. All antennas shall be of vehicle type and mounted on the RV without additional support. Satellite dishes and cables shall be in a safe location and manner to prevent injuries or damage (**on their own site**). Window A/C units are NOT permitted.



5. BOAT RAMP

We have a boat ramp available for your exclusive use and at no charge while you stay with us. Buttonwood Inlet boat docks may be available at an additional cost. Maximum boat size is 21' long and we do not allow pontoon boats. This is strictly enforced due to space restrictions.

Boat docks and trailer storage ***must be reserved, in advance*** as availability is limited.

Please see manager about your options

6. SWIMMING POOL

The swimming pool rules & hours are posted. **NO LIFEGUARD ON DUTY!** Anyone inside the pool enclosure, swimming or making noise after hours will be asked to leave the resort without a refund. No diving, running, jumping, or rough housing is permitted. No consumption of alcohol in or around the pool enclosure pursuant to FAC 64E-9.004 (4). No glass inside the pool enclosure.

Food and beverages must be at least 10 feet from the pool edge. Please properly dispose of trash to ensure a clean area and prevent ants or animals. Parents must accompany persons under 14 years of age. Children must be potty trained, or wearing suitable swim diapers to ensure no contamination of the public pool. Remember, you are responsible for the actions of your group and invitees.

7. POND AND WATERWAYS

There is no swimming, fishing, or walking near the pond edge. Parents must accompany small children near the pond, canals, docks, and boat ramp. Use care as there are no guard rails, ladders, or safety equipment around these areas. The water is tidal and is subject to increase or decrease in depth. **NO LIFEGUARD ON DUTY!** Use these areas at your own risk.

8. FACILITIES AND AMENITIES

Facilities and amenities are for registered guests only. Do not give out codes to the shower house or clubhouse. Our resort is open to persons of all ages. Residents are required to advise their visitors of these guidelines. CCTV is in operation and in many areas of the resort.

9. A.D.A.

The A.D.A. pool lift is reserved for persons with disabilities and must not be tampered with, played with, or used by any person not requiring its use.

10. SAFETY OF MINOR AGE PERSONS

All persons under age 14 must be accompanied by a registered adult resident or guest while using the facilities, amenities, or walking near the water areas.



11. PARKING

- a. Please Park in your driveway only. Parking on sites other than your own will not be permitted. Parking in the street is strictly prohibited. Vehicles parked in the streets, common lawn areas, inoperable, unlicensed, or stored vehicles are subject to being towed and stored at the owner's expense.
- b. No commercial vehicles, unsightly vehicles or unsightly equipment is allowed to be parked in the Resort. Working on vehicles in the Resort is prohibited.

12. PETS

- a. Pets are welcome if they are non-aggressive and not a vicious breed.
- b. The resort allows no more than two pets, per site, maximum. Maximum weight limit is **60 lbs. per pet**. Pets over 60 pounds at their mature age/weight will not be allowed to stay at the Resort.
- c. Vaccination records must be kept on hand by pet owner and provided to the office upon request.
- d. All pets shall be leashed when outside and are not to be chained or left outdoors unattended.
- e. Pet fencing is permitted with prior management approval and must meet community standards. Fencing cannot exceed more than 3' tall and no larger than 4' x 4' perimeter. Fencing can only be used for pets while owners are present, no pet shall be left outside unattended.
- f. Dog houses, cages, and kennels are prohibited outside of the RV.
- g. Pet owners shall be responsible for immediate repair of any damage and prompt clean-up after their pet and disposing of it in a sanitary manner. A **\$25** fee will be added to your account if you do not clean up behind your pet.
- h. Visiting pets are prohibited.
- i. Barking or excessive noise from a pet that exceeds **three minutes** or repeated failure to immediately clean up your pet debris may be cause for management to ask the owner to remove the pet from the Resort.
- j. The Resort does not allow retractable leashes, please obtain a proper leash before walking your pet.
- k. It is illegal to feed wild or stray animals and wild birds.

13. MAIL

The Resort address is **NOT** to be used for your personal mail. If you are expecting mail through USPS, please contact the *Cortez Post Office*.

UPS, Fed Ex and Amazon can make deliveries to your site, please ensure that your site number is included in the shipping address.

14. TRASH AND GARBAGE

Household garbage shall be placed in plastic garbage bags and placed inside the dumpster provided. ***The dumpster is only for household garbage generated within the Resort, no outside garbage or dumping is allowed.***



Recycling of newspapers, glass, aluminum cans and other recyclables is highly encouraged. Recyclable items can be placed in the recycling bins near the dumpster. Please be aware, *recyclable items cannot be bagged*.

Per Manatee County guidelines: no outside trash, furniture, appliances, motor oil, vehicle parts, batteries, electronics, LP tanks, yard waste, or hazardous waste is permitted to be placed in the dumpsters.

15. WI-FI / Cable TV

We are pleased to offer complimentary Wi-Fi and cable TV exclusively to our guests. Our Wi-Fi is for simple internet usage only and is not capable of accommodating streaming type services such as: Skype or Zoom, streaming movies through streaming services, and Magic Jack phone options.

16. TRAFFIC REGULATIONS

Only licensed drivers may drive motor vehicles and/or golf carts. The **MAXIMUM** speed limit is five (5) MPH and is strictly enforced.

Bicycles are required to have working headlight and red flashing rear light, and reflectors if ridden after dark (*Florida Statute 316.2065 (d) requires children under age 16 wear bicycle helmet*).

Pedestrians always have the right-of-way. Night walkers are recommended to carry a flashlight, visible clothing, and/or reflective devices.

17. ADDITIONS OR ALTERATIONS

Additions and/or alterations to RV's, the camp site or trees located within the resort are not permitted.

18. CAMPFIRES

Campfires are permitted on camp sites. All campfires shall be off the ground and propane fed only. Campfires are subject to governmental bans and restrictions. If asked, be respectful of neighbors' situation and douse or relocate campfire. Portable gas grills or flat top are permitted if used away from flammable materials such as RV, vehicle, awnings, and trees. An ignited firepit or portable cooking device may not, for any length of time, be left unattended or used in moderate to high wind conditions.

19. SITE CONDITION

Each resident/guest is required to keep their RV site, patio, and driveway neat, clean, and free of storage around or under the RV at all times. Exception is made for canoes or kayaks, which can be stored under the RV while you are at the site.

One free standing clothes drying rack is permitted for drying bathing suits and towels only. Please store the rack away when not in use to keep your site attractive.



There will be no establishing of borders between camp sites. Carpet or shell on the grass area is prohibited. Digging or driving stakes into any landscape areas is prohibited, as there are buried utility lines.

ABSOLUTELY NO TENTS, privacy structures, free standing screen rooms, canopies, or sunshades. RV affixed awnings and screens are allowed. Pop-Up style overhead canopies may be used for community management approved singular events, and cannot be left opened overnight. Sudden Gulf breezes can cause damage, so we recommend always securing awnings and items on picnic tables.

20. LAUNDRY

Laundry facilities are available 24 hours for the convenience of our guests. Clotheslines on camp sites are not permitted. One free standing clothes drying rack is permitted for drying bathing suits and towels only. Please store the rack away when not in use to keep your site attractive.

21. WATER CONSERVATION

Water is a precious commodity. Vehicle washing is not permitted. Guests may wash your RV once per season unless water restrictions are in place by State or County officials. Remember to use a nozzle on your hose to prevent water waste.

Hand water your plants. Report any/all leaks in the park to management.

22. LIABILITY AND INSURANCE REQUIREMENTS

Each RV owner and renter is required to carry the appropriate general liability, flood, and vehicle insurance to adequately protect themselves, their property, and their guests at all times.

*RV guests and residents expressly hold harmless **Buttonwood Inlet RV Resort** owners, management, employees, and their representatives from any and all liability and / or responsibility pertaining to losses by fire, theft, accident, vandalism, act of God, flood, act of terrorism, injuries, act of wildlife or insect or public unrest or any other cause outside our control.*

23. NO SOLICITATION OR BUSINESS ACTIVITY

Absolutely no type of business or solicitation may be conducted within the Resort without prior written approval of management. **"For Sale"** signs are only permitted in the windshield or window of your RV.

24. CHANGES TO GUIDELINES

Ownership and management reserve the right to change the rules and regulation guidelines, rates and fees, and policy without notice. It is the intent of ownership and management to comply with all National, State and Local laws, statutes and ordinances and will amend these documents and / or policies accordingly with or without notice.