

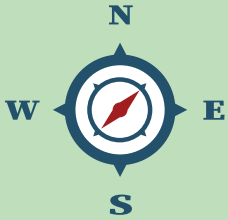
SHERWOOD FOREST

COMMUNITY & RV RESORT

5300 W. Irlo Bronson Memorial Hwy
Kissimmee, FL 34746

ENCORE

- | | | |
|------------------|----------------------|--------------------|
| Features | • Laundry Facilities | • Swimming Pool |
| • Activities | • On Site Management | • Tennis Courts |
| • Billiards | • Pets Allowed | • Waterfront Sites |
| • Clubhouse | • Picnic Area | • Whirlpool |
| • Fitness Center | • RV Storage | • Spa |
| • Game Room | • Shuffleboard | • Hot Tub |



LEGEND

- | | | |
|---------------------------------|---------------------|-----------------------------|
| Elite Super Site 30/50 Amp | Guard House | Fire Pit |
| Elite Sites 30/50 Amp | Office | Horseshoes |
| Premium 30/50 Amp | Laundromat™ | Hot Tub |
| Premium 50 Amp | LP Gas | Mini Golf |
| Standard | Picnic Area | Outdoor Chess |
| Standard 30/50 Amp | Rec Room | Peanuts Playground Dog Park |
| Standard 50 Amp | Restrooms & Showers | Doggie Waste Station |
| Tent Site 30/50 Amp Full Hookup | RV Storage | Pickleball Court |
| Tent Site 30/50 Amp No Water | Trash Compactor | Playground |
| Cottage | Wi-Fi | Shuffleboard |
| | Cornhole | |



RULES AND REGULATIONS

Registration of guests and visitors is required at the front desk.

Check-in Time: RVs: 12 PM | Cottages: 4 PM
Early check-in is \$30.

Check-out Time for Sites & Rentals: 11 AM.
Late check-out is a \$30 fee.

Keycards: Required for all Amenities. Dropbox located by the security Gate Building. If lost or not returned, you will be charged \$25.

Quiet Time is from 10:00 PM until 7:00 AM. Please be courteous to your neighbors.

All minors should be monitored by an adult at all times.

Mail: See office for details.

Pool Hours are from 9:00 AM until 10:00 PM. All water amenities are subject to closing at the first sound of thunder and will remain closed until storms safely pass.

Pool: Children under the age of 16 years of age must be accompanied by an adult at the pool.

Spa: Children under 16 years of age are not allowed in the spa.

Activity Equipment: State ID required to check out activity equipment.

Pets: Cats and Dogs are permitted at management's discretion. Two pets per site, unless approved by management. Dogs and Cats must be kept on a leash (6 feet maximum) at all times, and the owner is responsible for cleaning up after their pet. Aggressive breeds are not allowed. Pet exercise pens or cages of any kind are not permitted.

Rubber gaskets must be used at all sewer connections. Please replace the sewer cap upon departure.

Backflow Preventers are required between spout and unit connection. If the backflow preventer is missing, there will be a charge of \$50 to the guest. Removing this item is prohibited.

Parking: Parking in the streets, common grounds, vacant sites, or other guest's sites is not permitted, and may result in your vehicle being towed, at your expense. You may also be charged the daily rate for parking on an unauthorized site.

Only vehicles with a valid tag will be permitted on sites. No tractor truck cabs or commercial vehicles permitted on sites. Overnight parking of boats, open truck trailers, enclosed trailers, or self-storage vehicles is not permitted.

Only one unit or one tent per site is permitted.

Limit of two vehicles and an RV per site, unless approved by management.

Parking on another site other than the assigned site at check in will result in a \$50 fine and/or termination of your reservation.

Ground Fires: Ground fires are not permitted. Above

ground fire pits with screen covers are permitted only when a fire ban has not been issued by Osceola County.

The speed limit is 10 MPH and must be observed at all times.

Clotheslines: Clotheslines or "ANY ARTICLES" placed outside to dry are not permitted. Our laundry facilities are open 24 hours a day for your use. Token machines are located in all laundry rooms. For further details please consult the office.

Mini bikes and motorcycles are to be used on paved streets for ingress and egress to and from the park, by licensed drivers only. Adequate mufflers required on all vehicles. **4 Wheelers / Dirt Bikes:** NOT PERMITTED.

Any changes or additions that are not a standard part of your RV or Park Model, need management approval and approved building permits prior to installation. This includes, but is not limited to: patios, screen rooms, storage sheds, exterior painting, and concrete.

Sites must be kept clean at all times. Indoor furniture, appliances, tools and lawn care equipment cannot be stored outside your unit, unless the items are stored in an approved Rubbermaid shed.

Vehicle Graphics: Vehicles with logos and/or advertising are not permitted on site.

Guests are permitted to have a screen tent for enclosure of patio furniture. No household furniture/appliances may be placed in this enclosure.

Sales or subletting of any cottage on the RV park property requires prior approval by park management. Any guest staying longer than 6 months is required to complete a background check and be approved. Owner will be responsible for the payment of background checks.

Commercial Vehicles are not permitted on site.

Any permanent unit may not be resold without inspection and approval by management.

Violations of the RV Park rules and regulations may result in eviction from the property.

Management may make changes or modifications to the rules and regulations without prior notice.

Trash Compactor: Please put all household trash in the compactor located at the north end of the property. Personal garbage bins are not allowed on sites. **NO ILLEGAL DUMPING PERMITTED.** Illegal dumping or placing lawn trimmings, construction material, motor oils or any items not deemed household garbage, is not permitted. Compactor is for household trash only. Violators will be fined. Compactor is for RV and Cottage guests only.

Property Damage: Any damage done to the following, but not limited to, electrical pedestal, water line, sewer line, concrete pad will be the responsibility of the person who rents the site and causes damage.

Management is not responsible for any damages you may receive due to power surges or outages, electrical down time, spikes or lightning issues. We strongly urge the use of surge protectors between your RV and the power supply.

Site Rental space is determined by distance between electrical meters from one site to the next, unless otherwise predetermined by the office.

***Sites are not guaranteed.**

