



A 55+ Age Restricted Community
5749 Palm Beach Blvd Fort Myers, FL 33905 Phone 239-694-3707

RV Administrative Rules & Community Services

The information below will help you become acquainted with what is going on in the community. Volunteers are always welcomed and needed to assist with all the fun activities at Orange Harbor. Your help will allow these events to continue and make you feel a part of this wonderful place we live.

Please also review the Orange Harbor Park Rules and Regulations provided in the folder given to you at registration. Rules of the park are for your safety as well as others.

General Information

- Stop at the office to check in and to be escorted to your site, upon arrival.
- Arrival time is by or before 6:00pm No acceptance after dark.
- Register (sign-in) at the park office upon arrival and sign-out when departing at the end of your stay.
If you arrive after hours, registration must occur during the next business day.
- For late arrival arrangements, please contact the RV Host at 239-464-8129.
- To make changes to your reservation, call the park office at 239-694-3707.
- Site selection is based on availability; price and availability are subject to change.
- Rates are based on two guests per site.
- Pets (dog or cat) are welcome. The following breeds are not allowed: Pit Bull Breeds, German Shepherds, Great Danes, Rottweilers, Bull Mastiff, Akita, Alaskan Malamute, Doberman, Chow-chow, Presa Canario, Siberian Husky, Wolf Hybrids, and mixed breeds which include any of the previously mentioned breeds. All pets must be registered in the office.
- A monthly fee of \$25.00 is charged for up to 2 pets. See PET RULES for Restrictions
- Overflow parking permits are available for purchase, in the park office.
- Quiet hours are from 10:00 p.m. to 7:00 a.m.

Deposits, Cancellation and Refund Policy

- **Daily and Weekly Reservations**
 - Reservation fee is payable in full at time of reservation.
 - No refund or proration for early departure.
 - Extended stays will be charged at the daily or weekly rate.
- **Reservations of One month or more**
 - A \$500 deposit is due at the time you make your reservation, balance is due upon arrival.
 - All canceled reservations will incur an administration fee of \$150 to be deducted from your deposit.
 - Deposits are not refundable for cancellations received less than 60 days from the arrival date.
 - No refunds or proration for early departure.
 - Extended stays will be charged at the daily or weekly rate.

RV Services

- Reservations of one month and longer should contact Florida Power & Light (FPL) 239-334-7754 to set up electric service.
- RV site include water and sewage. Threaded connections (sewer rings) are required on the end of your hose when hooking into the sewer pipe.
- RVs with Aqua Hot or similar type water heaters will not be allowed to use a diesel engine, only use of an electrical hook-up is permitted.
- RV site includes WIFI. The WI-FI code will be given to you upon arrival.
- November through April:
- The only clotheslines permitted are the umbrella foldable type. The clothesline should be placed near the rear of your site and must be removed when not in use.
-

Community Information

- Tailgating is **not permitted** when entering the property. The gates only allow one vehicle at a time. Management is not responsible for damage to vehicles. The party that tailgated will be charged repair fees for any damage to the gate system.
- A 15 MPH speed limit is observed within the community.
- Mailboxes are located on either side of the RV bathhouse. Mail is delivered to a box with your lot number on it. To ensure you receive your mail, make sure the twist tie is removed and placed inside your box. When leaving, please replace the twist tie to secure the box. Your address for mail services is your lot number along with your street name; do not use the resort address.
- Each lot must be kept free of debris.
- Only Class A, B, C, 5th wheel and travel trailers are allowed. Tents, pickup campers, semi-tractors and vans are NOT allowed.
- No parking of Boats, trailers or large trucks. storage and dock slips are available for rent from the park office. These spaces are on a first-come, first-serve basis. Note, dock slips are only available as an annual rental.
- The only docks permitted are Army Corp of Engineers, approved docks. Tying up on the seawall is not permitted, **this includes the RV water sites**. Residents violating this rule are subject to eviction.
- The park offers 2 complimentary boat launching ramps for resident use only.
- Wood campfires are NOT allowed in the park by order of the Fire Marshall, even in closed fire pits.
- Trash pick-up is Tuesdays and Fridays. Trash should be placed in a tied plastic bag and placed curbside by 7:00 a.m. (no trash cans). Broken glass and hypodermic needles should be placed in a sturdy marked container. A trash compactor is available for self-trash at the corner of Shoreland & Easy Street.
- A blue recycle bin is provided for recyclable items. Pick-up is Saturdays; place bin street-side by 7:00 a.m.
- Hazardous waste items such a paint, oil, fluorescent tubes, batteries, household chemical waste, etc. can be taken to 6441 Topaz Court, off Metro Parkway S., free of charge.
- No RV resident can conduct an open house or post signage without permission of the community management in the office.

Vehicles and Parking Information

- Each site is permitted one (1) RV and two (2) cars max. to be parked on the lot. Parking on the street overnight, parking on empty sites is not permitted. See office for overflow parking spots to rent.
- Parking on the grass is permitted in the RV Park section only.

- No equipment trailers are allowed on your site; transport trailers cannot remain on the lot for over 24 hours after initial arrival. Contact the park office for assistance with storage needs.
- The exterior use and storage of refrigerators, large tool chests, storage cabinet, screen room tents, boats, trailers, and/or vehicles is prohibited. All storage sheds must be approved by management and must be tied down.
 - o ANNUAL RESIDENTS ONLY - One hurricane approved wooden constructed shed with proper tie downs is permitted. Maximum size permitted is 10' x 10'. A shed requires a permit and an approved exterior modification request (ARC form) for proper fit to site.
- All wood/metal (not original manufactured) steps require an approved exterior modification request (aka ARC – Architectural Review Committee from) from the community office detailing specific acceptable size requirements for the site in question. RV owner will be required to remove the steps from the site after seasonal use, prior to departure.
- All screen tents/enclosures used for bug protection can be used seasonally and must be properly secured into the ground on your assigned site. Grass cutting and trimming will be your responsibility around the screened unit. Maximum size permitted is 12' x 12'. Any damage caused by improper anchoring of the unit will be the owner's problem.
- Golf carts must have the lot/site # (min. 2 inches) displayed in the lower center portion of the windshield.
- Tables and chairs are acceptable if properly used as designed for exterior entertainment. Additional exterior items must accommodate the living space. All other items not used on a regular basis should be stored in the storage shed or RV.
- All exterior decorations must be well managed and kept in acceptable viewing condition. Any significant decorations or changes should be approved by the park office.
 - o ANNUAL RESIDENTS ONLY – All trees, shrubs and gardens require an exterior modification request (ARC form). All trees, shrubs and gardens must be well maintained, trimmed and without weeds – whether currently in residence or not – it remains your responsibility. Fruit Trees are not permitted.
- After your rental season, boat trailers and golf carts can be stored on their assigned site, IF properly covered and tied down. All watercraft must be removed from the site by January 1st.
 - o ANNUAL RESIDENTS ONLY – Car and Truck parking (non-commercial vehicles) of 1-2 vehicles will be acceptable if on your assigned site.

Guests

- Guests are welcome. For security reasons any guests staying longer than 24 hours must register at the park office. All guests less than 14 years of age must be accompanied by the host resident or an adult (18 or older) when using the facilities at Orange Harbor. Guests under age 16 are not permitted to drive golf carts.

Pets

- Pets (dog or cat) are welcome. Dog fee is \$25.00 per month. A maximum of two pets are allowed per RV.
- Certain breeds are not permitted. The following breeds are not allowed: Pit Bull Breeds, German Shepherds, Great Danes, Rottweilers, Bull Mastiff, Akita, Alaskan Malamute, Doberman, Chow-chow, Presa Canario, Siberian Husky, Wolf Hybrids, and mixed breeds which include any of the previously mentioned breeds.
- All pets must be registered in the office. Service/Support pets must also be registered
- Current vaccination records on all pets must be submitted to the office upon arrival.
- **Pet Owners must accompany pets whenever outside.** Pets **must** be leashed (no longer than a 8' leash), kenneled or contained in a portable dog playpen are not allowed.
- Owners are responsible for restricting pets from urinating or defecating on other lots. All excrements must be bagged and disposed in the dog waste trash containers.

- A dog park is available for your pet's enjoyment.
- All barking, that could disturb residents is considered a nuisance and could result in eviction.
- Fenced in areas for pets on your RV site is not allowed.

Visit our website for more information about Orange Harbor Mobile Home and RV Resort:

www.orangeharbormhc.com

Rev 4-29-26