

Fiesta Key RV Resort Guidelines

Office Hours

8:00 AM to 6:00 PM Daily. Hours may vary during holidays and special events and are subject to change.

Check-In/Out Time

Check-in time for **Rental Units** (Cottages, Travel Trailers, and Hotels) is 4:00 PM and check-out time is 11:00 AM. Check-in time for **RVs** is 12:00 PM and check-out is 11:00 AM. You may request to check-out at 3:00 PM (subject to availability) for an additional fee. Arrangements with the registration office are required day of departure for late check out. All guests arriving after hours that owe a balance must contact the registration office by 5:00 PM to pay balance and must contact office to make special arrangements. Guests parked incorrectly will be asked to adjust their RV as it pertains their site the following morning.

Florida Statutes

Guests must be in compliance with Chapter 513 and Chapter 83, Florida Statutes, in accordance with duration of their tenancy. A copy of these statutes is available in the office.

Site Rules

Each site is allowed: one (1) RV; maximum occupancy is six (6) people (this includes registered guests, kids, and visitors); One (1) car; and one (1) golf cart. The guest who is the reservation holder is responsible for ensuring that all materials and vehicles are contained within the site dimensions. All sites must be kept clean, tidy and free of clutter. Clutter is defined by the sole discretion of the Resort Management. Please refer to the following listing of materials allowed or prohibited at a site. This is not to be interpreted as a fully comprehensive listing. Any questions should be addressed to Management. Walking through occupied sites is not permitted.

Allowed

- 10' x 10' Collapsible Canopy
 - No stakes longer than 12"
- 3' x 7' (max.) Rubbermaid Shed **OR** 6' x 10' (max.) Enclosed Cargo Trailer
 - Sheds and Cargo Trailers are for storage only (NOT living space)
- 6 cubic foot Fridge **OR** Freezer
- Outdoor Patio Furniture
- 6' Stairs & Landing
- Drying Rack (for swimwear/towels only)
- One (1) golf cart
- Traditional Grill
- Kayaks/Paddleboards

Prohibited

- Decks
- Pools, Hot Tubs, Fountains
- Outdoor Ice Makers
- Outdoor Sinks and/or Showers
- Outdoor Kitchen
- Perimeter/Barrier Fencing
- Clotheslines
- Indoor Furniture
- Open Trailers
- Excessive Décor and Plants (see also Landscaping)
- Affixing to Trees (lights, décor, hammocks, etc.)
- Excessive Storage Under RV
- Cleaning Fish
- Pet Pens
- Tents
- Permanent or PVC type hard connections to utilities
- Gas golf carts/ATVs of any kind



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Children (12 years of age and younger)

Parents and/or Guardians are responsible for the safety and actions of their children at all times. Children must be accompanied by an adult in all amenity areas, with particular emphasis on pool, spas, beach, and water areas. Kids are prohibited from horseplaying on hammocks and climbing trees. Children using electric toys including, but not limited to hover boards, scooters, segways, electric skateboards or bicycles are not permitted in the streets after dark unless they have lights. Battery operated child riding toy use is restricted to the site only. Gas toys are prohibited. Speed limit is 5 MPH. Children must be at the campsite by 10:00 PM or at a Management approved designated area. These rules are in effect for the safety of the children and guests. Guests who do not comply will get one warning and can lead up to removal from property with the discretion by management.

Permanent Structures

Permanent structures are strictly prohibited. This includes but is not limited to: decks, porches, Tiki porches, patios, cabinetry, trees, bushes, plants, canopies, gazebos, outdoor kitchens, or pools/spas. Fencing or barriers (including landscaping) is strictly prohibited.

Outdoor Living Space

Only customary outdoor patio/lawn furniture and accessories may be left outside within the site. Tools, toys, fishing gear and other such items must be stored within the RV or shed/cargo trailer. Larger outdoor recreational items, including but not limited to: kayaks, paddleboards, coolers, boating/diving/fishing equipment, must be organized and neatly stored beneath the RV with every attempt to conceal these stored items and maintain site aesthetic.

Canopies

The canopy must be collapsible; cannot exceed 10' X 10'; and only one (1) is permitted per site. The canopy color may be a neutral color (tan, green, blue or white) any other color requires management approval; may not bear any advertising or logos; and may not be multi-color. It may not be enclosed on all four sides; an open side must face the road. The other three sides may be enclosed with a single layer of see through windscreen.

Guests/Visitors

Guest is the reservation holder. Maximum occupancy at a site is six (6) people (this includes the guest, kids and their visitors). Guests must register all visitors with the registration office prior to their arrival identifying the visitor(s) by name and period of time they will be in the Resort. Visitors are the responsibility of the guest they are visiting and are required to observe all of the Resort rules. Guests and visitors must comply with any wristband requirement.

Rental of Site

Guests may not rent, sublet or assign usage of their reserved site, RV, boat slip or rental unit (e.g., cabana or hotel) or allow anyone use the site, RV or rental in their absence.

Quiet Hours

Quiet hours are from 10:00 PM to 8:00 AM in the resort. No generators after 10:00 PM. Music may be played for your enjoyment only and must be contained to your site. Violation of this rule may result in immediate removal from the Resort.

Restaurant on Premises

Quiet time is 10:00 PM weekdays and 11:00 PM on weekends (Friday/Saturday) with exception of resort sanctioned special events. No outside food or drinks allowed. Removal of restaurant furniture is also not permitted. Restaurant times may vary depending on holidays and season with discretion of restaurant owner. Breakfast is offered Saturdays and Sundays from 9:00 AM to 12:00 PM.



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Golf Carts/Motorized Vehicles

One (1) electric golf cart is allowed per site. Gas golf cart or ATVs of any kind are not permitted. Golf carts must be registered with the office and bear a registration sticker. Drivers must possess a valid driver's license and be at least 16 years of age. Children may not drive a golf cart, even with direct adult supervision. Golf carts are to be returned to the site by 12:00 AM. Sound/music systems are prohibited on golf carts. Professionally installed working lights are required for night driving. Violation of any of these provisions is grounds for removal from the Resort by any qualified employee including security personnel. Golf carts parked illegally (including but not limited to: empty sites, beach, amenity areas, etc.) will be towed, locked and fined \$50. Repeated illegal parking may result in removal from the Resort. Resort is not liable for any accidents of any kind.

Parking

One vehicle is permitted per site provided they fit within the site dimensions and **NOT ON EMPTY SITES**. There can be no parking on any street per the Monroe County Fire Marshal. Any vehicle (car, golf cart, watercraft, etc.) parked illegally is subject to being towed (at owners expense), and/or locked and fined \$50.

Utilities

The Resort shall provide utility hook-ups at the site for sewer, water and electrical service. Guests shall not make any alteration to the electric, water or sewer connections provided by the Resort. The Resort's responsibility shall extend only to the point of connection and the Resort shall not have any responsibility for the condition or functioning of any pipes, conduits or wires from such point of connection to the guest's RV. Wastewater must be disposed of properly; no dumping on the ground. Please use the appropriate dump station or sewer connection. The Resort reserves the right to disconnect utilities in order that repair, alterations or additions may be made. Guests will be notified, when possible, of any planned utility system shutdown. The Resort shall not be responsible for any loss suffered by any guest from planned or emergency shutdowns.

Florida State Law requires the use of "donuts" to connect sewer line. The Resort is also required, by law, to have vacuum breakers (backflow preventers) on each water connection. Every site in the Resort is equipped with the proper vacuum breaker. There will be a fee charged to your account if this breaker is removed or tampered with in any way.

Pets

No more than two (2) common household pets (e.g., cats and dogs) may be kept on any site in your own RV. No other animals, livestock, poultry, reptiles or insects of any kind shall be kept on any site. No dangerous, aggressive or poisonous pets of any kind are permitted. Management reserves the right to reject any pet. All pets must be registered with the office and vaccination records must be available upon request. All pets must wear a collar identifying the owner and phone number. All pets must be on a leash at all times. No pet shall be left tied or otherwise unattended at any time. Pet owners must clean up after their pets, including all pet excrement. Any person bringing or keeping a pet on a site shall be solely responsible for the conduct of their pet. No fences or playpens are allowed. Pets are not permitted in the public buildings or amenity areas, including but not limited to the bathrooms, club house, swimming pool and beach areas.

For the protection of and in consideration to other persons, noisy, aggressive, vicious, unruly or poisonous pets are not allowed at The Resort. Persons who are unable to control their pets must remove them from The Resort, or the animal may be taken to/by local animal control authorities.

The owner of any pet is responsible for any injuries or damages caused by their pets. In addition, the owner of any pet that causes injury or damages to another is expected to resolve the issue directly with the injured party. We are not responsible for any injuries or damages caused by pets.

Service animals may accompany a disabled person without any proof of disability or certification for the service animal and without payment of any pet fee or other surcharge. Service animals are permitted in buildings, swimming areas, rental units and other locations where pets are prohibited.



Fiesta Key RV Resort Guidelines

Landscaping

Guests may not landscape sites. Plants in 3 gallon pots (max.) are permitted – maximum of 4 pots per site. Potted plants cannot be used as a barrier. Management reserves the right of access to all sites at any time and to have overgrown or unsightly sites cleaned up at guest's expense. Trees and plant life are not to be defaced, cut or damaged (this includes affixing materials to trees).

Pool/Spa

Pool hours are 8:00 AM to dusk per our operating permit. There is no lifeguard on duty. Guests must be at least 13 years of age or accompanied by a parent or guardian to enter the pool area. Children not yet potty trained are required to wear a swim diaper. While in the pool area, all posted rules must be observed. Proper conduct and bathing attire is expected. Glass containers, personal musical devices and smoking are prohibited in the pool area. Guests may not reserve lawn chairs in advance. If guests are found reserving lawn chairs in advance Fiesta staff has the right to remove personal belongings to lost and found. To use lawn chairs, you must be visible within the general areas of pool and beach. No pets allowed. Canopies are also prohibited. Pool and Spas may cause discoloration in bathing attire. Fiesta is not responsible for discoloration. **No eating or drinking is allowed within 3 feet of the pool.**

Beach

Beach hours are from dawn to dusk with exception of resort sanctioned events. Guests may not reserve lawn chairs. Fiesta staff has the right to remove personal belongings to lost and found. To use lawn chairs, you must be visible within the general areas of pool and beach. There is no lifeguard on duty. Guests must be at least 13 years of age or accompanied by a parent or guardian to enter the beach area. Children may not dig deep holes as this is a manmade beach. Proper conduct and bathing attire is expected. Glass containers, personal musical devices and smoking are prohibited at the beach area. Grills are also prohibited. No pets allowed or campfires.

Marina/Watercraft

Check Out is 11:00 AM. All watercrafts must be registered and appropriately identified with Resort registration stickers for both boat and trailer. All vessels must be registered and insured as required by the State of Florida. Dock access is restricted to slip holders and their guests only. No parked vehicles allowed on Boat Island. Trailers are only allowed. No swimming or fishing in the Marina. No fishing allowed on bridge to Boat Island/marina. Please see Front Office for registration and marina rules. Rules are also posted on Boat Island.

Boat Washing

Washing of boats on campsites is prohibited. Watercraft motors may not be started or flushed at sites; these actions are restricted to the Marina area. See the Dock Master for details.

Grills/Open Fires

Monroe County Law prohibits open fires on the ground. Campfires are allowed and must be contained at your camp site only. Approved campfires must be raised with legs and have a mesh lid. Management reserves the right to prohibit any other campfires that are not approved. Small residential grills are permitted on site and must be always attended. Please check with the office for any additional restrictions based on weather conditions.

Laundry

Washers and dryers are available in the laundry room. Machines operate by credit card. Washers and dryers are allowed within the RV only (not within the shed or cargo trailer). See front desk for operating hours. Laundry equipment is operated by a 3rd party. Be sure to check washers and dryers before putting personal belongings in unit. Fiesta is not liable or responsible for damaged personal belongings.



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Garbage/Recycling

The resort provides valet garbage assistance. Please have your garbage available for pick up no later than 9:00 AM on the curb side of the street at your site. We will not go onto your site and grab the garbage; therefore, it does need to be available for pick up on the street. Guests shall not allow waste or trash to accumulate on their site. Guests shall be responsible for waste or trash removal in excess of common household trash. Valet assistance happens every morning starting at 9:00 AM.

No Permanent Residence

Guests shall use their RV and site for recreational purposes only and shall not use their RV and site as a permanent residence. No guest may physically occupy a site for longer than six (6) months per annum (per Florida Statutes, Chapter 513). All guests must have a permanent residence other than their RV and site. Proof of guests' permanent residence may be required. Guests may not use the Resort as their physical address (e.g., may not use for driver's license, permanent mail, etc.).

Mail/Packages

The Resort does not accept Guests' mail or packages. Please refrain from sending US mail or FedEx/UPS packages as they will not be accepted. Guests will need to speak to the Layton Post Office to receive mail/packages at the post office. Emergency situations need approval by management. See Front Office or arrival packet for details.

RV Requirements

Guests must maintain their RV and site at their expense in such a manner as to prevent them from becoming unsightly, unsanitary, a hazard to health, reasonably uninhabitable, deteriorated, dilapidated, or infested with rodents, vermin, insects, or other pests. Guests must ensure that the RV be always road-worthy with valid/current registration and carry liability insurance for his/her vehicle as required by the State of Florida. RVIA certified rigs will only be admitted into the resort. Manmade RVs are not accepted and will be turned away including, but not limited to school bus conversions, cargo trailer conversions, van conversions, etc.

Vacating Site

When a guest with a transient or seasonal reservation vacates a site for any reason (including but not limited to reservation completion, inclement weather, county enforced mandatory evacuation, etc.), the reserved site must be entirely cleared. This includes, but is not limited to removal of: RV, vehicles (including golf cart), canopy, debris or trash of any kind, watercraft, cargo trailer or shed, refrigerator or freezer, outdoor furniture, décor, carpet, flooring and stairs. All utilities must be disengaged and secured, and sewer must be left capped. Any item left behind will be disposed of by Resort authorized personnel.

Guests with an annual lease when vacating for six (6) month period may leave their single RV and storage shed. All other materials including but not limited to vehicles (including golf cart), canopy, watercraft, refrigerator or freezer, carpet, flooring, stairs, debris or trash of any kind, outdoor furniture, materials beneath RV and decor must be removed or secured within the RV or shed/cargo trailer. Sewers must be disconnected from RV and capped. Any utilities left connected may be detached in case of emergency or at the sole discretion of Management. In the event of a county mandated evacuation the guest should make every effort to remove all materials including the RV and shed from the Resort. Any item left behind (other than RV and shed/cargo trailer) will be disposed of by Resort authorized personnel.

Business Activities

No business or commercial activities of any kind whatsoever shall be carried out or conducted upon any site, without the prior written approval of the Resort Management, which may be withheld by Resort Management in its sole discretion.



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Noxious Activities

No illegal, noxious or offensive activities shall be conducted at any site, nor shall anything be done within the Resort which is or could become an unreasonable annoyance or nuisance to neighboring sites. Without limiting the foregoing, no guest shall permit noise, including but not limited to barking dogs, operating excessively noisy air conditioners, stereo amplifier systems, television systems, motor vehicles or power tools that would unreasonably disturb guests at other sites. Smoking is prohibited in any public building, including restrooms and the pool area. Smoking material must be extinguished in an appropriate fire container. The use or possession of illegal drugs or alcoholic beverages shall be in compliance with applicable Federal laws.

Disorderly Persons

The following are grounds for reservation termination and removal from the Resort: Loud noise, whether mechanical, musical or vocal, use of foul or indecent language, causing damage to property of the Resort or another person, drunken disorderly conduct, failing to follow these Rules, failing to follow directions of the Resort staff, threatening or abusive behavior or any other conduct that is not the type of behavior that is expected in a family Resort.

Damage

The Guest is responsible for all damage or destruction of property, and any injury to persons, caused by the guest or his or her family, visitor or pets. The Resort reserves the right to charge guests accordingly for any damage they cause to the grounds and/or Resort facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, etc.).

Flags

Flags and signs that display the Confederate flag, politicians, political candidates or contain vulgarity or profanity are not allowed to be displayed at your site or throughout the campground/resort. Customers in violation of this policy will be asked to remove their flag/sign and if they refuse to do so, will be asked to vacate the property.

Amendment of Rules

The Resort reserves the right to amend, delete, revise and/or add additional Rules in its sole discretion at any given time.

Guests must always comply with Resort Management's directives, whether in addition or contrast to these rules. The Resort reserves the right to refuse service and will not be responsible for damage to rigs, accidents or injury to guests or loss of money, jewelry, or valuables of any kind. Violation of any of the provisions contained herein is grounds for removal from the Resort at the sole discretion of Resort Management.

Modifications of reservations may result in rate change and is the guest full responsibility to ensure that dates are accurate. Resort management reserve the right to cancel or modify reservations where it appears that a customer has engaged in fraudulent or inappropriate activity or under other circumstances where it appears that the rates or details of the reservation contain or resulted from a mistake or error.

