

WELCOME TO

The Village at Riverside



Greetings and Welcome to The Village at Riverside;

We are glad you have chosen to stay with us here in The Village. We hope you find this to be a good place that you can call your home away from home. Riverside is a very unique and special property. We have a rich deep tradition and history as a place where faith and hope have been encouraged and lived out.

Formerly the United Methodist Camp, we became ***“Riverside, The heart of the river”*** in December of 2021, when the site was purchased and came under the ownership of LaBelle South LLC.

It is our goal to provide you with a safe, secure and simply elegant place for you to enjoy, relax and breathe. We know that you have many options to choose from when you are looking for an RV place to stay. We are thankful you have chosen to be a part of our community here in The Village.

This is your Welcome Information Packet. Please read it carefully and if you have any questions or need any support from our staff, please contact us here in the Office at (863) 675-0334 between the hours of 8:30 a.m. and 4:30 p.m. or after hours if you are experiencing an emergency such as no power or water, at (941) 769-0126. Also, please feel free to stop us when we are driving through checking on everyone.

We look forward to getting to know you and “Welcome Home!”

The Management Team

The Village at Riverside, The heart of the river

Riverside

The heart of the river

Our Mission

To create a place and environment:

- where the hurried stranger is a welcomed guest who slows their pace and breathes
- where a person of anticipation is encouraged to find peace and trust their vision is our mission
- where community and family are encouraged and celebrated
- where brotherhood and sisterhood can be formed, where faith and community are encouraged

We will be known as the true **“heart of the river.”** A sacred space that honors it’s past and celebrates its present and future.



To make your and everyone else's stay memorable and enjoyable, we ask you to abide with the following rules of our RV Village.

1. Check-in time is 2:00 P.M.
2. Check-out time is 12:00 Noon.
3. Rent is due in advance of your stay.
4. Quiet hours 10PM to 8AM are strictly enforced. All outside activities must move inside at 10PM. All pets must be quiet during this time period.
5. Tent camping is not permitted in RV Village.
6. Sites will accommodate 1 RV, 1 vehicle and 1 tow dolly.
7. Rates are based on two-person occupancy.
8. Children under the age of 18 must be accompanied by an adult at all times. There is a no tolerance policy in effect for disorderly conduct, illegal activity, drunkenness, excessive noise, obscene language/actions or bullying. Should you or your guests violate this rule, both will be asked to vacate the premises immediately.
9. Discharging of firearms or fireworks is strictly forbidden.
10. Keep campsites clean and free of litter and debris.
11. Clotheslines are not permitted.
12. No ground fires are permitted. Screen must cover fire pits and all owner owned pits must be approved by Management prior to use.
13. Plants must be in decorative containers made for plants.
14. Clothing worn outside the privacy of your home must be socially acceptable.
15. Do not flush paper towels, napkins, food or any foreign matter down the drains. Do not pour cooking oil, motor oil, grease or any hazardous waste down sewer drains.
16. We request your cooperation in the conservation of energy. Please turn off your lights when you are not in your unit.
17. We recycle. Recycling and Trash Dumpsters are available to Park Guests.
18. All RVs and vehicles must be in good operating condition, have a current license, and be capable of being moved within 24 hours.
19. No resident may conduct/operate a business within the park which increases traffic in and out of the property.
20. RVs over 10 years old are not permitted unless approved by Management. Management reserves the right to approve or reject any guest based on the age or appearance of their RV or Vehicle.
21. Licensed drivers ONLY may operate scooters, motorcycles, Golf Carts or any gas powered or electric vehicles on premises. No UTVs or ATVs are allowed at any time. All vehicles must remain on the roads and not on grassy areas unless that area is for parking.
22. Possession and or consumption of controlled substances or being under the influence of a controlled substance is strictly prohibited. Any activity that involves a presence of Law Enforcement other than family notification will result in you and your RV being asked to exit The Village within 24 hours of notice given.

Pets

1. Pets are welcome under the following guidelines:
 - a) Two (2) pet maximum in each unit.
 - b) Owner is responsible for the immediate clean up after their pet.
 - c) Keep all pets on a six foot hand-held leash.
 - d) "No Pet" areas are marked with signs. Also, pets are not permitted in the common buildings or the pool area.
 - e) Pets must be confined to owner's lot.
 - f) Pets must never be left outside unattended.
 - g) Incessant barking either in the unit or outside will not be tolerated.
 - h) Owners are liable for all injuries caused by their pet.
 - i) **Aggressive animals will be removed.**

Vehicles

1. Maximum speed limit is **10 MPH**.
2. All vehicles must be operable and have a valid license plate.
3. No large commercial vehicles allowed.
4. Parking is allowed in designated areas only. Parking in other areas may result in your vehicle being towed at your expense.

Visitors

1. According to Florida law, overnight visitors are required to register at the Office. If the Office is closed, please make the managers aware of your guest either prior to their visit or as soon as they arrive.
2. Each tenant is responsible to see that your guests know the RV Village rules and abide by them. There is a limit of four guests at each site unless approved by Management.
3. Additional charges for extra person(s) after two weeks apply.

Facilities

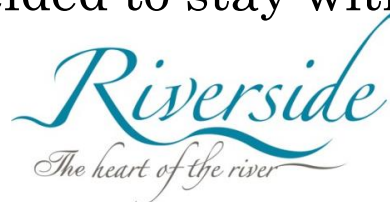
1. Use of recreational facilities is limited to registered park residents in good standing and their guests only. Please keep facilities tidy. Private parties must be approved by Management.
2. Rules pertaining to the use of the swimming pool are posted in the pool area. Swim at your own risk. No pets in the pool area. **NO LIFEGUARD ON DUTY.**
3. The laundry room is open 24/7. Please be respectful of others and do not leave the washers or dryers unattended or dirty. Report to Management if attention is needed. No pets in the laundry room.
4. Restrooms and showers in the Bathhouse are available to RV Village tenants and their Registered Guests. Please help us maintain a clean and safe environment. Inform Management if restocking is needed. Please do your part to keep them clean.

Extended Stay Sites

1. Monthly rent is considered late and subject to a 10% late fee if not paid within 5 days of the date of the month you checked in. Returned check fee is \$35.
2. All Mail and delivery packages will be received in the Office. Mail will be posted in the mail boxes and all packages will be placed on the shelves inside the front room. Outgoing mail can be placed in the mail box at the entrance. Incoming mail will be posted by staff only. Do not remove or go through incoming mail.
3. Each tenant is responsible for the care of their site and responsible for the **year round upkeep** of the site.
4. No plants or trees are to be planted without permission.
5. All furniture and decorations outside must be designed for outside use.
6. Subleasing of RV or lot space is not permitted.
7. All seasonal and yearly RVs must be properly anchored, tied down & skirted with an approved RV designed skirt.
8. All tools, lawn equipment, wood, etc., must be kept out of site. Do not store flammable or hazardous material underneath or around your RV.
9. Screened Rooms must be approved by Management.

The Owners/Management are not liable for any loss of personal possessions, injuries to any occupant – regardless of age, or damage to any vehicle or personal equipment. The Owners/Management reserve the right to change or revise the Rules and Regulations at any time when deemed necessary. This is a private RV Village and the Owners/Management reserve the right to refuse service to anyone and to ask any guest to leave the premises.

We are happy you have
decided to stay with us.





RIVERSIDE POOL USE RULES

- 1) **NEVER SWIM ALONE.**
A minimum of 2 adults, 18 years of age or older, must be present whenever this swimming pool is in use, with at least 1 of those adults on the pool deck.
THERE IS NO LIFEGUARD AT THIS POOL. Safety equipment is provided on the pool deck for your use in an emergency.
- 2) **THERE IS NO SUBSTITUTE FOR ADEQUATE SUPERVISION.**
Children under 18 years of age must be accompanied at the pool by a parent or guardian (an adult who is responsible for the safety of the children and their behavior). **THERE IS NO LIFEGUARD AT THIS POOL.**
- 3) IN AN EMERGENCY, NOTIFY THE FACILITY OPERATOR (863) 675-0334 AND CONTACT HELP IMMEDIATELY. Call 911. The facility address is
7305 Country Road 78, LaBelle FL 33935.
- 4) Only use this facility during posted hours and days of operation.
NO SWIMMING AT NIGHT.
- 5) Shallow water – **NO DIVING.**
- 6) Do not drink alcohol and swim. Alcoholic beverages are not allowed inside the fenced swimming pool area.
- 7) No glass containers inside the fenced pool area. No food inside the fenced pool area.
- 8) No animals inside the fenced pool area.
- 9) Urinating, discharge of fecal matter, expectorating or blowing the nose in the swimming pool is prohibited and will result in expulsion and pool closure until such time the water has had time to be disinfected. If you notice any problems with the water quality, please notify us at once at **(863) 675-0334.**
- 10) The maximum number of bathers permitted is 45. Once bather capacity has been reached, no more patrons shall be allowed access to the pool until an equal number of patrons exit.
- 11) Pool use is for registered overnight patrons and their registered guests only.

Failure to comply with pool rules will result in immediate expulsion from the pool area for a period of 72 hours.



MAIL FORWARDING

TODAY'S DATE: _____

ALL NAME(S): _____

LOT #: _____

EMAIL ADDRESS: _____

CELL PHONE: _____

Please forward mail to: _____

Address, City, State and Zip Code

- Individual piece (First Class Only – N/C)
- Weekly (postage rates apply)
- Monthly (postage rates apply)
- Hold until further notice



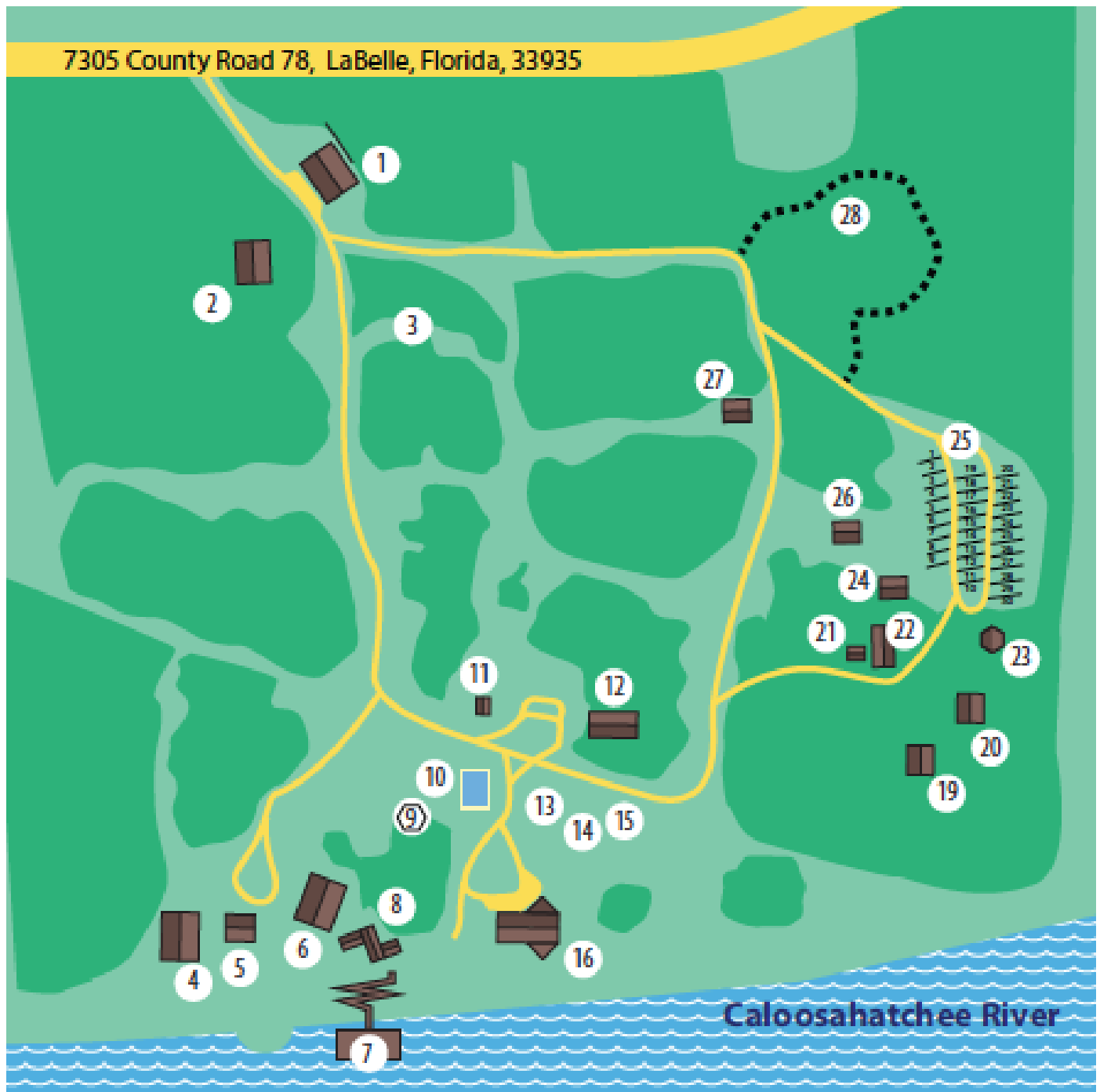
www.flriverside.org

863-675-0334

Map Legend

- | | | |
|-------------------|--------------------------|------------------|
| 1. Main Office | 11. Guesthouse | 23. Round House |
| 2. Maintenance | 12. Dining Hall | 24. RV Bathhouse |
| 3. Outdoor Chapel | 13. Store/Group Office | 25. RV Park |
| 4. Lodge 2 | 14. Small Meeting | 26. House 2 |
| 5. Chapel | 15. Outdoor Pavilion | 27. House 1 |
| 6. Lodge 1 | 16. Activity Center | 28. Nature trail |
| 7. Fishing Pier | 19. Bunkhouse 3 | |
| 8. Dorm | 20. Bunkhouse 2 | |
| 9. Gaga Pit | 21. Bunkhouse 1 | |
| 10. Pool | 22. Lower Kitchen/Dining | |

7305 County Road 78, LaBelle, Florida, 33935



The Village at Riverside

