

## **Frequently Asked Questions**

### **What sets Golden Palms Apart?**

Brand new, small intimate resort (54 acres) with 112 coach lots

75 Lakefront sites on a 22-acre lake

Over-sized lots (6000 sq. ft.) are generally 55' x 110'

Lot amenities include: casitas, gazebos, pools, fireplaces, hot tubs

Casita size – up to 840 sq feet with additional screen rooms

1-acre dog park, fenced and shaded

Roads are 28' wide

Public water and sewer

### **What is included in lot price?**

1715 sq. ft. of installed pavers, pad is 80' x 20' with an apron at the road for ease of entry.

Landscape package which includes sod, plants, mulch, and 1 palm tree

Irrigation system

Power pedestal with 100-amp service

Water and sewer connections

### **What options can I put on my lot?**

Casita up to 840 sq. ft.

Courtyard

Cabana up to 800 sq. ft. (In addition to Casita)

Private pool

Hot tubs

Gas fire pit

Additional pavers and landscaping at an additional cost

## **Rental of your Lot**

You are welcome to put your lot in the rental pool. The HOA will handle most of the details including finding you a tenant, check in and escorting them to lot upon arrival. Rental income is split 80% to lot owner and 20% to HOA.

## **How much is the HOA?**

HOA payments are \$325 per month, this includes mowing grass, trimming trees and bushes, water for your irrigation system, trash, and common area maintenance of amenities.

## **How much are Casitas**

There are currently two builders building Casitas on site. Prices start at \$140k for an 840 sq. ft. finished building. Casitas are limited to 500 sq. ft. under air and 340 sq. ft. lanai. You can also have a screened patio in addition to the above. All Casitas are custom built based on your needs and desires.

## **What are the building requirements?**

Casitas must be concrete block construction, use impact windows and doors, a barrel tile hip roof and stucco finish similar to existing structures. No bedrooms allowed and no stove in air-conditioned portion of casita.

Cabanas must have barrel tile hip roof

## SUMMARY OF RULES AND REGULATIONS

**Golden Palms Luxury Motorcoach Resort** (hereinafter referred to as Resort) All lots are privately owned. The following is a summary of the rules and regulations of the Resort. Please read and observe the following:

1. **Qualification:** Only Class A Motorcoaches and Super C with a Class 8 truck chassis, at least 32 feet in length which are commercially manufactured and presentable in looks and repair are allowed. RV must be 12 years or newer or approved via an emailed picture. One RV allowed per site.
2. **Registration for all non-owners:** Prior to your arrival at the Resort, please read, sign and return a copy of the Terms and Conditions via email.
3. **Speed limit:** 8 MPH throughout the Resort. No parking on the streets.
4. **Quiet hours:** 10:00 pm to 8:00 am
5. **Clubhouse hours for non-owners:** 8 am to 9 pm
6. **Check in Time:** 1:00 PM
7. **Check Out Time:** 11:00 AM
8. **Trash:** Place all trash in securely tied plastic bags and place in dumpster and recyclables in appropriate bins. Please do not leave trash out overnight. We offer valet trash pickup from November 1- Easter - from 8 – 11 am
8. **Mail:** The mailing address is 13090 Golden Palms Circle, Fort Myers, Florida 33913
9. **Pool:** Proper swim attire must be worn in the pool and spa. There is no lifeguard at the pool.
10. **Lake:** Small boats (under 16 ft.) such as rowboats, kayaks, canoes, paddleboats, and remote-controlled boats are allowed on the lake. Electric motors only. Fishing is catch and release only.
11. **Animals/Pets:** Maximum of 3 pets per lot and they must be up to date on their vaccinations. Pets may not be left unattended outside on your lot or anywhere in the Resort at any time. All animals/pets must be kept on a leash of 6' or less and no retractable leashes are allowed. Animals/Pets are not allowed in the Clubhouse, recreation or pool areas. Please pick up after your pet. Any pet causing a disturbance or harm will be subject to immediate removal from the Resort. Excessive barking (more

than 5 minutes) will not be tolerated. In the event of any animal/pet violation of these rules or regulations, the individual responsible for the animal/pet will be asked to leave the Resort.

The following breeds of dogs are presumed to endanger the life, health, safety, or well-being of residents and are not allowed at Golden Palms Luxury Motorcoach Resort

- Pit Bull (American Pit Bull Terrier)
- Doberman Pincher
- Chow
- Rottweiler
- Wolf or wolf hybrids
- Dogs of mixed breeds that have the substantial characteristics of any of the aforementioned breeds

**12. All of the following are strictly prohibited:**

- a. Discharge of any wastewater on the ground. State law requires the use of a threaded connector or rubber donut. Please replace sewer cap when departing.
- b. Clotheslines are not allowed in the Resort. Drying racks attached to RV's are permitted on a temporary basis. Please take down towels and swimsuits when dry. Laundry facilities are provided for your convenience in the clubhouse.
- c. Discharge of firearms, fireworks, firecrackers, air pistols, BB, pellet, and paintball guns.
- d. Drones
- e. Swimming or wading in lake
- f. Feeding wildlife
- g. Advertising, soliciting, and For Sale signs
- h. Wood fires at your individual lot
- i. More than four people residing on a lot
- j. Parking on unoccupied sites or on the street in the Resort
- k. Intoxication, rowdiness, or obnoxious behavior
- l. Operation of motorized vehicles, including golf carts, scooter, and motorcycles, by anyone without a valid driver's license. ATV's and dirt bikes are not allowed. No joyriding on motorcycles inside the Resort.
- m. Extensive maintenance and repairs on coach and washing of battery trays.
- n. Smoking/vaping in building, on pool deck and at pickleball court area.
- o. Pouring of any substance on the ground.
- p. Loud parties, excessive noise, or large gathering
- q. Unsupervised children (under the age of 18) – Parents/guardians must assume responsibility for and supervise all actions of their minor children at all times.

13. **Lot Area:** In the interest of keeping the Resort a clean beautiful community, each lot will be kept neat and clean as determined by the Resort Management. No fences including pet fences are allowed on lots. No more than three vehicles, including an RV

and excluding golf carts, may be parked on any lot and no parking on grass. Small boats, such as kayaks, canoes, etc. must be stored on the driver's side of the RV. Boats cannot be left on the lake overnight.

14. All non-owners understand that most lots are inventory for sale and should the lot sell during your reservation period, you will be relocated to another lot.
15. In addition to these stated rules and regulations of the Resort, read and observe all rules and regulations posted at the recreational facilities. No rowdiness, running or screaming is allowed in any common areas or amenities.
16. Any and all expenses due, including, but not limited to electricity usage fees, rate fees, and/or any assessed fees must be paid prior to departure. Lot owners and Resort Management suggest non-owners provide their own surge protector or electrical management system. Non-owner releases owner and Resort and any of its representatives from all liability for any damages. No refunds or prorated rent is given for shortened stays at Golden Palms Luxury Motorcoach Resort. If management determines lot was vacated and left in poor condition, the Resort reserves the right to charge a cleanup/ haul away fee. Monthly rentals will be charged for electric usage on a monthly basis and it will be charged to the credit card on file.
17. Golden Palms Luxury Motorcoach Resort, Inc., Golden Palms Motorcoach Management, and all of its' representatives are not responsible for loss or damage to non-owners and guests property due to theft, vandalism, fire, accidents, or any other casualty or act of God. Tenants and guests expressly assume all risk of such as loss or damage and are responsible for carrying his/her insurance. In addition, damages of any kind caused by non-owner, guest or visitor of the Resort shall be charged to said party. Any owner or non-owner who allows others through the gate are responsible for that person.
18. Violation of Resort Rules may result in immediate expulsion and forfeiture of any funds paid and legal action or fines pursuant to Association documents.