



8332 Regent Parkway, Fort Mill SC 29715

Phone: 803-547-3500 After Hours Phone: 704-877-5748

Email: [office@crowncovervpark.com](mailto:office@crowncovervpark.com)

Hours: Mon – Fri 10am-6pm / Sat 10am-4pm / Sun Closed

Check In: 2 pm Check Out: 11am

## **PROPERTY RULES & REGULATIONS**

**Our rules and regulations are meant to ensure the safety, and enjoyment for all of our guests, and we ask that you please carefully review, and respectfully abide by the following guidelines, rules, and regulations below:**

- 1) **ADMITTANCE:** Crown Cove RV Park management reserves the right to refuse admittance to Crown Cove RV Park or Crown Hollow Apartments at any time to any person, for any reason they see fit on behalf of the Ownership.
- 2) **EARLY CHECK IN/ LATE CHECK OUT POLICY:** Early check in/ late check out options are available for an additional fee of **\$15 PER HOUR**, and must be pre-approved by management. Early check ins are subject to availability, maintenance discretion, and staffing ability to verify sites **AFTER 11 AM ON THE DAY OF ARRIVAL**, and must be paid for at the time of check in. Late check outs are subject to incoming reservations, maintenance discretion, and must be approved and paid for **IN ADVANCE the day BEFORE check out, BEFORE 5PM.**
- 3) **NO REFUND POLICY:** No refunds or credits will be given for unused days/early departures, or for any maintenance down time of services during a reservation.
- 4) **REGISTRATION:** Each camper must read and comply with all rules before occupying a site in the property. It is the responsibility of the individual on the reservation to make aware all members/guest in their party of all rules.
- 5) **SITE ASSIGNMENT & RE-LOCATION:** You must occupy your assigned site only- any relocations must be approved/ re-assigned through the office at all times to ensure no other incoming reservations will be interrupted.
- 6) **VISITORS, GUESTS, & CHILDREN:** We welcome children and visitors to be with you during your reservations with no extra charges. Overnight visitor's vehicle should be checked in with the office to avoid towing, and must be parked in visitor parking. **Children under 16 years old should be accompanied and supervised by an adult at ALL TIMES.**
- 7) **MAIL SERVICE POLICY:** Crown Cove RV Park **does NOT AT ANY TIME accept or receive package deliveries requiring a signature (FedEx, UPS etc.)** Regular USPS mail service CAN be received during your **LONG TERM RESERVATION ONLY**, with the monthly rental of a Mailbox. (Mailboxes are limited and operate on a first come first serve basis, with a waiting list) Any package/mail that arrives without a mailbox will be refused/returned to sender. Please see the office for information regarding package delivery options should it be needed during your stay.
- 8) **LONG TERM/ MONTHLY POLICY:** Our "long term" or Monthly reservations are limited to **6 MONTH INCREMENTS**, meaning, we only promise a consecutive 6 Month stay, when occupancy allows.. **\*\*\* 1 renewal will be considered per reservation for a**

total stay of 12 months. After 12 months campers must check out for a MINIMUM of 60 days\*\*\* Renewals are subject to availability, and management approval and will be offered in the form of an email/letter in month 5 of your reservation .

- 9) **PAYMENT:** Short term reservations- payment is due in full at the time of check in. **Long Term reservations monthly site rent is due every month on the day of your original check in.** **TRANSITIONING FROM A MONTHLY PAYMENT:** Changing from a MONTHLY payment back to a nightly or weekly will adjust pricing, and the nightly/weekly payment will include taxes & fees. We do NOT prorate from our Monthly FLAT RATE payments. Also, dropping from the monthly payment, will CLOSE OUT your reservation according to the days you are paying, and your site can/will be booked behind your paid through date. **There will be a \$5 per day late fee added for each unpaid day up to 3 days past due. On the 4<sup>th</sup> day your services will be discontinued, and your camper/vehicles will be towed at owner's expense. There are NO EXCEPTIONS, and NO NOTICE must be given before towing, as it is the right of the property owner to do so in accordance to the rules & regulations.**

10) **SITE APPEARANCE & CARE:**

- a) Each site, it's camper and any vehicles must be kept neat and clean, which shall include regular maintenance. If a camper fails to keep their site in proper condition, Management reserves the right to evict the camper or have site cleaned at camper's expense.
- b) No fences may be erected on any site, unless otherwise approved by Management.
- c) No cutting, damaging, or defacing of trees, plants etc. on the property.
- d) No digging, planting, mowing, removal of or adding of gravel, or any other alterations to sites may be made by campers- **ALL REQUESTS OF THIS NATURE MUST BE SUBMITTED FOR A WORK ORDER IN THE OFFICE.**
- e) No appliances (refrigerators, freezers, washers, dryers etc.) may be outside of your camper at any time.
- f) No clotheslines are allowed at any site, for any reason at any time.
- g) Camping tents are not permitted on sites. (EZ up style tents with all mesh sides for shade are permitted)
- h) No baby pools, sprinklers, children's water toys attached to a hose, etc. may be used on sites at any time.
- i) Water and Sewer hoses should be in a 4 inch PVC pipe to prevent damage from mowers etc. during regular maintenance. \*Management/Crown Cove Employees are not responsible for any damages to hoses during regular maintenance\*
- j) No mechanical and/or Maintenance work on vehicles is allowed, with the expectation of minor/ short term projects, ex: oil changes, tire changes. Any oil must be properly disposed of.
- k) Household items/tools/supplies should not be left outside overnight- Management is not responsible for lost or stolen items.
- l) Personal belonging should be at least 3 ft. away from your neighboring sites.
- m) When checking out of your site, you are responsible for the removal/clean-up of all items and trash. A cleaning/disposal fee of \$50 may be charged in the event of failure to leave a site in the condition it was in upon arrival.

11) **VEHICLE AUTHORIZATION:**

- a) **A maximum of 2 vehicles are allowed per site. Storage parking is available for additional monthly fee.**
- b) All vehicles should be registered with the office at the time of reservations. Please update your reservation information should your vehicles change during your stay.
- c) **NO TRAILERS, BOATS, ETC** are permitted on sites without approvals from Management. Storage parking spaces are available for rent by assignment in the office.
- d) All vehicles on site must be mobile, and in use regularly. We do not allow un-tagged/uninsured vehicles to be parked on sites, or used as storage etc.

- e) All persons operating a motor vehicle must be over 16 years of age, and have a valid operator's license.
- f) **THE SPEED LIMIT IS 10 MPH ON OUR PROPERTY AT ALL TIMES- ABSOLUTELY NO SPEEDING**
- g) Bicycles used after dark must be equipped with operable lights or reflectors for safety.
- h) The use of mini bikes, dirt bikes, go-carts, and ATV's are not permitted on property.
- i) Golf Carts are allowed, but must be registered to your site in the office. \* All persons operating golf carts must be over 16 years of age, and have a valid operator's license.\*
- 12) **PETS:** Pets are welcome everywhere in our park leashed, with the exception of inside the dog park fence, where they are allowed un-leashed with supervision of the owner. Dogs may not be left inside the dog park or outside of your camper unattended at ANY TIME. Small dog pens and short runners are allowed on sites, however animals must be accompanied at all times. **IN ACCORDANCE OF SC-DHEC LAWS, PET WASTE MUST BE CLEANED UP BY OWNER AT ALL TIMES, FAILURE TO DO SO CAN/WILL RESULT IN A MINIMUM FINE OF \$25 PER OFFENSE, AND CAN RESULT IN EVICTION FROM THE PROPERTY.** Waste disposal bags are provided as a courtesy throughout the park for your convenience.
- 13) **CONDUCT, & QUIET HOURS:** Campers and their guests are expected to behave in a manner that does not infringe upon the rights of their neighbors or violate any laws or state/county ordinances. **CROWN COVE MANAGEMENT RESERVES THE RIGHT TO DISCONTINUE ANY RESERVATION IMMEDIATELY AT ANY TIME FOR BEHAVIOR THAT THEY CONSIDER IMPROPER CONDUCT, LEGAL INFRACTIONS, OR VIOLATES RULES & REGULATIONS OF THE PROPERTY.** We ask that all of our guest and residents be courteous and respectful of fellow campers, and the Crown Cove RV Park staff at all times. Quiet hours are between 10 pm and 7am.
- 14) **ALCOHOLIC BEVERAGES & SMOKING:** Persons consuming alcoholic beverages must be 21, and behave in a mature and responsible manner, not affecting any other person. Glass bottles should be disposed of properly. ANY use of illegal substances will be reported and handled accordingly by local law enforcement authorities. **SMOKING IS PROHIBITED IN OUR LAUNDRY ROOM & BATHHOUSES.**
- 15) **SOLICITING:** ABSOLUTELY no peddling or soliciting at any time. Commercial operations and business outside of the Crown Cove RV Park ownership are not permitted. Sub-leasing, renting, or operation of "Air BNB"s in campers is NOT PERMITTED.
- 16) **SATELLITES & ANTENNA SYSTEMS:** External antennas, and electronic devices that interfere with the radio or TV signal of others are prohibited. Satellite dishes ARE allowed, but any permanently placed dish MUST BE APPROVED on each site before installing, please do not dig/ secure any item on the site without office approving it is clear of power/cable/water lines. Dishes must be on your own site, and not obstructing any other site.
- 17) **USE OF FIRE RINGS & FLAMMABLE MATERIALS:** Although fire rings are not supplied, they are permitted on site as long as they are contained, located on gravel or concrete (NOT IN GRASS, DAMAGING PROPERTY) and only proper materials are being burned, it is the responsibility of the guest to properly distinguish flames **CROWN COVE MANAGEMENT RESERVES THE RIGHT TO DISCONTINUE ANY RESERVATION IMMEDIATELY FOR ANY GUEST PRACTICING UNSAFE USE OF FIRE RINGS AND MATERIALS. THE USE OF FIREWORKS ARE PROHIBITED EVERYWHERE IN OUR PARK.**
- 18) **MISC. ITEMS & OTHER ITEMS:** Crown Cove RV Park is not responsible or liable for fire, theft, or damage to any camper, vehicle, or other personal property owned by individuals, guests, agents, invitees, or licenses: nor is Crown Cove RV Park responsible for any personal injuries to any person on property. Individuals understand any acts of nature, weather, or other such scenarios resulting in injury are not the responsibility of Crown Cove RV Park, or its employees at any time.  
THIS PROPERTY IS PRIVATELY OWNED. GUESTS ACCEPT RESORT PRIVILEGES WITH THE UNDERSTANDING THAT HE/SHE HEREBY RELEASE CROWN COVE RV PARK, ITS OFFICERS, AND EMPLOYEES OF ALL LIABILITY FOR LOSS OR DAMAGE TO PROPERTY AND INJURY TO HIS/HER PERSON ARISING OUT OF HIS/HER USE OF ITS RESORT FACILITIES, AND AGREES TO INDEMNIFY CROWN COVE RV PARK, JMATT MANAGEMENT LLC, ITS OFFICERS AND EMPLOYEES, AGAINST CLAIMS RESULTING FROM LOSS OR DAMAGE TO PROPERTY OR INJURY TO THE PERSON OF ANY MEMBER OF THE FAMILY OR GUEST OF THE INDIVIDUAL REGISTERED ON RESERVATION ARISING OUT OF THE USE OF ITS FACILITIES. \*\*\*