

# River Ranch RV Resort Owners Assn., Inc.

30529 River Ranch Blvd.

River Ranch, Florida 33867-0529

(863) 692-1116 / Fax (863) 692-9707

E-Mail [riverranchrv@verizon.net](mailto:riverranchrv@verizon.net)

Web Site: [www.riverranchrv.net](http://www.riverranchrv.net)



Effective immediately the Association requires that when an owner sells their RV Lot, prior to closing, the buyer must receive Association approval in accordance with Article II, Section 2. (Membership) of the By-laws.

The application and other necessary forms are enclosed for your convenience. The Application fee is \$100.00 and is made payable to RRV Resort Owners Association, Inc.

Upon the Association receiving the necessary documents along with the application fee, the buyers will be notified of a date and time for the orientation meeting. The Association will make every effort to accommodate the buyer's schedule. Make sure all documents are forwarded as to not cause any delay of the process. Upon receiving a completed package the Association can produce the Certificate of Approval within seven (7) days of receipt.

If there are any questions regarding the application procedure, please contact us at the office Monday through Friday. All effort will be taken by the Association's Manager and Office Personnel to make the sale of your lot a success.

Sincerely,

Jim Evans, LCAM  
As Community Association Manager

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## **RULES AND REGULATIONS**

### **ACKNOWLEDGEMENT**

**WE HEREBY ACKNOWLEDGE THAT WE HAVE RECEIVED AND UNDERSTAND THE RULES AND REGULATIONS FOR RIVER RANCH RV RESORT OWNERS ASSOCIATION, INC.**

\_\_\_\_\_  
Acknowledged by

\_\_\_\_\_  
Lot #

\_\_\_\_\_  
Date

\_\_\_\_\_  
Acknowledged by

\_\_\_\_\_  
Lot #

\_\_\_\_\_  
Date

**RIVER RANCH RV RESORT OWNERS ASSOCIATION, INC.  
30529 RIVER RANCH BLVD.  
RIVER RANCH, FLORIDA 33867**

This is to certify that \_\_\_\_\_  
has been approved by River Ranch RV Resort Owners Association, Inc. as the Owner (s)  
of the following described property of Polk County: Lot No \_\_\_\_\_ in Phase  
\_\_\_\_\_ of River Ranch RV Resort Owners Association, Inc., a non-profit corporation  
under Florida Statutes 617 and 720. The Association's Declaration is recorded in Official  
Record Book 04654 Page 0781 of Public Records of Polk County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of the  
Association as amended in Book 04654 Page 0788 of the Public Records of Polk County,  
Florida.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

River Ranch RV Resort Owners Association, Inc.

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF POLK

I hereby certify that on this day before me, an officer duly authorized in the State and  
County, aforesaid to take acknowledgments, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_

Directors of the corporation named in the foregoing certificate of approval, and that they  
severally acknowledged executing the same free and voluntarily and that the seal affixed  
hereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public, State of Florida  
At Large, My Commission Expires:

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- 1 – If any question is not answered or left blank, this application may be returned, not processed and not approved.
- 2 – Missing information will cause delays in processing your application.
- 3 – Only the applicants are authorized to sign all forms.
- 4 – Any misrepresentation or falsification may result in your disqualification.
- 5 – Application fee of \$100.00 made payable to RRRV Resort to accompany application

## **APPLICATION FOR ASSOCIATION APPROVAL**

### **Rules and covenants common to Owners:**

- \* I (We) have received, read, understand and agree to abide by the Rules and Regulations of River Ranch RV Resort Owners Assn., Inc.
- I (We) understand if a lot is rented through the rental pool that a signed agreement must be on file in the office.
- I (We) understand that the operation of a business from a lot in RRRV Resort is prohibited by the Association's Documents.
- I (We) understand that all vehicles operated and parked in the resort must conform to the description of the vehicles permitted on the premise, in accordance with the Association's Documents and Rules & Regulation.
- I (We) understand that upon receipt of a completed application, an orientation meeting is required. This meeting must be completed before a Board of Directors Certificate of Approval will be issued. Occupancy prior to the board of directors' approval is prohibited. Verification of Certificate of Approval issuance available within 30 days of completion of orientation meeting.

### **FOR PURCHASE APPLICANTS ONLY:**

#### **DEED INFORMATION:**

List all names as they will appear on the deed: \_\_\_\_\_

#### **Mortgage Information: ( if applicable)**

Name of Lender \_\_\_\_\_ Telephone # (\_\_\_\_\_) \_\_\_\_\_

Address: \_\_\_\_\_ ZIP \_\_\_\_\_

All names listed on mortgage as borrows: \_\_\_\_\_

#### **Title /Closing Information:**

Name of Title Company \_\_\_\_\_ Closing Date \_\_\_\_\_

Address \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone # (\_\_\_\_\_) \_\_\_\_\_ Fax # (\_\_\_\_\_) \_\_\_\_\_

#### **Contact Information when owner is not in residency at the Resort:**

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone # Daytime: (\_\_\_\_\_) \_\_\_\_\_ Evening # (\_\_\_\_\_) \_\_\_\_\_

- I (We), the undersigned, have received, read, understand, and agree to abide by the covenants and rules set forth in the Association documents to include but not limited to the following vehicle regulations:

**Vehicle Regulations:**

1. All motorized vehicles, including golf carts and scooters, must be registered with the Association, who will then issue the proper passes or decals.
2. All motorized vehicles in the RV Resort will display proper permits/passes or decals issued at the Association or RV office.
3. Only licensed drivers may operate motorized vehicles, including golf carts within the RV Resort.
4. A speed limit of 10 MPH is strictly enforced within the RV Resort.
5. No ATV's, go-carts, trail bikes, mini-bikes or 4-wheel drive off road vehicles are to be operated within the RV Resort. Motorized that are extremely loud may not be operated within the RV Resort.
6. All motorized vehicles and bicycles must have lights and tail lights/reflectors installed when operating during hours of darkness.
7. Parking is limited to one RV and two additional vehicles plus one golf cart or combination of the two providing they fit on the concrete pad. Parking of additional vehicles and trailers must be arranged for with the Marina Office.
8. No vehicle or trailer may be driven or parked on the grass or wooden sections of a patio or deck.
9. No parked vehicle may "overhang" grass areas.
10. Overnight occupancy of vehicles, other than self-contained RV is prohibited.
11. Parking on vacant sites without authorization from the Owner (in writing) is prohibited.

**PRINT LEGIBLY OR TYPE ALL INFORMATION**

Lot # \_\_\_\_\_ Date of Application \_\_\_\_\_

Estimated Closing Date \_\_\_\_\_

Applicants Name \_\_\_\_\_ Social Security # \_\_\_\_\_

Date of Birth \_\_\_\_\_

Applicants Relationship \_\_\_\_\_

Applicants Address – Street \_\_\_\_\_ Phone # (\_\_\_\_) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Applicants Name \_\_\_\_\_ Social Security # \_\_\_\_\_

Date of Birth \_\_\_\_\_

Applicants Relationship \_\_\_\_\_

Applicants Address – Street \_\_\_\_\_ Phone # (\_\_\_\_) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Emergency Notification Information:**

- In case of emergency notify:

Name \_\_\_\_\_ Phone # (Day) (\_\_\_\_) \_\_\_\_\_

Street Address \_\_\_\_\_ Phone # (Eve) (\_\_\_\_) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**References: Please supply two (2) non-family personal references**

Name \_\_\_\_\_ Phone # (Day) (\_\_\_\_) \_\_\_\_\_

Street Address \_\_\_\_\_ Phone # (Eve) (\_\_\_\_) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Name \_\_\_\_\_ Phone # (Day) (\_\_\_\_) \_\_\_\_\_

Street Address \_\_\_\_\_ Phone # (Eve) (\_\_\_\_) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

\_\_\_\_\_  
Applicants Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicants Signature

\_\_\_\_\_  
Date

**RIVER RANCH RV RESORT OWNERS ASSOCIATION, INC.  
30529 RIVER RANCH BLVD.  
RIVER RANCH, FLORIDA**

**CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE**

To the Secretary of River Ranch RV Resort Owners Association, Inc.

**THIS IS TO CERTIFY** that the undersigned, constituting all of the record owners of Lot \_\_\_\_\_

**Have designated:**

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(Print Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration and the Articles and By-Laws of the Association.

This Certificate is made pursuant to the Declaration and the By-Laws of the Association and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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Lot Owner

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Lot Owner

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The following examples illustrate the proper use of this certificate:

- Unit owned by Bill and Mary Jones, husband and wife. Voting Certificate should designate either Bill or Mary as the Voting Representative. NOT A THIRD PARTY PERSON
- Unit owned by John Doe and his brother Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative. NOT A THIRD PARTY PERSON

- **Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating person entitled to vote, signed President or Vice president of the Corporation and attested by Secretary or Assistant Secretary of the Corporation.**

## **FOREWARD**

River Ranch RV Resort Owners Association, Inc. is exactly what its' name indicates. A "luxury resort, created and maintained, for recreational vehicles only". The resort is transient in that the documents restrict the use of the lots as a location for "permanent living quarters". Cooperation of all Association members ensures the safe, peaceful enjoyment of one of nature's beautifully landscaped resorts.

The Association's documents consisting of the Articles of Incorporation, By-Laws and Declaration of Covenants and Restrictions contain the binding agreement subscribed to by all owners. The membership elects a Board of Directors to govern the affairs of the Association. The powers and duties of the Board of Directors are set forth in Article IV section 14 of the By-laws.

Article XVI, section 1 authorizes the Board of Directors to establish and amend rules and regulations which are considered necessary to ensure harmonious community living. Many come directly from the association's documents while others are required by local, state and federal laws.

The lot owners are responsible for compliance with all rules and regulations for themselves, their guests and lessees as set forth in Article XVI, section 3. (b). With this in mind, members need to understand that the Board of Directors has a fiduciary relationship to them and they do take this trust very seriously.

## **SOME IMPORTANT REMINDERS TO ALL OWNERS**

- 1. Be sure that you have a copy of the golf cart rules and regulations. Make sure your family members and guest understand them.**
- 2. Maximum number on a single lot overnight is 8.**
- 3. Quiet hours are from 11:00 P.M. until 7:00 A.M. Please be considerate of your neighbors.**
- 4. The ARC must give approval to make any alterations or improvements to a lot. Request forms and any questions should be directed to the Park Manager.**
- 5. The Park Manager is available to all owners Tuesday through Saturday. Please see him if you have any questions or request of the maintenance personnel.**
- 6. Owners must accompany all of their guest and children under the age of 18 in the restricted rooms of the Mustang Center.**
- 7. Children under 12 years of age must be accompanied by an adult at the pools at all times. NO EXCEPTIONS.**
- 8. All owners and guests must know the vehicle regulations. Certain vehicles are restricted. A copy is available at the Mustang Center Office.**
- 9. You must notify the Association when you sell your lot. Name, Address and copy of warranty deed from the buyer must be provided. Seller needs to provide the closing agent with this information.**

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**APPLICATION TO PURCHASE INSTRUCTIONS**

- 1. Fill in application completely. Any blanks will cause delays in approval.**
- 2. Submit application to the office along with a copy of the fully executed sales contract.**
- 3. Enclosed a check in the amount of \$100.00 made payable to RRRV Resort for application processing.**
- 4. Provide closing agent information.**
- 5. Schedule date and time for orientation meeting.**
- 6. Buyers will be provided with a copy of the signed orientation form as well as forms they will need for improvements and rental pool consent forms.**
- 7. Buyers will receive a copy of the rules and regulations package to read and sign an acknowledgement letter of receipt.**