



8196 Sebring Dr., Sebring, FL 33870
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RV RATES EFFECTIVE 1/1/2024

Daily	\$75.00 – Full hook ups – electric, water, sewer, lawncare and dumpster access included.
Weekly	\$250.00 – Full hook ups – electric, water, sewer, lawncare and dumpster access included.
Monthly	\$580.00 – Hook ups include: \$80 electric per month, water, sewer, lawncare and dumpster access 6 th month is free – after 6 th month, charges return to \$580.00 per month.
Summer Storage	\$100.00 per month – Available to RV'ers that stay 3 consecutive months.
Deposit Roll Over	Available to RV'ers that stay 3 consecutive months in-season or more.

RV POLICIES AND RULES Effective 5/1/2025

Welcome to Francis I Mobile Estates. We are dedicated to making your stay with us as enjoyable as possible. As an RV'er, you are subject to all of our park's Rules & Regulations. A copy of the full R&R packet is available on our website (www.francisone.com) and in the office located at the above address.

Daily/Weekly RV'ers:

- Daily/Weekly RV site rentals are first come first serve and dependent upon availability. No deposit is required.
- Cancellation: If you need to cancel your daily/weekly stay with us, please notify the office 72 hours prior to your scheduled arrival date. You may do this by phone or email (information above).

Monthly RV'ers:

- New in-season monthly reservations are first come first serve and dependent upon availability. For in-season reservations, we prefer length of stay to be 3 consecutive months or more.
- A \$350.00 deposit is required for monthly reservations (US check or money order only). This must be a separate check/ money order. This deposit will be cashed. This deposit is not creditable to regular monthly charges. At the end of your stay, provided there are no additional charges outstanding and there is no damage to the lot, a check will be cut back to you.
- A \$25.00 mail box key deposit is required for those who would like use of a mailbox (US check or money order only). This must be a separate check / money order. This deposit will be cashed. A check will be cut back to you upon the return of the mail box key to the office.
- Completed paperwork and the deposit are required to secure your site.
- Choose your reservation dates carefully. **YOU WILL BE BILLED FOR THE DATES YOU RESERVED.**
- The electric is billed to the office by Duke Energy. If the bill exceeds the \$80.00 monthly electric allowance, you will be billed the difference.
- Deposit Roll Over: Deposit roll over is the ability to reserve your current site for the following season without having to cut a check back to you and then have you write a new deposit check. This is only available to RV'ers that stayed with us for a minimum of 3 consecutive months in-season. **Upon check out, if you do not complete the reservation paperwork for the following season, we will assume you are not coming. Your deposit will be sent back to you (provided there is no damage to the lot or outstanding charges) and you will lose your site.** If you roll your deposit to the next season and do not fulfill that reservation, you may not continue to roll that deposit forward. Reservations less than 3 consecutive months are not eligible for deposit roll over.
- Cancellation: We require a minimum of 30 days' notice prior to your scheduled check in date for cancellations. If you do not notify the office of your cancellation at least 30 days prior to your scheduled check in date, your deposit will NOT be refunded. You may cancel by phone or email (information above).
- Requests for exceptions to the deposit roll over policy or the cancellation policy must be made in writing. They may be submitted by mail or email (information above). Requests will be reviewed and decided on by the Board President and/or the Board of Directors.

- Summer Storage: To qualify for summer storage, you must fulfill a reservation of 3 consecutive months. RV's must have hurricane tie downs and may not be hooked up to electric or water for the duration of storage.
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In-Season reservations = November thru April

Summer reservations = May thru October

Payments are check or money order only. We only take cash for small office fees. List posted in office.

Footage and Amperage: We have a 40-foot max RV length on all of our sites. 30 and 50 AMP available on all sites.

Quiet Hours: RV'ers are to observe quiet hours from 10:00 p.m. – 7:00 a.m.

Mail: Your mail should be addressed and/or forwarded to your site address. **DO NOT HAVE YOUR MAIL SENT TO THE OFFICE.**

Laundry: The laundry room is located on the south-east side of the clubhouse. Machines are coin operated.

Restrooms & Showers: Restrooms and showers are at the back of the clubhouse. Please clean up after using the facilities.

Washing RV's: RV'ers that stay with us 6 months or less may wash their RV once during their stay. RV'ers that stay with us longer than 6 months may wash their RV twice per year. Reasonable water conservation practice is expected. We reserve the right to adjust monthly rates throughout the RV section should conservation not be practiced.

Occupancy & Guests: Two occupants max per RV. We are a 55 + community. One occupant must be 55 + and the second occupant may not be younger than 45. All guests must be checked in at the office upon arrival. There is a \$5.00 per night charge for guests that will be staying overnight. These charges will be added to your bill.

Pets: Two pets max per RV. Shot records must be submitted to the office and there is a \$5.00 registration fee per pet. You will get a Francis I pet tag. We are a breed restricted community (R&R pg. 7, section G, #2). If your canine is a service animal, certification must be submitted upon registration with the shot records.

Pool: As an RV occupant, you have the right to enjoy the pool. If you plan to bring a guest to the pool, you must purchase them a guest pass in the office. Cost is \$3.00. While at the pool, everyone is expected to follow the posted pool rules.

Housekeeping: Please keep your site neat and tidy at all times. We reserve the right of access onto any lot for the purpose of inspection and/or maintenance, or to prevent imminent danger to the occupant and/or other RV'ers.

Fires: No ground fires are allowed in Francis I.

Garbage: The dumpster for the RV section is located on the corner of Renaud St. and Clara St. The dumpster is for regular trash. No construction material, furniture or appliances are allowed. Pick up is on Wednesday mornings by Waste Connections.

Sites: All sites are back in only. Do not park on the concrete patio slab. Only one unit is allowed on the site. All units must be self-contained. No tenting or man-made shelters are allowed. Apparatus used to tow vehicles, boats and trailers must be stored in the storage area located off Pepper Dr. Cost is \$30 per year and you must register the item in the office. No pop-up campers or van/bus conversions.

Speed Limit & Golf Carts: The speed limit through the majority of the park is 10 mph. Drivers must obey all rules of the road applicable when driving outside the park. This applies to golf carts as well. All persons driving golf carts must have their driver's license or learners permit (while accompanied by a licensed adult).

We expect everyone's cooperation. Anyone who disregards the park rules, engage in disorderly conduct or any type of vandalism will be forced to leave. We reserve the right to amend the Rules & Regs at any time. We reserve the right to increase rates as needed.

We sincerely hope you enjoy your stay. Please let us know if you have any questions or concerns.