

## Park Rules & Policies

**Payment:** for the time rented is due in advance, if rental exceeds 1 month, rent and electric charges are due on 1<sup>st</sup>. After a five day grace period a late fee of \$5.00 per day will be added to the rent until full payment is received.

**Reservations:** require a two-day deposit of the cabin, or RV site Rate that you reserve. Specific RV-Site and Cabin numbers can't be guaranteed, but we will try to satisfy requests, while preference is given to long term guest.

**Refunds:** if a rate was charged that's lower than the daily rate, refunds are adjusted to the daily rate, and no refunds are given for the first three days.

**Liability:** This property is privately owned, and managed! We reserve the right to refuse service to anyone, and are not responsible for accidents, or injury to guests, loss of valuables damage to vehicles or personal property.

**Children:** Parents are fully responsible for the actions, and safety of their children. Please supervise them at all times, we are in a rural environment!

**Pets:** are welcome, if kept on the leash, and cleaned up after, no barking dogs, or dogs over 20 lb (exceptions are made pending on dogs behavior)

**Speed Limit:** is 10 MPH throughout the park.

**Quiet Time:** is from 11:00 PM to 8:00 AM

**Clubhouse:** is open from 9:00 to 11:00 to all guests. If it's used for planned activities, please inform the management, clean up after your self and turn all lights off! Use the pool table, games and books and just put them back.

**Phone & Modem Hookup:** are available to all our guests, please don't let others wait in line, and bring your calling card for your long distance calls.

**Laundry:** For your convenience washers and dryers are at the clubhouse, please use them! Since we are on a septic tank system we are not allowed to do laundry on RV sites or in Cabins, and please do not run clothes lines.

**Picnic-BBQ Pavilion:** is open to all guests till 11PM, please keep it clean and leave it that way. Please turn off the lights and music when you leave.

**Gazebo:** is open to all guests, please DON'T bring your pet, keep it clean and please turn off all the lights, ceiling fans, and music when are leaving.

**Fishing Pier & Campfire:** is open to all guests, please don't leave bait at the pier, clean the fish cleaning station, and charcoal grill after you use it. The campfire is only to be used by adults, no unsupervised children ever!

**Your RV Site / Cabin Lot:** must be maintained in a way that there are no unsightly items laying around. If repairs are needed to your RV or your car, please take care of them quickly and clean up, no broken vehicles allowed.

**RV or Car Washing:** is only allowed for long-term guests, and residence.

**Garbage:** You are responsible for your own trash! Dumpsters are located at the park entrance to the right, please use them for household trash only.

**Hook-up:** make sure sewer hose is properly attached and sealed, do not dump any sewer water in the grass! Please report any water leak or other problems! We have limited Hoses, TV Cable, Connectors etc. at the office.

**Alcohol:** should not be consumed in public, and in front of children, please use discretion, keep your parties fun and confined to the designated areas.

**Renting:** All RV's, park-homes or mobile-homes must be owner occupied, unless a special agreement was made with the owners of Riverside Lodge.

**Buying & Selling:** Any person who plans to buy a unit that remains in the park must first be approved by the management! An application and fee for a background check is required. We are glad to help you sell your unit and can provide you with an internet web-page for your photos and description.

Thanks For Your Cooperation & Enjoy Your Stay!



**Our Classic Block Cabins** offer a living room with a dinette, bed room, bathroom, fully equipped kitchen and ceramic tile floor. They are nicely decorated, have a TV, wall A/C, gas heater & stove.



**Our Cozy Cottages** offer a little more space & luxury, central A/C & Heating, a wooden deck, two TV's, DVD, Stereo, and carpet. They beautifully decorated new units, sorry no pets & no smoking.



**Our Stylish Log-Cabins** offer the most space & luxury, with a loft, fireplace, solid oak floors, real cedar interior, LCD TV's etc. Too much to mention here, also no pets, and no smoking allowed.



**Our RV Sites** offer the patio picnic table, 30/50 Amp, cable, water/sewer, & river front view.



**Our Camp Sites** got water, 20 amp electric, a picnic table, camp fire, and river front view.



**Our 14' Jon Boats** run on a 9.9 HP Yamaha, have a life bait well and are made for 3 people.



**Our 16' Canoes** are easy to use and fun. Made for 3 people come with life vest, paddle, etc.



Let's Go Fishing



On The Withlacoochee River



**Riverside Lodge & RV Resort**  
12561 E. Gulf To Lake Hwy. (SR-44)  
Inverness FL. 344501  
888-404-8332  
[www.RiversideLodgeRV.com](http://www.RiversideLodgeRV.com)



# Welcome To The Riverside Lodge



**In The Hart of Florida** surrounded by lakes, rivers, flowering plants and beautiful birds you find the Riverside Lodge, a privately owned resort on the withlacoochee river with beautiful landscape. close to everything, but far enough from Florida's tourism to relax.



**Relax** in the shade of our ancient oak and cypress trees and have a picnic with the squirrels in this harmonic and scenic atmosphere. Or join us in the clubhouse for games, parties and pot luck dinners, this is also where you can go On-Line, use the exercise equipment, our courtesy phone, watch TV with others, or just do your Laundry.



**Enjoy Florida's Nature Coast** by taking a boat ride down the peaceful Withlacoochee River, catch some big bass, and just watch our rare and beautiful wildlife like alligators turtles, birds and more. Have a picnic in our BBQ area or unwind in the gazebo with a glass of wine. Sit by the campfire, and rost some marshmallows, try your luck at the fishing pier, or simply enjoy the swing sets by the river.



**The Historic Town Of Inverness** is just minutes away, and offers many fine restaurants and unique little shops to it's visitors. Please visit our website at: [www.RiversideLodgeRV.com](http://www.RiversideLodgeRV.com)

# See You Soon!



# Enjoy Your Stay!



Withlacoochee River



Waterfront RV Sites  
Cabins & Boats  
Daily-Weekly-Weekly

Wild Bill's  
Airboat Tours

Wild Bill's Airboat Tours & River Safaries  
For Info & Reservation call: (352) 726-6060



< 19 41

< 7 Miles To Inverness

8 Miles To I-75 >

