



RULES & REGULATIONS

1. RESIDENCY/OCCUPANCY LIMIT:

- A. No space may be occupied by more than six (6) people. Each person must be registered with the Park office. Space rent is based on three (3) person occupancy. Each additional person is \$25.00 per person per month.

2. RENTS:

- A. All rents shall be paid by check, money order or credit card. All rents are delinquent if not paid within five (5) days of due date. After the fifth day, \$50.00 shall be added to the rent statement of the Resident and the late charge will become due as rent. Resident shall pay a thirty-five dollar (\$35.00) charge for each check returned or dishonored by the bank.
- B. Rents and all charges shall be delivered to the Park office. Office hours vary according to season. Hours are posted at the office.
- C. Electric bills and meters are operated in accordance with Public Utilities Code 739.5a, b, c, d and e inclusive. Resident shall pay electric bill due and payable to RV Ranch. Electric charges are added to the Residents monthly statement.
- D. Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident and shall at all times and in addition to the base rent, be considered part of the total monthly rent due.

3. GUESTS:

- A. All guests, whether visiting for the day, or staying overnight, must register with the office.
- B. All visitors must park in the designated visitor parking. At no time may a guest park in Park's empty spaces.
- C. The Resident agrees to inform all guests of the Park's Rules & Regulations. Resident is responsible for all actions and conduct of their guests.
- D. The Resident *must* be with the guest if the guest is using any community facility.
- E. Guests are not allowed to bring their pets into the Park. Service dogs are welcome, but please notify the office.
- F. No Guest shall stay for more than 72 hours without prior approval by park management.

4. ENCLOSED ROOMS AND STRUCTURES:

- A. Only a factory built screen room may be attached to the RV. Screen rooms may not be used as storage facilities. Screen rooms must have panels up (except in inclement weather).
- B. No porches, fences, pet runs, hanging shades, screen room or other structures shall be constructed on any site without Park Management approval, with signed consent forms.
- C. No appliances shall be kept outside of the RV.
- D. All items must be factory made, no "homemade" equipment or structures.

5. SPACE AND RV MAINTENANCE AND APPEARANCE:

- A. Residents shall maintain their Space, RV and all other items in view in good condition and repair. All must be kept neat, clean, attractive and well kept. This includes keeping the space weed free and raking up and removing all leaves. If the space, RV or other items are no longer being kept neat, clean, and attractive, the Resident must clean and/or fix any problems or face eviction. NO tarps of any kind are allowed anywhere in the space.
- B. Wheels and hitches are the only objects that may be stored underneath the RV. No combustible materials may be kept in the space at any time.
- C. The only things that may be kept outside the RV are as follows:
- D. Outside patio chairs and table
- E. Working bicycle
- F. Barbeque grill
- G. No more than 12 plants in decorative (not plastic) pots. All plants must be living and green and kept well pruned.
- H. No clotheslines at any time in the space.

All of the above items must be kept in accordance with rule 5A.

- I. If any portion of the exterior of the RV is damaged, the damage must be repaired within two (2) weeks of written notice from Park Management.
- J. Park Management will charge a fee to repair any damage done to the space that is caused by the Resident and not repaired in a timely manner.
- K. All garbage must be put *in* the trash bin, not left on the ground beside the bin. No garbage is to be left outside in the space, including overnight. Please break down large boxes.
- L. Anything which creates a threat to health and safety shall not be permitted on the space.
- M. All RV's have to be equipped with working smoke detectors. No flammable combustible, or explosive fluid, material, chemicals or substances, except ones customarily used for normal household purposes, may be kept in the space.
- N. No painting of any items on your space.
- O. The utility pedestals (water, electric and cable hookups) must be accessible at all times. If one of the Park's water shut-off valves is located on the space, it must be kept clear of all items and accessible at all times.
- P. To avoid damage to underground facilities, Residents must have Park Management's consent before digging, driving rods or stakes that are longer than 6 inches into the ground
- Q. Sewer connections must be airtight. Any leakage must be cleaned up immediately. Water may not be discharged from any RV onto the ground for any reason.
- R. Storage of small trailers, boats, utility trailers and such items in your space is not allowed.
- S. No storage sheds are allowed in the space unless approved by management.

6. SWIMMING POOL / SPA/ BBQ AREA:

- A. No person under the age of 14 may be in the pool without supervision.
- B. Street clothing is not allowed in the pool – swimsuits only.
- C. No pets, rough play, diving, allowed anywhere in the pool or Jacuzzi area.
- D. No alcohol, no glass containers, and no smoking are allowed in the pool or Jacuzzi area, at any time.
- E. Infants wearing standard diapers are not allowed in the pool, swim diapers are required.
- F. The use of pool rafts, floats, toys, and boogie boards are not allowed.
- G. The pool has posted hours. Anyone caught in the pool area after hours will lose their pool privileges.
- H. No lifeguard on duty. All minor children must be with a parent or adult family member at all times.
- I. Do not leave BBQ's unattended. Please clean up BBQ's after each use.
- J. Only 2 guest per site are allowed to use the pool. Tenant MUST be present with guest.
- K. NO children are allowed in the pool area after 8 PM.

7. PETS:

- A. Special permission from the Park Management must be obtained to keep a pet in the Park. Management reserves the right to deny a Resident a pet, depending upon the type, size and

breed. No "aggressive" breeds are allowed, including but not limited to: Pit bull, Rottweiler's, Doberman pinchers, etc. Cats are not allowed to be outdoors unless on a leash accompanied by its Owner.

- B. Residents must get Park permission to replace a lost or deceased pet.
- C. Pets must be on a leash at all times, and regardless of the area, any excrement left by a pet must be picked up immediately, and disposed of within the proper trash receptacle. Residents out walking their pet without a 'doggie bag', and found not to be picking up pets 'droppings', face notice to remove pet from Park and/or eviction.
- D. Each pet must be licensed and inoculated in accordance with the local law.
- E. No more than two (2) per space will be allowed without prior Park Management consent.
- F. Pets are not allowed in the laundry, restrooms, swimming pool area or any community building.
- G. Any pet running loose in the Park will be impounded at the pet owners expense and the Resident may be notified to relocate the pet off the Park's property, or vacate the space.
- H. Pets will not be allowed to create any disturbance which might annoy neighbors. If a pet causes any disturbance, annoyance or harm (such as but not limited to: barking, growling, biting), then permission to keep the pet may be revoked.
- I. No pets may be chained in the yard and/or left alone outside.

8. CONDUCT

- A. Actions by any person which disturbs others, are dangerous, or may create a health and safety problem are not permitted. This includes, but is not limited to, any disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, rude, boisterous, or abusive language or conduct.
- B. This Park is a ZERO TOLERANCE DRUG-FREE ZONE. ANY PERSON (guest or resident) that is using, selling or possessing any type of illegal drug, no matter the amount, will be reported to the proper authorities immediately.
- C. Persons under the influence of alcohol shall not be permitted in any area of the Park. It is a felony to sell or provide alcohol to minors. Anyone who does so will face immediate eviction.
- D. Radios, televisions, record players, CD players, etc, or other devices must not be heard outside of the RV. Quiet hours are from 10:00 pm to 8:00 am.
- E. Persons shall not encroach or trespass on any Residents space or on any area which is not open for general use by Residents and their guests.
- F. There is no smoking in any of the Parks community areas, such as restrooms, laundries etc.

9. SELLING OF RECREATONAL VEHICLE:

- A. No RV may be sold or traded to another Resident and then kept in the Park without Park Management consent and prior approval.
- B. Park Management must approve any person who wants to buy and keep the RV in this Park, prior to the new person moving in. Space rent may increase for the new Resident.
- C. No subletting or leasing of RV or any portion of Residents RV or space at any time.

10. VEHICLES:

- A. All vehicles must be driven slowly and cautiously at all times. Posted speed limits will be enforced.
- B. All tail pipes and mufflers must be in good repair at all times. All vehicles (motor driven and trailers) must have current registration and proof of ownership. All vehicles must have current plates and insurance to be driven on Park property.
- C. There will be no automotive repair on the premises **at any time**. All vehicles must enter the Park under their own power – not towed in. All motor vehicles must be fully operational at all times. Non-operational vehicles must be removed from the Park immediately and may not be 'stored' in the space or the overflow parking areas. No stored vehicles or vehicles not being used as a daily driver are allowed. Each space is limited to one (1) vehicle per each licensed person.
- D. No off-road vehicles may be operated (engine started) in the Park. This includes, but is not limited to: dirt bikes, ATV's, mini bikes, motorized scooters or motorized skateboards.
- E. Motorcycles: all motorcycles must follow the same rules as for vehicles. Motorcycles may be driven into or out of the Park, not to be 'cruising around'.

11. PARKING:

- A. Only 'daily use' vehicles (cars, truck or motorcycles) and one RV is permitted per RV space, if space allows. All vehicles need to be parked inside the Residents space, not overhanging into the Park streets. If you have a visitor and their vehicle will not fit in your space, it may be parked in one of the overflow areas, and it must be registered in the office **IE: your visitor not your personal vehicle.**
- B. NO parking in the empty RV spaces **at any time.** Residents will be tagged **one time only** for parking in the vacant spaces, whether it is your vehicle or a guest's. Each subsequent violation will be tagged, and **a \$30.00 fee per day** per incident will be added to the Resident's account, regardless of time in the space, whether one hour or one day.
- C. Minimum fire lane clearance is twenty feet. Except at emergency gate it's seventy feet.

12. LAUNDRY:

- A. The laundry facilities are for the Residents ONLY. Guests and / or their family members not living in the Park may not use the laundry facilities, even if they are doing your laundry along with theirs.
- B. Pets are not allowed in the laundry rooms for any reason, at any time.

13. COMPLAINTS:

- A. Except for emergencies, all complaints must be in writing and signed by the person making the complaint. All witnesses to the incident must be identified. Forms for complaints against management will be provided on request. The form may be emailed or mailed to the corporate office in Oregon.

14. MISCELLANEOUS:

- A. Hook ups shall be checked at the time Residents register with the Park office. All hook ups on the site shall be in good working condition at the time that the Resident initially parks on the site. Any subsequent damage shall be the sole responsibility of the Resident.
- B. Each Resident must provide his/her own 3" approved drain hose connector to the sewer drain. The drain hose shall be securely clamped or fastened to the sewer drain adequately to prevent any sewage gases from spilling or escaping and causing a nuisance and health hazard.
- C. Check out time is at 12:00 p.m. (noon). When the Resident has vacated the space, the final inspection and electric meter read will be taken. The final charges will be subtracted from the deposit. All refunds will be mailed from the Oregon office, if by check. If the deposit was paid by credit card and it is still valid, refund will be refunded to the credit card it was initially charged on. Resident must provide office with a current forwarding address.
- D. No security services of any nature are offered. It is the responsibility of each Resident to provide for the security of themselves, their guests, and their property.
- E. No commercial business may be operated in this Park.
- F. Door to door sales and soliciting are not permitted at any time by anyone.

Management reserves the right to update any and all RULES as needed