

RED MOUNTAIN RV PARK RULES

1. **PARKING:** Tenants and/or their guests may not park vehicles which obstruct other sites/roadway. **An empty RV site may not be used for parking at any time.** Guest may also park in designated overflow for up 48 hours. **NO** cargo/utility trailers, boats, ATV's, Commercial Vehicles etc. may be parked and or stored within site or in overflow areas. Non-operating vehicles are prohibited. (maximum of 2 vehicles)
2. **SPEED LIMIT:** 5-10 MPH
3. **VEHICLE MAINTENANCE:** No oil changes or major vehicle repairs are allowed on the premises. No oil, paint, antifreeze shall be dumped on the ground, in the sewer, storm water drain, or in the dumpster.
4. **NOISE:** Quiet hours are from 9:00 PM until 8:00 Am daily. Dog barking also falls under quiet hour parameters.
5. **CHILDREN:** Children must be supervised at all times. Playing in the street is not permitted.
6. **GARBAGE:** Dumpsters are provided for household goods **only**. Please flatten all cardboard boxes. If dumpster is full trash must be taken to alternate dumpster. Cigarette butts may not be thrown on the ground at any time. Managers can and will enforce a fine for items left in site. **You are responsible for keeping your site clean and neat.**
7. **PORCHES/AWNINGS/DECKS:** RV's may have a 3 X 3 landing with step but it must be **PREAPPROVED** in writing by manager. Enclosed porches, tarps, makeshift awnings, fences and decks are prohibited.
INITIAL: _____
8. **PETS:** Dogs shall be kept on a leash at all times when outside the RV. If you leave your pet unattended in your RV it cannot be a noise nuisance. Do not leave a pet tied up outside. Owners of pets being a noise nuisance will receive a Violation of Compliance Letter and further action may follow. **You must clean up after your dog, no exceptions. (They poop, you scoop).** Cats must be indoor only and are to never roam freely through park. Pets are not allowed in restrooms or laundry rooms. The park has and will enforce breed restrictions (ie aggressive breeds: Pitbull, Doberman, German Shepard, etc.).
9. **GUESTS/OCCUPANTS:** Guests of tenants must check-in with manager to stay in park and use facilities. Occupants who wish to stay longer than two weeks must go through the screening service. Additional fees will be applied to those who have more than two (2) occupants over the age of 3.
10. **RV MAINTANCE/COMPLIANCE/SKIRTING:** RV's must be kept clean and washed annually. Contact manager for RV cleaning AND repair recommendations. At no time may tarps be used as awnings or placed on the roof. RV's must be fully self-contained. RV's older than 10 years old are required to have a photo submitted/approved prior to arrival. RV's may only be skirted with a vinyl skirting material, NO other skirting material is permitted (including plywood and Styrofoam).
11. **PROPANE/TANKS:** All propane tanks must be affixed to the RV.
12. **LAUNDRY ROOM:** Damages to washers or dyers due to negligence (ie. Too large of load, washing clothes containing rocks/sand, etc. will result in fine/cost of repairs.) Laundry lines are prohibited.
13. **WINTER PREPARATIONS:** Make sure hose is tight at ends, heat tape installed from RV to the ground and hose and spigot insulated. Any damage to park utilities as a result of negligence will be repaired at tenant's expense. If water lines are not insulated, they will be disconnected prior to freeze by manager.
14. **RV CHECK-OUT:** When moving, check out time is 11:00am please advise the manager 24 hrs in advance if you will need to stay an extra day. If someone has a reservation for that space it may not be possible to holdover. As per additional rental agreement, a 30 day notice must be submitted in writing prior to departure from RV Space. **INITIAL: _____**

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West Richland, WA 99353

- 15. **PLAYGROUND & WORKOUT EQUIPMENT/TOYS/OUTDOOR DECOR:** Basketball hoops, swing set, pools, workout equipment etc. are prohibited. Children's toys must be stored inside of RV. Please keep outside furniture tasteful and to a minimum. Indoor furniture is to remain inside RV; no couches, chairs, tables, or appliances. Due to rodent issues, seed bird feeders are prohibited.
- 16. **BENTON COUNTY/REGULATIONS:** The following are prohibited: Firearm use of any sort is prohibited within park, the use, sale, or manufacturing of drugs including marijuana, alcohol abuse, domestic violence, dangerous driving, noise disturbances, and camp fires.

Landlord will not be held liable for accidents or injury of any kind to tenant, guest or their visitors. Landlord will not be held liable for any damage to recreational vehicles, personal vehicles or personal property including loss of mail, packages, money, jewelry or valuables of any kind.

THE VIOLATION OF ANY OF THESE RULES MAY RESULT IN EVICTION FROM THE PARK

Tenant Signature(s): _____ Date: _____
_____ Date: _____

