



## Red Mountain RV PARK

### Extended Stay Agreement

Extended stay guests (over 6 month stay) must be aware of and abide by the following rules:

**SPEED LIMIT:** 5 mph. If found speeding, you will receive a Violation of Compliance letter and further action may follow.

**NOISE:** Quiet hours are from 9:00pm until 8:00am. Dog barking also falls under quiet hour parameters.

**CHILDREN:** At no time may children (under the age of 18) be left in the park unattended. Minors are not allowed to walk dogs alone; they must be accompanied by an adult. Children must be supervised at all times. Playing in the street is not permitted.

**RV MAINTENANCE/COMPLIANCE:** RV and vehicles must be 10 years or newer and remain in a good state of repair at all times. RV's older than 10 years are required to have a photo submitted/approved prior to arrival. At no time may tarps be used as awnings or placed on the roof. RV's must be fully self-contained. RV's must be kept clean and washed annually. RV washing is allowed Sunday after 2pm until Wednesday at 12:00 pm. Contact manager for RV cleaning AND repair recommendations. Additional ambient light at individual sites are to be white.

**PARKING:** There is a maximum of 2 vehicles per site. Tenants and/or their guests may not park vehicles which obstruct other sites/roadways. **An empty RV site may not be used for parking at any time.** Guests may also park in designated overflow for up to 48 hours. NO cargo/utility trailers, boats, ATV's, Commercial Vehicles, etc. may be parked and/or stored within site. Overflow parking is available at a rate of \$35/month for secondary trailer or vehicle. Non-operating vehicles are prohibited.

**VEHICLE MAINTENANCE:** No washing of cars and trucks in the park. 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.

**SITE MAINTENANCE:** Your site must be kept clean and neat at all times. The underside of your RV may not be used for storage. Indoor furniture or appliances may NOT be kept on the outside of your RV. Please keep outdoor furniture tasteful and to a minimum. Children's toys must be stored inside RV. Basketball hoops, swing sets, pools, workout equipment, etc. are prohibited. Due to rodent issues, seed bird feeders are prohibited.



**PORCHES/AWNINGS/DECKS/SKIRTING/FENCING:** RV's may have a 3'x3' landing with steps but must be PREAPPROVED in writing by the manager. Enclosed porches, tarps, makeshift awnings, and decks are prohibited. Cabanas may not be enclosed with tarps or other material. RV's may only be skirted with a vinyl skirting material, NO other skirting material is permitted (including plywood and Styrofoam). No fencing of any kinds is allowed.

**LANDSCAPING:** Should any pruning be required please contact the manager and they will handle this. Containers for plants can be made of terra cotta pottery, wood (painted neutral colors/stained), or of decorative plastic and limited to 3/site and must be no larger than 2'x2'x2'.

**PETS:** Due to insurance policies, the park has and will enforce breed restrictions (ie aggressive breeds: Pitbull, Doberman, German Shepard, etc.) All dogs must stay on leash (no longer than 6ft.) outdoors. This includes walking your dog to your car and letting them out the door to go potty. You are responsible for cleaning up after your dog. They poop, YOU SCOOP! We provide bags and dump containers for this purpose throughout the park so there are no excuses. Minors are not allowed to walk dogs unaccompanied by an adult. There is a 2 dog maximum per RV. If you leave your pet unattended in your RV it cannot be a noise nuisance. Owners of pets being a noise nuisance will receive a Violation of Compliance letter and further action may follow. Do not leave a pet tied up outside. Please use the dog park for off leash exercise. Pets are not allowed in restrooms or the laundry room. Cats must be indoor only and are to never roam freely through the park.

**GARBAGE/RECYCLE:** Dumpsters are provided for household garbage only. No furniture or electronic items should be placed in the dumpsters. You may have 1 black or dark colored plastic garbage can, with a tight fitting lid, kept at the back of your site for storing garbage prior to placing in dumpster. NO LOOSE GARBAGE BAGS ARE ALLOWED ON YOUR SITE. Please flatten all cardboard boxes before putting in the recycle bin. If dumpster is full trash must be taken to alternate dumpster (no piling on). Cigarette butts may not be thrown on the ground or in the fire pits at any time. Manager can and will enforce a fine for items left in site. **You are responsible for keeping your site clean and neat.**

**PROPANE/TANKS:** Red Mountain RV Park contracts with Ferrell Gas to provide larger 100 gallon VERTICAL tanks which may be obtained. No horizontal tanks allowed within the park. Please let the on-site manager know if you are interested in getting one of these tanks. Placement of tank must be out of harms way (ie off to the side or at the rear of RV). All propane tanks must be in good condition with current certification. Smaller propane tanks can be dropped off at propane filling station. Be sure your name and site number are written on the tank. After they are filled, they will be locked in the utility shed. For pick-up, come by the front office, we will unlock the shed for you where you will then sign for your tank. If you need assistance or the tank dropped at your site, please make prior arrangements; we are happy to help you with this.



**LAUNDRY ROOM:** Damages to washers or dryers due to negligence (ie too large of load, washing clothes containing rocks/sand, washing sleeping bags, dog bedding or blankets, etc.) will result in fine/cost of repairs. Laundry lines are prohibited.

**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.

**BENTON COUNTY/REGULATIONS:** The following are prohibited: the use, sale, or manufacturing of drugs – including marijuana, alcohol abuse, domestic violence, dangerous driving and noise disturbances. Firearm use of any sort is prohibited within the park.

**RV CHECK-OUT:** When moving, check out time is 11:00am. Please advise the manager 24 hours 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. A 30-day notice must be submitted in writing prior to early departure from RV space.

**GUESTS/OCCUPANTS:** Guests of tenants must check-in with manager to stay in park and use facilities. Also, they will be required to abide by all campground regulations. It is your responsibility to make sure they do. Additional fees will be applied to those who have more than 2 occupants over the age of 3. Occupants who wish to stay longer than two weeks must go through the screening service.

**RENT:** Rent is due on the first day of each month. **RENT MUST BE PAID IN FULL ON THE FIRST OF THE MONTH.**

**LIABILITY:** 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.

In addition, I personally assume all risks associated with my use of these facilities, and agree to defend, indemnify, and hold harmless Red Mountain RV Park together with its agents and employees, against all liability, claims, and causes of action rising out of in or in any way connected with my use of Red Mountain RV Park facilities, including any claims made by third parties for personal injury or property damage allegedly caused by me.

I agree that Red Mountain RV Park has the right to refuse service to anyone or to ask any visitor to leave who may, in Red Mountain RV Park's sole discretion, violate the park rules or cause or create a nuisance to others.

I agree to abide by the rules and regulations of Red Mountain RV Park and the terms and conditions of this agreement.



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

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Site #: \_\_\_\_\_

RV Make/Model/Year: \_\_\_\_\_

Vehicle #1 Make/Model/Color/Plate #: \_\_\_\_\_

Vehicle #2 Make/Model/Color/Plate #: \_\_\_\_\_

Overflow Parking Vehicle #3 Make/Model/Color/Plate: \_\_\_\_\_

EMERGENCY CONTACT (Not living with you): Name/phone/relationship

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