

# Riverfront RV Park

## RV Park Rules

(revised January 15, 2010)

1. Riverfront Associates, LLC and their agents are neither responsible nor liable for any loss of personal possessions, injuries to any occupant or their guest, or damage to any vehicle or personal property.
2. Damage from park personnel, such as lawn mower or weed whacker damage is not the park's responsibility. Please clean up your site, so there is a clear mower path. We recommend trimming your own yard, borrowing park equipment.
3. Maintenance of your RV is your responsibility. New tenants will receive assistance upon initial move-in, but continual upkeep is up to you. The park is only responsible for park hooks-ups, not your flex hose. You will fix them as per Dept. of Health Regulations (No duct tape, electrical tape, etc.). If you have questions about the regulations, please ask the park managers.
4. Your site **must** be maintained in a decent fashion. Clutter and trash will not be tolerated. Only two warnings will be given to clean up before you will be asked to leave.
5. Only two people per RV are allowed. Visitors are welcome, of course, but you need the manager's permission first. No children are allowed in the park except to visit. Visitors who create a problem will be required to leave. Residents are responsible for the actions of their guests. The park managers/owners reserve the right to refuse access to the park to anyone at any time.
6. The dock is for residents only. Visitors who want to fish on the dock must be accompanied by the park resident at all times.
7. Pets are accepted on a case-by-case basis upon moving in. If you want a new pet, managerial approval is required. Only two dogs are allowed per RV, and cats must be spayed or neutered. Proof of alteration and rabies vaccinations are required. Eviction will be the result of unauthorized pet purchases or acquisitions. Certain dog breeds including Pit Bulls, Doberman Pinschers, Rottweilers, and Chows are not permitted. Management reserves the right to refuse any dog that shows aggression.
8. Dog droppings **must** be picked up and properly disposed of per the Department of Health. Noncompliance with this regulation will result in immediate eviction (no questions asked). In addition, please do not let your dogs water the flowers and plants.
9. Dogs **must** remain on a leash when outside of the RV. There are no exceptions to this rule.
10. Ground fires (campfires) are not permitted; however, above-ground metal fire pits are allowed. Fire pits must be attended at all times while burning. Firewood must be stacked and off the ground.
11. Clotheslines and outside washers or dryers are not permitted.
12. **Rent is due by the 1<sup>st</sup> of each month.** After the 3<sup>rd</sup>, a late fee of \$40 will be charged. Rent that is 10 days late will result in eviction. Cash is no longer an accepted payment method. Please submit a check or money order made payable to Riverfront Associates, LLC.

# Riverfront RV Park

## RV Park Rules

(revised January 15, 2010)

13. Storage out back is allowed for a fee (\$40-50) based on the size of the item stored. Large items such as trailers will be stored out back, not outside your RV.
14. Riverfront Associates, LLC and their agents reserve the right to evict any guest, tenant, or tenant visitor for failure to comply with these rules or any other behavior not conducive to the park.
15. The use, sale, or creation of illegal drugs is prohibited.
16. Gun usage, other than for personal protection, is prohibited within the park.
17. Quiet hours are from **9pm-9am on weekdays** and **11pm-9am on weekends**. This is strictly enforced. Large parties must be approved by the manager. Exceptions will be approved on a case-by-case basis.
18. The park speed limit is **5mph**. Everyone must stop at the stop sign.
19. Two vehicles are allowed per spot. A boat will act as one vehicle. Boats over 25' must be approved by management and a storage fee for the back storage area may apply.
20. RV wheels must touch the ground to comply with Health Department regulations. Otherwise, your RV is considered a mobile home, which is not allowed here.
21. Solid waste tanks must be kept closed then emptied when full. Grey water tanks may be kept open.
22. Please keep the rule sheet and **return the last page to management** at Lot 13 (or mailbox #13) within 5 days.

These rules exist for the benefit and safety of our residents as well as for legal and regulatory reasons. Common sense should be used with all matters. This is an RV Park Community, not a campground. Violence, threats, and rumor milling are not permitted. If you have any park concerns, please contact the park managers. If we can not resolve the issue, we will contact the park owner on your behalf. Let's all get along and enjoy our community and friends.

Thank you for your cooperation,

John & Bonnie Tomb, Riverfront RV Park Managers