



RULES & POLICIES

Please read the terms and conditions below carefully. Your complete booking constitutes your acceptance of these terms.

MANDATED CODE OF CONDUCT

Show common courtesy between all people in the Park.

1. All guests and vendors are responsible for abiding by Park rules and policies.
2. The following are causes for immediate removal and, when appropriate, referral to law enforcement for prosecution:
 1. Use or display of firearms, lethal weapons or fireworks.
 2. Profane, abusive or threatening language or actions directed at Park personnel or other guests.
 3. Any guest whose actions interfere with the operation of the park.
 4. Guests exceed the Park's 10 mph speed limit.
 5. Willful damage or defacing Park property.

VEHICLES: IDENTIFICATION / PARKING / GENERAL INFORMATION

1. Cab-over campers may NOT be removed from the vehicle and placed on the ground.
2. Sleeping in cars or outside of the RV is prohibited.
3. Tents or tent-like structures are not allowed on the property in RV spaces. Tents are only permitted in designated tent camping areas.
4. Motorcycles are allowed and covers can be used if they are of a professional grade.
5. Wastewater must be discharged into authorized receptacles only and never discharged onto the ground.
 1. Sewer collars or approved sealed sewer connections are always required.
6. Vehicles must be parked on your assigned site or in designated parking areas only.
 1. Parking in other areas or on the streets is prohibited.



2. Vehicles parked in violation of these rules are subject to being towed at the owner's expense.
7. All RV's and personal vehicles must be capable of being moved within a 24-hour notice.
 1. If an owner cannot move their vehicle or RV, the owner must have it moved by a third party, at the owner's expense.
8. As a common courtesy, please refrain from walking through occupied sites.

SPEED LIMIT

1. The Park speed limit is 10 MPH.
 1. Because of the potential for significant harm, speed limits are strictly enforced with zero tolerance.
 2. Depending on the severity of the violation, guests exceeding this speed limit may be immediately removed from the park.

SMOKING

1. Smoking (including the use of electronic smoking devices) is prohibited in the common areas, playground, office and dog park.
2. Smoking is not allowed within 25 feet of any building entrance.
3. Please dispose of cigarette butts properly when smoking outside.

DAMAGES

1. We reserve the right to charge you for damages beyond normal wear and tear, including cleaning fees.
2. Please let us know if something has broken during your stay or you've noticed something that requires our attention.

PETS

1. **PETS ARE NOT ALLOWED IN THE OFFICE, LAUNDRY ROOM OR BATHHOUSES.**



- *Service animals are exempt with proper paperwork*
- 2. **Pet owners MUST pick up after their pets at their RV site, in the dog park, and on the entire park property.**
 - There will be a **\$75 fee** if you do not clean up after your pet.
- 3. **Noisy and / or vicious pets are prohibited in the park.**
 - Uncontrolled barking, at any time, inside or outside the RV, is prohibited.
- 4. **Aggressive dog breeds are not allowed in the park or dog park.**
 - Pit Bulls and Pit Bull mixes, German Shepherds, and Dobermans are prohibited in the park and dog park unless the Park Manager approves otherwise.
 - Other types of breeds not mentioned above may also be prohibited.
 - *Please call to verify if your breed is allowed in the park.*
 - Only three (3) pets are allowed per RV site.
 - Farm animals such as chickens, pigs, etc. are not considered as pets and are not allowed within the park.
 - Wildlife such as pigeons, birds, deer, and feral cats are not pets and may not be fed at any time.
- 5. **Owners are legally responsible for their pets, and injury or loss caused by their pets.**
 - Pets must be always leashed and with the pet owner while outside of the owner's RV. Retractable leashes are okay, but leashes may have no more than a six (6) foot lead.
 - Dogs must always be accompanied by owners and under voice command / control inside the park and / or the dog park.
 - Do not allow your dog to dig holes in the park or dog park.
 - Pets may not be left unattended outside the RV.
- 6. **Dog Park**
 - No dog food or dog treats are allowed in the dog park.
 - An individual guest may bring no more than three (3) dogs to the dog park at any one time.
 - An adult must accompany children under 13 years of age when entering the dog park.
 - Children 5 years of age and under are not allowed in any fenced in, off-leash area without an adult.
 - Dogs in heat are not allowed in the fenced in, off-leash area of the dog park.



7. **Pet fences may not be higher than three feet in height and must not be an eyesore. Site appearance is dependent upon Park Manager's discretion.**
 - Pets may not be left unattended in a pet enclosure.
 - Pet fences must be removed to accommodate lawn maintenance.
8. **All guests with pets (dogs) must pick up their waste immediately and deposit it in trash receptacles.**
 - This includes pet droppings at RV sites, grassy areas, gravel, streets, and any common area in the park.
 - Failure to comply will result in a **fine up to \$75.00 per occurrence** assessed against the offending guest and **potential eviction** from the park if the offenses continue.
9. **Pet blankets, pillows, mats, or similar items may not be laundered in the park laundry room.**
10. **The park is not responsible for injuries to pets, their owners, or others using the park or dog parks.**
 - Respect other visitors, both human and pets, by keeping your pet from jumping on or interfering with other people or their pets.

SITE APPEARANCE / RULES & POLICIES

Prohibited

1. Structures external to the RV and not an integral part of the RV are prohibited. This includes, but is not limited to, storage sheds, cabinets, enclosed gazebos / screen rooms, wading pools, workbenches, fences, steps and plastic containers.
2. Spikes, posts and other objects including decorative items or flag poles may not be permanently affixed or damage any surface on the property.
3. Gas cans of any size.
4. Storage of any items of any sort are prohibited along the walls or fence line.
5. Excessive plants and ornamental objects are not allowed, if they detract from the site appearance or become a nuisance.
6. The storage of personal indoor items in plastic storage containers and / or bins outside around or under your RV.



7. The storage or placement of indoor household furniture (couch, chairs, mattress, etc.) outside of the RV.
8. Clotheslines may not be erected for any purpose.
9. Hammocks, swings, etc. may not be tied to the trees.
10. Guests are not permitted to cut or defoliate any trees, bushes, or plants on the Park property.
11. Guests are prohibited from altering, moving, or removing any Park property including, but not limited to, site pedestals, rocks, etc.
12. Open ground fires are not permitted at any time.
13. Signs and other notices may not be posted in any areas unless the Park Manager has provided prior approval.
14. Guests may not sell, advertise or offer services while in the Park without permission.
15. The Park Manager must approve any outside business operation in the Park.
16. Guests MUST keep their sites tidy. No trash bags, trash cans, tools, buckets, tires, etc. are allowed. Site appearance is dependent upon Park Manager's discretion.

Permitted

1. Propane tanks must be attached to grills, smokers, heaters, etc.
2. Outdoor fire pits that are elevated and completely screened in, as well as charcoal or gas grills are acceptable.
3. Screened awning extensions that are hemmed and not tattered are permitted if they are not staked into the ground and are limited to one side of the awning.

ENFORCEMENT

1. Overall aesthetics will be considered by Security staff and management in making the determination of a violation.
2. Security and management staff will provide guests a written violation notice of their site and guests will be given 24 hours to rectify the violation(s).
 1. Some violations will require immediate attention and will not be given a 24-hour timeline.
3. Failure to meet these timelines will result in removal.



PARENTAL OBLIGATIONS

1. The use of skateboards, boogie boards, scooters, roller skates or roller blades are allowed on the park property. However, all users must wear appropriate safety helmets.
 1. Individuals without appropriate safety helmets will be warned and will not be allowed continued use until they have the appropriate safety helmets.
2. Persons under 21 years of age are prohibited from loitering in or around the laundry and bathhouse.
3. Park guests are responsible for the conduct, behavior and control of their children and visiting guests.
4. Children under 16 years of age must have adult supervision in the open areas of the park.

LIABILITY

1. Park guests are financially responsible for any damage to Park property, intentional or accidental. Willful damage or defacement of Park property will be cause for immediate removal and prosecution.
2. Guests use the Park facilities and amenities at their own risk. The Park is not responsible for loss or damage due to fire, accident, theft, weather or catastrophic events.
3. Open and obvious conditions:
 1. The Park is not responsible for guests who hit, drive into, bump into, fall or trip into open and obvious structures such as trees, shrubs, fences, fire hydrants with vehicles or by person.
 2. These conditions do not carry warnings because the "obviousness" of the danger is sufficient.

GOOD NEIGHBOR POLICY

1. "Quiet time" is between 10:00 pm and 7:00am. Please be courteous to the other guests around you.
2. Quiet time evening hours may be extended for Park sponsored events taking place at the within the park as determined by the Park Manager.



3. Loud, objectionable noise and distracting non-RV lights are not allowed at any time.
4. Profanity or violence will not be tolerated. Inconsiderate guests will be asked to leave.
5. All motorized vehicles and bicycles must be equipped with a forward projecting light and rear reflectors for use after dark.
6. Children under 18 years of age are required to be at their RV sites during quiet time.
7. The operation of generators is not allowed at any time in the park.

ALCOHOL POLICY

1. Guests can bring alcohol on property to enjoy at their own site / RV only.

TRASH

1. Trash is to be placed in waste containers located throughout the park.
 1. Park waste containers cannot accommodate large items.
 2. Guests are to dispose of large items elsewhere outside of the park.
2. Trash placed outside your RV is not permitted at any time.
3. Do not dispose of hazardous waste items anywhere in the park.

LOST & FOUND

1. All items turned into the office as Lost & Found will be held for 30 days. After 30 days, all items will be disposed of.
2. Contact us if you have left something during your visit. The Park will hold any found items for 30 days for guest pick up.
3. There is a minimum \$25 surcharge, plus postage, to ship items back to the guest.
4. Any unclaimed items shall become the property of the park.

COMMUNICATIONS

1. By staying with us, you consent to receiving marketing, promotional, and sales emails, as well as direct or automated emails regarding your stay with us.
 1. You may opt out of this correspondence at any time.



SECURITY & SAFETY RESPONSIBILITY

1. The Park is not responsible for lost, stolen, or damaged personal property or loss of any money or valuables. Management suggests that you keep your valuables locked up. Please report any problems or lost or stolen items to the office immediately.
2. Guests are responsible for their own safety while enjoying at their own risk the extensive property. The Park is not responsible for any accidents, injuries or illnesses that occur while on the premises or its facilities. By completing this booking, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
3. Guests hereby indemnify, defend and hold harmless the Owner & Property from and against any claim, demand, cause of action, loss, or liability (including attorney's fees and expenses of litigation) for any and all property damaged or personal injury arising from guests' use of land and property by any cause.
4. We adhere to and maintain all state, county and local laws. The legal drinking age is 21 years. Guests will be solely responsible for ensuring that all members of their party are aware of the need to monitor alcohol intake and to drink responsibly. Guests agree to pay, defend, indemnify and hold harmless the Park from any and all liabilities arising from, related to, or caused by the consumption of alcohol on the premises by guests and / or member of guest's party.

POOL RULES & SAFETY POLICIES

Use of the swimming pool is a privilege. Guests use the pool and surrounding area **at their own risk**. Failure to comply with these rules may result in **loss of pool privileges and/or removal from the Park**.

HOURS OF OPERATION

- Pool hours are **10:00 AM – 9:00 PM**
- Pool hours may change due to weather, maintenance, or Park events
- Pool may be closed at any time at management's discretion

SUPERVISION & SAFETY

- **NO LIFEGUARD ON DUTY**
- Children **under 16 years of age must be accompanied and supervised by an adult at all times**
- Children who are not toilet trained **must wear swim diapers**



- Running, pushing, rough play, diving, or horseplay is prohibited
- No glass containers are allowed in the pool or pool area
- No climbing on fences, gates, or pool equipment

HEALTH & HYGIENE

- Shower before entering the pool
- Anyone with open wounds, contagious illnesses, or bandages may not enter the pool
- Proper swimwear is required at all times
(No street clothes, cut-offs, diapers, or undergarments)

BEHAVIOR & CONDUCT

- Loud, disruptive, or inappropriate behavior is not permitted
- Profanity, intoxication, or unsafe conduct will result in immediate removal from the pool area
- Pool furniture must remain in the pool area and not be rearranged in a hazardous manner
- No smoking, vaping, or use of electronic smoking devices in the pool area

FOOD, DRINK & ALCOHOL

- Food is not permitted in the pool
- Drinks must be in **non-glass, spill-proof containers**
- Alcohol is **not permitted in the pool or pool area**
- Intoxicated guests will be denied pool access

GUESTS & ACCESS

- Pool use is restricted to **registered guests only or paying guests**
- Guests must display park-issued wristbands or identification if required
- Visitors not registered with the park are not permitted in the pool area

ANIMALS

- **No pets are allowed in the pool or pool enclosure**, except registered service animals as required by law

EQUIPMENT & MAINTENANCE

- Pool equipment, gates, and safety devices may not be tampered with
- Pool may close temporarily for cleaning, chemical balancing, or safety concerns
- Any accidents, injuries, or unsafe conditions must be reported to the office immediately

LIABILITY NOTICE



The Park is **not responsible** for accidents, injuries, or loss of personal property. By using the pool, guests **assume all risk** and agree to hold the Park harmless from any claims arising from pool use.

ANY PERSON WHO FAILS TO ADHERE TO PARK RULES AND POLICIES MAY BE REMOVED FROM THE PARK AT THE SOLE DISCRETION OF PARK MANAGEMENT.

Security and Management personnel are responsible for monitoring adherence to and enforcement of these rules and policies. Violations of these rules and / or policies, depending on their severity, may result in the following: verbal counseling, written notifications, removal or fines.

CHANGES & UPDATES TO THESE RULES

The Park reserves the right to make changes to these rules and policies at any time, without prior notice. When such changes are made, all appropriate parties will be notified in a timely fashion.

This agreement does not constitute a landlord / tenant agreement. Payment for sites is entirely for services rendered UNDER A HOST / GUEST ARRANGEMENT.