

Vancouver RV Park

Rules & Regulations

Vancouver RV Park is licensed by the State of Washington as a Recreational Vehicle Park for fully self-contained recreational vehicles. We are not a campground and we are not a mobile home park. As a licensed recreational vehicle park, the facility is governed by the lodging industry rules, regulations, terms and conditions. There are NO TENANT rights or privileges regarding site use, fees or obligations of Vancouver RV Park.

PARK INFO

Check in/out must be timely Check out time is at 12:00PM sharp every day including weekends and holidays. Failure to checkout by 12:00pm will result in a \$100.00 penalty. If you would like to extend your stay, it will be subject to availability. Be mindful of these check out/in times to prevent reservation disruptions. In the event you disrupt the space reservation the RV will be towed at owners expense.

Check in time is at 2:00pm every day including weekends and holidays.

The speed limit is 5 MPH.

Quiet hours are from 10:00PM- 7:00 AM.

Monthly space rent is due on the 1st of every month. Rent is late on the 5th at midnight and there will be a \$100.00 late fee. Late pays are subject to eviction. No refunds are given for early departure.

Management has the right to refuse entry or service to anyone for any reason he/she deems necessary and evict those who do not comply with the RV park rules and regulations.

BBQs only. No open fire pits are allowed.

There is a \$100.00 deposit required for each reservation. Deposit will be refunded minus any past due utilities, all finances due to the park are in order, your site is left clean and no damage has occurred.

Monthly RVs will be billed for utility usage. The park is not liable for your loose connections or any leaks that may cause a higher water bill.

Management may change or add rules at any time to better protect the guests safety and enjoyable use of the park property. Only guests registered with the park and who are current with rent or other expense payments will be allowed on the property. Others will be deemed trespassers and may be subject to prosecution. It is your responsibility to register all vehicles, occupants and pets.

Free wireless internet service is available throughout the park. Hot spots include our rec room and office building. Please contact us for more information.

Recreational Room is for everyone's use; please be thoughtful and share the space. Clean up after yourself and help maintain the cleanliness of the space. Please leave it as you would want to find it.

Subleasing is prohibited in the park. If an RV is purchased already on our lot and the buyer wants to stay in the park, they must have a preapproved application on file before taking ownership of the RV. If the buyers application is denied the RV must be removed immediately after purchase. If a current tenant purchases a neighbors rv, the purchase is to be handled by the parties involved. Park management will not mediate any purchase agreements.

PETS

Pets are welcome! You may walk your pet throughout the park and in designated pet areas. Please do not walk your pets through other sites. Animal waste must be picked up immediately. Be prepared and please dispose of all pet waste in a sealed plastic bag. Bags are provided at pet areas. Pets must always be on a leash no longer than 6 feet. Pets may not be left unattended at any time, left alone in the RV, fenced, penned, chained or tethered on park property. Pet pens, cages, runs and kennels

are not permitted. Be aware: The state of Washington has a law against tethering your dog. Pets are not allowed in any park facility, special exceptions for service dogs with appropriate paperwork are permitted. If you do have a service dog, it is your responsibility to notify the management of this. Barking dogs may lead to an eviction. Pit bull are not permitted on the park at any time.

RV CONDITIONS

RV's cannot exceed 10 years old. RVs must be in good working order and fully functioning. No leaking RV's or tarps will be allowed.

VEHICLES

Repairing and maintaining vehicles is prohibited in the park. All vehicles must have current tags. Any vehicles with expired tags will be towed at the owners expense. All vehicles must be parked within your site only, off the roadway and not over the grass. If you are found hanging over or parking in a driving path or in empty sites without written permission from landlord of property vehicle will be towed at owners expense. Two street legal vehicles not including your RV will be allowed per site.

GUEST RESPONSIBILITY

Occupants are not to interfere or tamper with park property or park business. This includes interfering with park management.

Your conduct in the park must be orderly. Any intoxication, profane language, excessive noise of any type, excessive traffic, illegal activity or the appearance of will not be tolerated. No firearms or fireworks are permitted on park property.

There is no smoking inside any park facility or around buildings. Ash trays are located outside every door for proper disposal. If cigarette butts are

left around your site you may be fined up to \$10.00 per butt, so please properly dispose of them.

Your site must be kept clean at all times. Only outside furniture and outside decoration is allowed. No extra refrigerators, freezers, coolers, boxes, clothes lines, garbage cans or other debris are allowed to be stored outside. Toys must be picked up and stored neatly out of sight. Any alterations such as gazebos, decks or tarps are not permitted. Handicapped ramps/stairs/porches need prior written approval from management before erecting. Plants are limited to no more than (6) potted plants or (3) planter boxes.

After 30 days of occupancy each resident living on the premises must fill out an application.

All visitors while on park property are required to abide by all the park rules and regulations. Park occupants are responsible for the rule violations of family members and/or visitors.

Scooters, roller blades, skateboards and bicycles are not permitted on park property. Riding your bike to enter and exit the park is allowed.

Children must always be supervised and accompanied by an adult. Out of courtesy to others, children may not play outside of their site, run through or behind other sites, the office, clubhouse, restrooms and laundry facilities. You are held responsible for all of your childrens actions.

Please dispose of your garbage in the dumpsters provided throughout the park. If the dumpster is full and overflowing, please use one of the other dumpsters. All garbage must be contained in closed plastic bags. Boxes must be broken down flat and placed in recycle bins. No appliances or large household items may be disposed of in the park dumpsters. Nothing may be left around outside of the dumpster. If all of the dumpsters are full, please keep your garbage and dispose of it once the dumpsters are empty.

LAUNDRY & BATHROOM FACILITIES

Laundry and restrooms are for occupants use only. Giving out codes to our facilities is grounds for immediate removal from the park. We take pride in cleanliness. Please leave them as you would want to find them. Do not overload washers/dryers, shake out dirt or dog hair prior to washing. We ask that you do not wash large items such as sleeping bags, rugs, blankets or shoes. NO pet bedding in washers and dryers. Please no pet washing in the bathroom showers. Please be courteous and clean up after yourself.

LIABILITY

Vancouver RV Park facilities are solely for the convenience of our guests. All persons use them at their own risk. Management/owners will not be responsible for accidents, injuries, or loss of property by fire, theft, vandalism, or any act of nature which is beyond their control. All visitors while on the RV park property are required to abide by all park rules and regulations. Park occupants are responsible for the rule violations, damages or illegal activity of family members or visitors.