

River's Edge RV Park GUEST & VISITOR Policy

GUESTS AND VISITORS:

MUST OBSERVE THE 5 mph SPEED LIMIT in the Park!

Under NO circumstances can Guests and Visitors bring any animal with them to the Park during the Visitation or Guest Stay. Violation of this will result in immediate ejection of Guest or Visitor from the Park and Tenant will be cited and fined \$50.

Visitors and Guests must park within the limits of the Tenant's Leased Site. No more than 2 vehicles can be parked at a site, except for Sites 45-49 all of which can only have one vehicle parked.

TENANTS are responsible for the behavior and any damages caused by their Guests and Visitors and must inform their Guests and Visitors of Park Rules, including SPEED LIMITS within the Park.

Tenants are expressly prohibited from inviting persons who have been previously evicted from the Park into the Park. Such persons are aware they are not allowed on park property and will be reported to the police as trespassers.

Tenants are expressly prohibited from bringing persons into the park to conduct unlawful activities, such as drug dealing and prostitution.

GUEST: A Guest is a non-tenant who is authorized to occupy the Tenants' Leased Premises for a **maximum of three (3) continuous nights within a thirty (30) day period** . **The # of Guests permitted at a single visitation is two (2).** A Guest fee of **\$10 Per Night Per Person** will be charged and will be collected from Guest or Tenant, in advance, upon arrival and registration at the Office during Park Operating Hours from 8am-8pm. There will be no charge for children under 15 years of age visiting Parent(s).

ALL adult **GUESTS MUST must show photo ID.** Office will copy ID and may photo the Guest and register the vehicle (personal automobile or passenger truck only-no motorcycles, ATV's, "conversion-type vans or recreational vehicles).

If a Guest desires to establish a long-term tenancy with the Tenant, the Guest must FIRST complete an Application for Tenancy to be approved by Park Management. If approved, Applicant may subsequently be permitted to sign a new Lease Agreement with the Tenant. Guest cannot extend their 3-day maximum Guest Stay during the Application process without written authorization from Park.

Co-Tenants, including husband/wife, who enter into a Lease are jointly liable for all Rents and Damages.

For example, this means that if TWO Tenants--related or not--occupy a Leased Site and one of the Tenants leaves or dies, the remaining Tenant will be solely responsible for the entire Lease Rent. If the remaining Tenant wants a "replacement co-Tenant", that person must fill out a Park Application. The Applicant must demonstrate the financial ability to support the Lease Agreement independently of their co-Tenant. Co-Tenants' financial obligation is not "half and half". The Park is under no obligation to accommodate changes in Tenant living or financial situations.

Under no circumstances can a casual lodging or “rogue” tenancy be established by Tenant.

Unauthorized occupancy by a Guest is prohibited and deemed a subletting or assignment of the Park Premises. This is a violation of the Lease and may result in immediate eviction of the Tenant.

VISITORS: Visitors are not Guests and there is no charge. No more than two (2) visitors are permitted during a single visitation. Visitors are permitted entry during Park Operating Hours which is 8am-8pm. Visitors cannot remain on the Park Premises overnight unless they comply with GUEST policy.

Tenant recognizes and accepts that, due to the unique river location of Park and access to it by the public, it is Park’s desire to protect the privacy of ALL residents from intrusion and trespass by the public. Thus, ALL Visitors must be announced by Tenant in advance of their anticipated arrival *each time a Visitor arrives*. There is no Park policy that allows “Anytime Visitors”, i.e. repeated unannounced visits by the same person! Tenant must briefly describe the vehicle Visitor will be driving so as to relieve staff of the need to chase and identify unknown vehicles. This policy is necessary to ensure that all residents have quiet use and enjoyment of their Leased Site. Park has expended significant resources to provide safety and privacy for residents. Tenants are expected to cooperate and comply with Park policy. Unannounced Visitors will be deemed trespassers and escorted out of the Park by staff or law enforcement.

If a Visitor wishes to remain with Tenant on Park property after 10pm, the Visitor will be deemed a GUEST. If a Tenant desires a Visitor to extend their stay as a Guest, Tenant must notify Park Management and register their Guest at the Office per Guest Policy during Park Operating Hours and pay the daily fee of \$10.

A Tenant who permits a Visitor to extend visit past 10pm and/or remain overnight without Park permission is in violation of this Agreement, and may be cited and fined \$50, in addition to the Guest fee. The fine and fee will be added to Rent.

If Tenant desires to host a Guest or Visitor that does not fall within the guidelines set forth, Tenant must contact the Park Management IN ADVANCE. Park Management reserves the right to refuse entry to any Guest or Visitor of Tenant .

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