

# RIVER'S EDGE RV PARK

## PARK RULES

1. Office hours are Mon-Sat 2:30-4:00 pm. Do Not Knock on Manager or Owner's door. Call (707) 764-5420 for assistance.
2. Quiet time is 10PM-6AM. No loud music (including car stereos) at any time. No noisy vehicles or Motorcycles without prior permission from the management. No loud bass sounds in the Park. Turn your sound system off at the mailbox area as you enter the park.
3. Groups "hanging out" is strictly prohibited. This is a private park for tenants only.
4. No smoking and no pets in Park buildings. Pick up after pets immediately. Doggie bags are at the restrooms and throughout the park.
5. No rowdiness, drunkenness, drug use and/or belligerent, harassing, aggressive or disturbing behavior towards tenants or property. Visitors must leave by 10pm. No overnight guests without prior approval.
6. All tenants must comply with federal, state, and local law. You are responsible for your guests' conduct and any damage to Park property.
7. Garbage dumpster for household items only. No mattresses, appliances, etc. Garbage Bins open 8am-8pm
8. Do not sit on the fence. No parking along the fence.
9. All bathrooms are code locked
10. Laundry room hours are 8AM to 8PM. Rolled coins available during Office Hours only.
11. Children under 10 years of age shall be attended by an adult at all times.
12. No outdoor watering-no extra hoses on site, no outdoor plants (indoor only) no car or RV washing.

## VEHICLES

Two vehicles maximum per site. Additional vehicle billed at \$20 monthly with Manager's permission. Non-operating vehicles strictly prohibited. No oil changing and other types of vehicle maintenance allowed. No RV and/or car washing allowed. (Violation = \$20 Fee)  
No ATV's or mini- bikes allowed in Park or on Beach.

## PHONES/INTERNET

These services can be activated as a private subscription by calling SUDDENLINK at 1-877-443-3127. Inform Suddenlink Representative that River's Edge RV Park has a "bundled" account and that you wish to purchase "add-on" service.

# MAIL

Mail can only be delivered to the names listed on original application.

# PETS

One pet is included with rent payment, additional pet is \$20 monthly. No aggressive breeds. Inside cats ONLY! Pick up after pets immediately. Pets must never be left unattended. Walk dogs on leash no longer than 6 FT. No new or "replacement" pets without pre-approval.

# RV SITES

RVs must be kept licensed, currently registered, insured and in safe operating condition. No broken windows. Only camping gear may be stored outside your vehicle. No tires, propane bottles, trash cans etc. Sites must be kept clean. No tarps, tents, or clotheslines. No "add-on" structures at site without pre-approval.

Rent due IN FULL on the 1st. Only Daily (\$30) or Monthly (\$435) for one person; \$20 extra per person over 15 years of age rates apply. Tenants who are uncertain about length of stay should pay daily or weekly rate... rent is Not refunded for a shortened monthly stay. Deposit of \$150 for monthly and extended weekly tenants. Deposit forfeited without 30 day notice of departure date. (Ask about exceptions for seasonal contract workers). No deposit refund with eviction.

Large sheds \$60 monthly, small sheds \$30 monthly. Must sign Shed Agreement.

All monthly tenants of sites 1-49 will be charged for electricity.

All rents are due on the 1st, and late after 4pm on the 6th of the month. There is a \$50 late fee. Rents can be paid by 1) walk-in to the Office during Office hours, 2) through the mail with a stamp, 3) call Office with credit card payment or, 4) call the Park phone number to make other arrangements.

Refund of your deposit will be sent to the forwarding address that you specify when you give your departure date notice. Be certain to return your mailbox key (unreturned key will result in \$25 deduction from Security Deposit), clean your site and pay your electric bill. Shed must be emptied and swept out at your departure.

*I have received a MailBox key. I have received a copy of the Park Rules, which are part of the Tenant Contract, and agree to comply*

NAME \_\_\_\_\_ DATE \_\_\_\_\_