

## **Springwood RV Park – Rules and regulations for stays more than one month.**

We only accept RV's that are in **good working and aesthetic order**. All RV's must be **self-contained and have bathroom and shower facilities in working order**. As this is a transit park all RV's less than 10 years old are automatically allowed without prior approval. RV's older than 10 year but less than 20 years will require submission of photos of the exterior prior to approval. The approval will be at the manager's discretion and is limited to maximum of a one-year stay. **RV is the park that fall into this category will require reapproval if the RV stay in the park longer than one year**. The management has full jurisdiction as to whether an RV is acceptable to the park. Owner will be required to remove the RV if deemed unacceptable. No RV of greater than 20 years are admitted (any such cases will be evaluated individually). We do not allow pop up campers or tents of any sort.

**You must have current tags, registration, and insurance on your RV and vehicle(s) present.** Proof must be given to the office upon registration or check in.

**Lot fee is payable in advance and due based upon the date of your arrival.** Guests have a five-day grace period including the actual due date to pay the lot fee. On the 6<sup>th</sup> day, the monthly rate will revert to the park current daily rate. We also collect a \$200 deposit. It may be refunded to you **after a 60-day stay**, minus any outstanding collection fees (power, past due lot fee, clean up, etc.). **We do not refund prorated lot fees.**

**Management of the park always reserves the right to terminate the tenancy of a guest for any reason or behavior deemed objectionable.** Springwood is not responsible for damage to vehicles or RV. Springwood is not responsible for accidents of any kind, personal injury, or damage to property.

Wood burning fire pits or fire rings are not allowed in the park. You may have a propane fire pit only.

### **General Rules:**

- There will be zero tolerance of any illegal drugs on the property at any time. You will be asked to leave immediately if there is any **suspicion** or proof of illegal drugs.
- **NO alcohol containers are permitted outside the RV.**
- No campfires or open fires are allowed. Enclosed charcoal grills (not on a picnic table) are allowed upon management approval.

- You are allowed your RV and 1 extra vehicle at your site (unless you're a Premium site). **Additional vehicles will need to be parked in the overflow parking at the office.** If you have more than two vehicles, you will need to have approval by management. **Do not park on the grass or concrete patio!**
- Vehicles that are inoperable **CANNOT** be "parked" at your site or on the park property. No working on your vehicle on-site without management approval.
- Do not speed inside the park. **Maintain a speed of no more than 10mph.** You will receive a warning the first time. **You will be fined \$50 on the second offense and asked to leave the park on the third.**
- Power connections to park supplied receptacles must not be showing **ANY** wires (All wires must be contained inside the outer jacket with no breaks or slices in the jacket).
- **Water connections must not be leaking at the spigot or from any point of the customer equipment** (including but not limited to, holding tanks or hoses). If we see your equipment leaking, we will shut off the water and contact you to hopefully prevent damage.
- Sewer connections **MUST** have good seals with absolutely no leaks in the hose apparatus. This is a health and safety hazard. Neglect will not be tolerated. You will be asked to replace the hoses or please leave the park. **We also ask that you have all hoses neatly placed so that it is out of the way of lawn maintenance, of which includes elevating your sewer connection.** We will not replace sewer hoses that are inadvertently hit by the weed eater due to your neglect of your hoses.
- **Park quiet time is from 10 PM until 8 AM.** Please be respectful of your neighbors.
- Noise complaints received from more than one park guest (can include but not limited to: children, barking dogs, parties, loud music etc.) will receive one warning before being asked to leave the park.
- **Children must ALWAYS be maintained and in the presence of an adult.**
- All trailers and boats need to be parked in the boat parking area. **Trailers and boats are not allowed on the sites.**
- If you cannot pay your lot fee and electric within 5 days of your due date you will need to vacate the park on the 6<sup>th</sup> day. No exceptions.
- Only patio furniture, picnic tables, grills, camping chairs, flowers, mats (TYPICAL outdoor camping equipment) are allowed on patios. Please remove all "other" items (or ask management for approval) and maintain clean sites. **No tents allowed.**

Pet Owners:

- Maximum of 2 pets per Lot.
- Animals /Pets are NOT allowed in the Laundry and bathrooms.
- Any pet causing a disturbance or harm will be subject to immediate removal from the Park.
- Excessive barking (more than 5 minutes) will not be tolerated.
- In the event of any animal/pet violation of these rules or regulations, the individual responsible for the animal/pet will be asked to leave the resort.
- The following breeds of dogs are presumed to endanger the life, health, safety, or well-being of residents and are not allowed at Springwood RV Park:
  - Pit Bull (American Pit Bull Terrier)
  - Doberman Pincher
  - Chow
  - Rottweiler
  - Wolf or wolf hybrids
  - Dogs of mixed breeds that have the substantial characteristics of any of the abovementioned breeds
- ALL pets (even cats) must ALWAYS be on a leash when outdoors. Leashes must be 6 ft. or less, and no retractable leashes allowed.
- If you are observed allowing your pet to defecate without picking it up, **you will be fined \$50 for the first time.** If you are caught again, **you will be asked to leave the park without any refund.**
- ***Pets are NOT ALLOWED to be tied up outside if you are not outside with the pet.***
- Each pet will need to have updated vaccinations and provide proof to the office immediately upon check-in.

**The laundry facility is located on the lower side of the park – cross over the tracks and around the corner is the laundry building. Please watch this video link (<https://youtu.be/an3nmJF6xP0>) – ensure that the last character is the number zero instead of a letter character – for details on how to access the facility as well as use the machines. Each site has its own specific site entry code: \_\_\_\_\_**

**Wi-Fi: Springwood RV, Password: swood2745**

**Please initial each item below per your agreement and return this page to the office within 24 hours of entering the park:**

Do you agree to keep pets (including cats) indoors (except for being outside with owner on a leash)?

\_\_\_\_\_

Do you agree to pay all collection fees that are incurred to collect money owed to Springwood RV Park?

\_\_\_\_\_

Tenancy is for adults and immediate children living on site only.

\_\_\_\_\_

You are not allowed to be a regular babysitter while a guest at Springwood RV Park. \_\_\_\_\_

I understand that I will be charged for lot fee and a deposit of \$200 days even if I leave early (**no prorated refunds**) \_\_\_\_\_

There are no refunds (other than your deposit upon a **60 day stay** less your last power bill). \_\_\_\_\_

**It is the responsibility of the renter to notify the office of date of departure a minimum of two weeks prior to departure. If not, they will be charged for the full ensuing month and/or will forfeit their monthly deposit.**

**Full name** \_\_\_\_\_

**Site Number** \_\_\_\_\_

**Date** \_\_\_\_\_

**Signature:** \_\_\_\_\_