



Guest Name(s) : _____ Site: _____
: _____

Extended Stay Rules and Regulations

We have designed our park as an upscale resort community and the following rules are intended to maintain that look and feel for all of our guests.

Arrivals and Departures

- 1) Check-in is available from 10am to 7pm. Check-out time is at 11:00 am.
- 2) Our site fees are based on two guests. See current rates for additional person charge for everyone over the age of 12.
- 3) A \$200.00 non-refundable deposit is required for all Extended Stay reservations to hold your site. At the end of your stay, this will be returned if you leave the site in good shape. If you cancel your reservation this will not be returned.
- 4) A \$200.00 utility deposit will be charged with the first month's invoice.
- 5) Sites are metered and charged for electricity used at a rate of \$0.15/kwh.
- 6) You have the option to have a large Propane tank placed on your site, and filled and billed monthly by our propane supplier.
- 7) Site Fees are due on or before the 1st day of each month. There is a \$50 late fee for payments not received in full by that date.
- 8) No refunds for early departure, for any reason.
- 9) Any property or personal items remaining in the Premises upon expiration or other termination shall be presumed abandoned by Guest. Disposal fees will be deducted from your deposit.
- 10) Owner/employees/agents may remove, store, dispose, keep, sell or otherwise take any action with respect to such abandoned items without liability or obligation to Guest.

Parking & Vehicles:

- 1) Each site may have a maximum of (2) vehicles plus your rig.
- 2) Rigs must be positioned within designated parking area and approved by Management.
- 3) Parking is allowed in designated parking areas only with at least 1 foot clearance outside of streets.
- 4) Parking in vacant sites will result in being charged the daily rate and/or the vehicle being towed.
- 5) No parking in front of Clubhouse (south side) at any time. This area must remain open for registration and overnight campers.
- 6) Parking on north side of Clubhouse and at bath house is for short term use of those facilities only.
- 7) Extended Stay guests are to use the north entrance/driveway. Avoid driving through the short term guest area for the safety of the pedestrians in high-activity areas.
- 8) Semi-trucks, trailers, ATVs and boats are not allowed in the park without prior approval from office.
- 9) Must have your own tow-vehicle for your rig.
- 10) All vehicles (including rig) must be well maintained in good operational condition without any leaking fluids and have current registration, license plates and insurance. All vehicles including rigs must be in compliance with all state and local laws, statutes and ordinances.



- 11) No type of mechanical repair, whether to vehicle or rig, is allowed without prior approval.
- 12) Rigs must be clean upon entry and a wash permit is required for any future washing.
- 13) No vehicle washing is permitted on site without prior approval.
- 14) No idling of vehicles at any time.
- 15) **Speed limit is 5 mph in the Resort. This is a safety, liability and quiet enjoyment issue which we take seriously. Repeated offenses will result in ejection.** Please watch for children.

Rig & Site Appearance:

- 1) Rigs must be RVA certified and a model year that is no more than 15 years old. We reserve the right to refuse service to any rig based on its appearance and/or condition. Exceptions may be made on a case-by-case basis by management. All campers/rigs must be self-contained, clean, well maintained and all parts in good working order.
- 2) Pressure regulators are recommended for your water connection. Resort accepts no responsibility if you choose not to use one.
- 3) Sewer/gray water hoses should be kept in an accordion and must have a sewer connection (sewer collar/donut) attached to prevent sewer gasses from escaping.
- 4) To keep our sewer lines working properly, do not flush paper towels, diapers, baby wipes, “flushable wipes”, sanitary wipes, feminine products, condoms, needles, food, grease, etc.
- 5) Small personal charcoal or gas grills are allowed; however, they must be in good working order, kept clean and stored toward the back of your site.
- 6) Personal Propane tanks must have valid certification and if visible from the street be: painted a solid color, in good condition and located inconspicuously. We offer the option to have a larger tank installed on your site, and filled at your site by our propane supplier.
- 7) Outdoor items shall be limited to those intended for outdoor use, well maintained, and kept orderly.
- 8) Lighting which impacts the community, and your neighbors must be off during quiet hours.
- 9) Your site must be litter and clutter free.
- 10) No item should be left on or in the grass. Do not drive stakes into grass. Stakes anywhere on the site must be approved by management.
- 11) The following are NOT allowed outdoors:
 - a. Storage that is visible on your site
 - b. Out buildings, decks, fences or structures, other than portable/metal RV decks and stairs. Painted wooden stairs may be approved on a case-by-case basis.
 - c. Appliances or A/C window units
 - d. Swimming pools, trampolines or tents
 - e. Clothes lines
- 12) Holiday decorations must be contained on your site, and removed within two (2) weeks of holiday
- 13) Skirting is only allowed from November 1 through March 31. Skirting must be securely attached and the visible portion must be a quality finish material (not insulation), compatible with rig that looks good. Management has the absolute right to reject any skirting that does not meet all these criteria.
- 14) Please put all cigarette butts in proper containers and make sure they are completely out before dumping in dumpsters. Please be considerate of your neighbors with second hand smoke.



- 15) We have two dumpster locations for your use. Out of respect for others, and our wildlife, please do not leave any trash outside of your trailer at any time. Recycle bins are clearly marked, and are located at the North Entry dumpster location. Please Recycle!
- 16) The following items are NOT allowed in dumpsters: any hazardous materials (grease, oil, paint, antifreeze), furniture (mattresses, sofas), electronics (TVs, computers, monitors), any skirting materials, boxes (must be broken down & recycled), animal carcasses. You must dispose of these items outside of the park! Dumpsters are for household trash only; NO large items, appliances, tires or hazardous waste is allowed in or around the dumpsters.

Pet/Animal Rules:

- 1) All pets/animals are to be on a leash, at all times while outside the rig. Animals are not to be left unattended outside the rig INCLUDING in your personal dog run. This includes cats! Pets must not be able to roam off of your site boundary when leashed at your site.
- 2) Pets must be up to date on all required vaccinations and wear a tag that includes an owner contact number.
- 3) Please clean up after your pet immediately and dispose of waste properly. Failure to do so will result in a warning, and then a \$100 fine. for each instance. Dog parks are video monitored.
- 4) Constant or frequent barking will result in a warning. If the behavior continues your site Agreement may be terminated.
- 5) There is a strict 2 pet limit. 1 Pet is included in your site fee.
- 6) Pet enclosures must be pre-approved by the office, and may not be used on/over the concrete or grass. We do offer permanent personal dog runs on certain sites for an additional monthly fee of \$30.00.
- 7) Pet or Assistance Animal Agreements must be completed and on file with park management, as appropriate.
- 8) Pets are not allowed in the bathrooms, clubhouse, laundry room or on the pool deck.

General Rules:

- 1) Postal service mail pieces are NOT accepted. Packages less than 30 pounds may be sent to office. There is a \$5 per package handling fee. We do not accept any responsibility for guest packages. We will not sign for packages. There is no outgoing mail or package service.
- 2) Quiet hours are from 10:00 pm -7:00 am.
- 3) All visitors and delivers must stop at the office. Deliveries must be met at the office and visitors must sign-in and get a pass. If the visitor will be using the facilities or staying the night there is a \$10 charge per person, per day. Please let us know at visitor sign-in, this is on the honor system.
- 4) Our Site Agreement is only with you. It is not transferrable; you may not have others living with you who are not covered under our agreement.
- 5) All Site Service Agreements are on a monthly basis. We do not guarantee the same site if you choose to extend. Check with management for possible extension.
- 6) Management may have you move to alternate site for maintenance or improvements as necessary.
- 7) Security deposits are collected against default and damage to site. Deposit will be mailed within 30 days of departure if site is left in the condition in which it was received, and all monies due Canyon



View Resort LLC have been paid. Should damages exceed the amount of the Deposit, Guest will be responsible for prompt payment of any excess amount.

- 8) If a Site Services agreement is cancelled within two weeks of arrival, the security deposit will become non-refundable. If your agreement is cancelled by the park, and your site is left in the condition it was received, the deposit will be fully refunded.
- 9) There is a \$50 fee charged for returned checks. A cashier's check, money order or cash will be required to recover the amount of the returned check plus the
- 10) \$50 fee and late fees applied to the account. If a check is returned, personal checks will no longer be accepted for future payments.
- 11) Discharging or displaying firearms, paintball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
- 12) Fireworks, sparklers and any type of explosive are prohibited.
- 13) Drone use is prohibited.
- 14) No political displays or signage.
- 15) Smoking is prohibited in all public spaces, including bathrooms, laundry room and sun deck.
- 16) Guests and visitors will be held liable for any damage to buildings, grounds, lots or water/electric meters if damage is due to their/their visitor's/children's actions. Obnoxious or offensive activity, excessive noise, abusive language, interference with other guests, disturbing the peace and willful or careless destruction of property in any manner will be cause for termination of our agreement.
- 17) Canyon View RV Resort, owners, agents, and management are not responsible for injury, loss or claims for any damages to guests, children, pets or property from fire, electric, water, wind, weather, theft, accidents or any other cause.
- 18) If law enforcement authorities are called to your site for any reason, you may be required to vacate the park immediately.
- 19) The Resort is covered by video surveillance for security purposes.
- 20) Canyon View RV Resort reserves the right to change the rules and site fees without notice.

Affirmation:

_____ I have received, read and fully understand the Rules and Regulations as outlined in this document.

_____ I will abide by these Rules and Regulations.

_____ I understand that failure to follow Rules and Regulations, by myself or anyone occupying or visiting my site, may result in immediate termination of my Site Service Agreement.

Guest Signature

Date

Guest Signature

Date