



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 our guests.

Arrivals and Departures

- 1) Check-in is available from 11am to 5pm. Check-out time is at 11:00 am.
- 2) Our site fees are based on two adults and three children. Additional Adult charge \$100, Additional child \$50. **Max of 6 occupants per site or approved by management.**
- 3) A \$600.00 non-refundable deposit is required for all Extended Stay reservations to hold your site. At the end of your stay, ONLY AFTER you have met the 3-month minimum stay, this will be returned if you leave the site in good shape. If you cancel or end your reservation this will not be returned.
- 4) A \$200.00 utility deposit is required and used towards your last electric invoice.
- 5) Sites are metered and charged for electricity used per KWH.
- 6) 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. If fees are not paid by the 10th in Full, management would start the eviction process. There will also be a \$50 fee for any failed or returned payments.
- 7) There are No refunds for early departure, for any reason.
- 8) Any property or personal items remaining on the Premises upon expiration or other termination shall be presumed abandoned by Guest. Disposal fees will be deducted from your deposit.
- 9) Management may remove, store, dispose, 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. Vehicles MUST sit 6 inches from road.
- 2) Rigs must be positioned within designated parking area and approved by Management.
- 3) Parking is allowed in designated parking areas and vehicles must be at least one foot from the street.
- 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 short-term guests.
- 6) Parking on north side of Clubhouse and at bath house is for guest 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 these high-activity areas.
- 8) Semi-trucks, trailers, ATVs, and boats are not allowed in the park without prior approval from office.
- 9) You 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. **Proof of Current Insurance must be on file with the front office.**
- 11) **No type of mechanical repair, or construction project to vehicle or rig, is allowed on your site without prior approval.**
- 12) Rigs must be clean upon entry. See the office for a wash permit.
- 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 from park. **After three speeding infractions your site agreement will be voided. You will be asked to leave the park.** Please watch for children.

Rig & Site Appearance:

- 1) Rigs must be RVIA 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) Surge protectors are recommended for your electrical connections. We are not responsible for power surges.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) Personal Propane tanks must have valid certification and if visible from the street be: painted a solid color, in good condition and located inconspicuously.
- 8) Outdoor items shall be limited to those intended for outdoor use, well maintained, and kept orderly.
- 9) Lighting which impacts the community, and your neighbors must be off during quiet hours.
- 10) Your site must be litter and clutter free.
- 11) 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.
- 12) 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
- 13) Holiday decorations must be contained on your site and removed within two (2) weeks of holiday.
- 14) 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, compatible with rig that looks good. Skirting Color Must Match Camping Unit. **FOAM BOARD IS NOT ALLOWED** Management has the absolute right to reject any skirting that does not meet all these criteria.
- 15) Our hydrants are heated for winter camping, we recommend a heated hose if you remain connected in freezing temperatures.
- 16) 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 secondhand smoke.
- 17) 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!



- 18) 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) **Owners are legally responsible for their dog(s), Dog handlers must be at least 16 years of age.**
- 2) Aggressive dogs MUST be removed immediately.
- 3) 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 your site boundary when leashed at your site. **After three no leash infractions your site agreement will be voided. You will be asked to leave the park.**
- 4) Pets must be up to date on all required vaccinations and must wear a tag that includes an owner contact number.
- 5) **Please clean up after your pet immediately and dispose of waste properly. Failure to do so will result in a warning, and then a \$50 fine for each instance.**
- 6) Constant or frequent barking will result in a warning. If the behavior continues your site Agreement may be terminated.
- 7) There is a strict 3 pet limit. 2 Pets are included in your site fee. Additional pet \$50 Monthly.
- 8) Pet enclosures must be pre-approved by the office and may not be used on/over the concrete or grass.
- 9) Service Animal Agreements must be completed and on file with park management, as appropriate.
- 10) **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 deliveries 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. **You are responsible for your visitors and their actions, and damages to resort.**
- 4) Our Site Agreement is only with you. It is not transferrable; others living with you must also sign our Site Agreement.
- 5) All Site 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) A 30-Day Notice is required for your intent to vacate your site. If notice is not given no deposit will be refunded.
- 7) Management may have you move to alternate site for maintenance or improvements as necessary.
- 8) 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.
- 9) If a Site Agreement is cancelled within two weeks of arrival, the security deposit will become nonrefundable. 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.



- 10) 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. If a check is returned, personal checks will no longer be accepted for future payments.
- 11) Invoices are due on the 1st are considered late if received after the 2nd of the month.
- 12) Discharging or displaying firearms, paintball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
- 13) Fireworks, sparklers, and any type of explosive are prohibited.
- 14) Drone use is prohibited.
- 15) No political displays or signage.
- 16) Smoking is prohibited in all public spaces, including bathrooms, laundry room and sun deck.
- 17) 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.
- 18) Canyon View Resort LLC, 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.
- 19) If law enforcement authorities are called to your site for any reason, you may be required to vacate the property immediately.
- 20) **After three infractions your site agreement will be voided. You will be asked to leave the park.**
- 21) The Resort is covered by video surveillance for security purposes.
- 22) Canyon View Resort LLC reserves the right to change the rules and site fees without notice.

Affirmation: MUST INITIAL

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

_____ I understand that the \$600.00 site deposit, and the \$200.00 utilities deposit are only refundable after completing the 3-month minimum stay.

_____ I will abide by these Rules and Regulations.

_____ I understand that if I receive 3 infractions it will result in immediate termination of my Site Agreement.

_____ 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 Agreement.

Guest Printed Name

Guest Signature

Date

Guest Printed Name

Guest Signature

Date