

Mason Creek RV Park - Rules, Regulations, Terms and Conditions

These rules are for health, cleanliness, legality and welfare of all.

WE HAVE A NO- REFUND POLICY & WE RESERVE THE RIGHT TO REFUSE SERVICE TO ANYONE

PLEASE READ ALL OF THE FOLLOWING PARK RULES, AND SIGN THE FINAL PAGE OF THIS AGREEMENT. All adults must sign. Site Renter is the person(s) signing this agreement and will be known as "Site Renter" or "SR" hereafter.

CHECK-OUT TIME: 12:00 noon. Due to previous reservations, if you plan on staying longer, the earlier you re-register, the better your chance of keeping your site.

OFFICE HOURS: By appointment only. Call 208-412-3371 or email masoncreekrv@gmail.com to schedule a time.

PARKING: TWO automobiles permitted per space.

QUIET HOURS: 10:00 pm - 7:00 am.

OPEN FIRES: Only in approved BBQ grills and attended.

CHILDREN: We want the children to be safe & have a good time, but always under the watchful eyes of a parent/guardian. We are not responsible for their safety or welfare. You are liable for their behavior. Children under 11 should be accompanied by adult in restrooms. You are financially responsible for any and all damages.

FIREARMS: No firearms, fireworks, air/spring guns or other missiles are permitted in park.

RECREATIONAL VEHICLE USE: No riding motorcycles, ATVs or dunebugs within the park property..

PETS: The Idaho Department of Health prohibits all pets from running free in the park. Quiet pets, under control and on a leash at all times, are welcome. Please maintain control of your pets. The limit is for only 2 pets allowed on leash. Owners must clean up after their pets. Do not leave pets tethered on a leash or chain or in a pen outside overnight or when you are absent. Absolutely no pets other than service animals are allowed in the office or laundry! The same rules apply for cats as for dogs. Cats are inside pets only. If outside, they must be on a leash with the owner at all times. These rules are for health reasons as well as the respect for others. **NO AGGRESSIVE BREED DOGS ARE ALLOWED IN THE PARK.**

SPEED LIMIT 5 MPH: Please observe a speed limit of no more than 5 mph.

LAUNDRY: Be considerate and remove your clothes promptly. Do not use all of the washers and dryers at once as a courtesy to others. If you are not available when your load is finished other guests/staff have the right to remove your items and place them on top of the washer/dryers or in the basket. If this is a concern to you then make sure you are there when your load is done. You may remove the laundry of a machine that has stopped if no one is there to claim it. Do not stop machines or end another person's load early. Do not leave any items behind. We may place unclaimed items in a lost and found or they may be tossed or donated. Use of washers and dryers is at your own risk. Do not wash oily or greasy clothes

in our machines. Do not wash pet beds or bedding in our machines. We cannot guarantee that there is no oil, debris, make-up, crayons, pens, pet hair etc. in the machines. You can use cleaner and paper towels to clean out machines before each use to help protect your clothing. Exterior clotheslines are not permitted

RESTROOMS AND SHOWERS: Access code required. Dish and utensil washing is prohibited. Children are to be accompanied to restrooms and shower. "Stay with them." Please help us keep the showers clean by doing your part. Restrooms and showers are for the use of paid SR and guests only. They are checked regularly. Please do your part to keep them clean and notify our staff if any of our facilities need attention. Please do not give out the access code to anyone else to help us keep our facilities secure. Do not flush feminine supplies, "flushable wipes", or other items into the sewer, This will cause problems for the park's sewer system. Restrooms are marked. Couples may not use the shower facilities together in either women's or men's restrooms. Please do not leave any items behind In bathrooms or showers, They may be tossed or donated.'

SEWER CONNECTION: State law requires that connections must be watertight and clamped on both ends. Absolutely no discharge of sewage or gray water on ground. Do not put grease or stringy food down the sewer.

GARBAGE & TRASH: Dumpster located in the park is for personal trash only. Refer to park map for dumpster location. All garbage must be bagged & tied, boxes broken down. DO NOT leave trash outside by your RV. Cleanliness of the park is important to us. Sites are to be kept clean and orderly, as determined by management. Please leave bathrooms and laundry as you would like to find them. If they are in need of attention, please notify the manager. Please leave a clean campsite. Help maintain a clean and tidy park, by not littering. Please dispose of trash in the proper manner. This includes cigarette butts. Do not throw them on the park grounds. Place trash in plastic bags and dispose of garbage in the park furnished dumpsters and do not throw personal garbage in restrooms, laundry, clubhouse, or other building trashcans. Trashcans are not allowed in your space. Dispose of each trash bag directly in the trash dumpster. Break down any boxes before disposing of them. Do not put furniture or large items in dumpsters.

CONDUCT: Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive or vulgar behavior will not be tolerated. They will be reason for immediate eviction without refund.

DRUGS: Illegal drugs of any form are prohibited on the property of Mason Creek RV Park. Person(s) caught in violation of this rule are subject to immediate eviction without a refund. Person (s) knowing of any illegal activity are encouraged to notify the management immediately. Any information reported will be strictly confidential.

LIABILITY: All park facilities and equipment of the park is intended for the convenience of the guests. Any and all persons using the facilities do at THEIR OWN RISK and consent. The park management is NOT RESPONSIBLE for accidents due to fire, theft, wind, flood, personal negligence, acts of God or other unfortunate circumstances. The registered guest is financially responsible for all individuals or pets at their site for any/all damage to the park.

STORAGE: Nothing but RV related items outside coach.

TOWING: By signing this agreement, you are aware that if site fees are not paid you will need to vacate the site either voluntarily or the park managers/owners have the right to tow any vehicles including RV's

off our premises. This is not an apartment or house rental agreement and normal Tenant /landlord laws do not apply to site rental.

INSURANCE RESPONSIBILITY: The property in the rented site is stored at the risk of the Site Renter. SR understands that the Park owner does not provide insurance coverage on any of the site renters' property. If SR desires property to be covered by insurance, SR must obtain and maintain it at SR's expense. If SR fails to maintain insurance, SR will be "self-insured" and personally assumes all risk of loss. Park Owner will not be responsible or otherwise liable for any loss or damage to SR's property or person due to any cause, including but not limited to, fire, theft, vandalism, wind, water damage, act, or omission of any other third party, regardless of whether such loss or damage may have been caused or contributed to by the active or passive acts or omissions or negligence of the Park owner, manager, its agents or employees. SR agree to indemnify and hold Park Owner, its agents, and employees harmless from and against any claim for damage to property or person, and any cost (including lawyer fees) arise therefrom, resulting from the use of the rented site by SR. SR hereby waives its right to recover against Park Owners, and any right to subrogation, for any loss under SR's insurance policy.

CUSTOMER RESPONSIBILITY UTILITIES: If your RV has an electrical problem and it creates a problem with the park electricity and a certified electrician has to be called you will be responsible for the cost of the electrician's service call and damages. The Park reserves the right to charge SRs accordingly for any damage they cause to the grounds and/or Resort facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, etc.) The Park shall provide utility hook-ups at the site for sewer, water, and electrical service. SR shall not make any alteration to the electric, water, or sewer connections provided by the Park The Park's responsibility shall extend only to the point of connection and the Park shall not have any responsibility for the condition or functioning of any pipes, conduits, or wires from such point of connection to the SR's RV. Wastewater must be disposed of properly; no dumping on the ground. Please use the appropriate dump station or sewer connection. Disposal of wastewater in any other manner may incur a fine. Do not flush "flushable wipes" feminine supplies or other items in the sewer. The Park reserves the right to disconnect utilities in order that repair, alterations, or additions may be made. SRs will be notified, when possible, of any planned utility system shutdown. The Park shall not be responsible for any loss suffered by any SR from planned or emergency shutdowns. **ELECTRIC SPACE HEATERS ARE NOT ALLOWED. NO CHEATER BOXES OR PIGTAILS ALLOWED.** Mason Creek RV Park is not responsible for any electrical components on RV's.

FREEZE PREVENTION: SRs are responsible for the proper installation and maintenance of freeze-prevention devices for their water supply during freezing weather. This may include the need for heat tape, Insulation, Heated hose, etc. Ask maintenance for help if needed. Only heat tape/strip-type devices are allowed. Work lights or space heaters are not acceptable. Please take care to make the pipe freeze prevention measures as aesthetically pleasing as possible.

SEWER: The SR is responsible for the proper sewer connections which must be airtight and screwed in. The hose must be in good condition with no leaks. It must be elevated such that it slopes from the RV connection to the park sewer connection in the most direct way so that water does not pool in the hose. The hose may not lie on the ground. Do not flush feminine supplies, flushable wipes, or other items into the sewer.

DAMAGES: The SR is responsible for all damage or destruction of property, and any injury to persons, caused by the SR or his or her family, visitor, or pets. Any Site Renter or guest destroying/damaging park or other customer's property will be required to make restitution. The Park reserves the right to charge SRs accordingly for any damage they cause to the grounds and/or Resort facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, etc.)

GOLDEN RULE: All SRs should be courteous to other SRs, guests, and staff; ensuring noise levels are

acceptable even during the day RV owners shall be responsible for the conduct of their family members, guests, and/or visitors while at the RV Park. RV owners, their family members, guests, or visitors who create a disturbance or behave in a manner that constitutes a threat or substantial nuisance to other RV Resort guests will not be allowed to remain on the property. Please respect SR's privacy by not walking through occupied sites. Empty sites are not available for use or parking. You must stay within the boundary of your own site including parking. For most sites this is from Grass line to Grass line, If you have any questions about site boundaries please ask the office.

PARK WORKERS/EMPLOYEES/PARK SRS: Please be respectful at all times to park employees, workers, and other SRs. Verbal abuse will not be tolerated and can lead to immediate termination of agreement.

VISITORS: SRs are fully responsible for the conduct and actions of their guests who must follow the same rules as everyone else. No parking in the road, on the grass or empty sites Visitors can park within the boundaries of your site or in the parking area by the clubhouse or office. Please warn visitors before their arrival about the rules of the park. If visitors are staying for more than one night, additional adults are \$50 a month extra, no prorations. Children 18 years and younger are free. We rent sites to the original SRs only (no subletting).

PARKING/VEHICLES:

- Please be aware that your site may settle after time/weather and adjustments may need to be made to maintain your RV in a level position. You are responsible for monitoring the level of your Rv.
- Do not park your RV over the grass area preventing sprinklers or maintenance from taking place. Do not place steps in the grass area.
- Only two transportation vehicles licensed and in good repair are permitted per site **if they fit**. If you choose to arrange your site in such a way that they do not fit you will need to make other parking arrangements.
- Please park your vehicles so that they are out of the road completely. This keeps the fire department happy.
- Do not park in such a way that prevents us from maintenance.
- No parking on empty RV sites or visitor parking spots.
- We reserve the right to tow vehicles not parked appropriately at the vehicle owners expense
- No Sleeping in Vehicles other than the registered RV on file.
- Vehicles must remain in good working order and be properly licensed and insured at all times.
- No vehicle repair or maintenance is permitted on the site. Ask the office if/where you can work on vehicles. No oil leaks. Please contact the office about where you may park it until it your vehicle is fixed.
- Washing vehicles in the park is prohibited, however; keeping your RV clean and in good repair is required.

YOUR RV: Your rig must be maintained in good, clean condition. No window air conditioners may be used. You may cover your roof A/C unit only with RV covers made for this purpose. No tarps or plastic/duct tape is allowed. All recreational vehicles must be currently registered and maintained in good condition and in running order. No RV deemed to be in "poor" condition (e.g., broken or cracked windows, flat tires, rusted, badly dented, or in need of paint) will be allowed in the RV Park.

SITES: Sites will remain neat and clutter-free. Storage sheds, fences, screens, dog houses, or pet runs are not allowed. Large furniture or other non-patio items are not allowed. No extra trailers, boats, ATVs, or any kind of RV other than the one in which you live is allowed at your site. Only customary outdoor patio/lawn furniture and accessories may be left outside. Please do not remove picnic tables from their sites. No trash cans are allowed outside of the unit. No doggie trash cans or waste collection on site. Dumpsters are provided for SR trash. No coolers, fridges, or freezers are allowed on site. Freezers, Fridges, or other items may be approved to be kept under approved skirting. Park personnel will

periodically inspect sites to assure compliance with park rules.

SKIRTING/PORCHES: Except for screens that are attached to and carried with the recreational vehicle, no external appurtenances, such as carports, cabanas, or patios or portable awnings may be attached to any recreational vehicle while it is in the park.” Use of portable awnings and umbrellas is allowed, but they may not remain up permanently and only when in active use. **No steps/porches/ramps may be constructed** without prior management approval. ALL porches/steps/ramps must meet building code requirements to be safe. Skirting: You may utilize skirting in the winter for weather protection. All skirting must be approved by the office or must be removed. Skirting that is generally accepted is vinyl skirting made for RVs. The use of plywood or foam board is approved only on a case-by-case basis. You will likely be asked to have them painted a uniform color without the tape or other fasteners being a different color, or without manufacturer printing visible, skirting needs to fit snugly without gaps.

SITE ASSIGNMENT: In order for us to efficiently utilize and maintain the utilities and landscaping of the sites we reserve the right to move you to a different site. Please note that the agreement is not for any specific site but for a site in the park. Changing sites can happen before or during your stay. We will do our best to minimize inconvenience.

PLANTS/GRASS: No in-ground planting of any kind is allowed. Flowers and plants may be placed in pots or small boxes on your pad, they may not remain on the grass area and must be cleaned up and removed after growing season unless they are evergreen. Lawns are watered automatically at night during the dry season. We are only able to water the grass when irrigation is provided by our local irrigation district, in times of drought this may mean our grass is not watered at the end of the season. Do not place any items on the grass that are not actively being used. All items must be removed from grass to prevent damage, We assume no responsibility for anything left outside of your unit. No carpets or rugs are allowed on the grass. No pools are to be used in the grass areas even temporarily.

CAMPFIRES: Use only charcoal/propane in barbeques. No open wood fires are permitted. Propane fire pit stands are okay.

PROPANE: Propane is not provided at the RV park. Bretz RV is across the street and can fill your propane tanks or you are welcome to find a vendor that works for your needs. No tanks over 100# No suburban tanks. All tanks must be secured.

MAIL AND PACKAGES: Mail is delivered to the mailboxes in front of the office through the USPS. Each SR will receive a key for the mailbox they are entitled to use. The Park owner/manager does not assume responsibility or liability for said mail and packages. At any time the Park Owner/manager can deny an SR the ability to receive postal mail and/or packages at the resort and will refer them to obtaining a post office box. Please note that many package delivery services have said they delivered a package and the package does not actually get delivered for a day or two. It happens a lot and even appears as though it was left with the office staff when indeed it was never delivered. Packages may not be delivered directly to your site, it causes issues with speeding in the park, unattended packages within plain view, as well as changes the GPS coordinating drop-off point for all other packages.

SAFETY:

FIRE SAFETY: Open flame equipment (not allowed).

HEALTH AND SAFETY: All posted signs regarding health, safety, ordinance, and the law must be observed and are strictly enforced.

ALL PUBLIC LAWS AND ORDINANCES: All public laws and ordinances shall be obeyed within the RV Park. Including no drunken or disorderly conduct that disturbs others.

HAZARDOUS MATERIALS: No hazardous materials may be used or stored on the site, nor disposed of or spilled inside the RV Resort at any time.

WEAPONS: All weapons shall be kept in compliance with all applicable state and federal laws. Weapon

owners are responsible for safely storing and securing their weapons to prevent accidental use or thefts.

MANAGEMENT RESERVES THE RIGHT TO EVICT OR REFUSE SERVICE TO ANY PERSON OR PERSONS WHO BREAK OR DISREGARD ANY RULES WITHOUT REFUND. MANAGEMENT RESERVES THE RIGHT TO REFUSE ANYONE. MANAGEMENT RESERVES THE RIGHT TO MAKE CHANGES TO THE RULES, REGULATIONS AND FEES WHEN NECESSARY.

We know most RV'ers to be some of the most helpful, honest and kind people in the world with good common sense, needing no written rules as they already honor the welfare and rights of others. These rules are to guide those who do not yet respect the property and rights of others.

Failure to comply will be grounds for eviction - without refund. Indiscretions affecting the peace of mind or safety of other persons or their property or potential hazard to park property will also be proper grounds for eviction.

SR SIGNATURE: _____ DATE: _____

PRINT NAME: _____

SR SIGNATURE: _____ DATE: _____

PRINT NAME: _____

PARK MANAGER or OWNER: _____ DATE: _____