

Moon River RV Park Rules & Regulations

1) **PARKING:** One RV unit, two vehicles are allowed per space, all RV's and vehicles must have current tags, be in good working order, and remain properly insured.

- **NO PARKING IN EMPTY LOTS FOR ANY REASON.** Vehicles parked in unauthorized areas will be towed at vehicle owner's expense.
- Extra vehicle charge \$25 per month. Large storage area on the east side of the park is for boats, trailers, etc for \$100 per month. Please see the office to reserve a space.
- Designated Guest parking is available near the office.

2) **TENANTS:** Each site is limited to 2 adults, all tenants need to be registered in the office and pass a background check. Illicit drug use, drunkenness, and disorderly conduct are prohibited and will result in immediate removal of the tenant and any guests of that tenant from the resort.

3) **CHILDREN:** Must be supervised at all times. Playing in the street or other yard spaces is not permitted.

4) **RENT:** Space rent and the previous month's utilities are due on the 1st of each month. The Monthly rate is discounted, tax free and *non-refundable*. Monthly rate is based upon 30 day occupancy, stays shorter than 30 day cycles will be charged the weekly rate of \$400 plus tax. Late fees on monthly rent will be assessed on the 7th of each month. After the 7th an ongoing \$25 per day fee will be charged until the balance is paid in full. These fees are non-reversible.

- Please notify the office 2 weeks prior to vacating the space so we can prepare a final invoice.

5) **QUIET HOURS:** are from **9pm to 8am**.

6) **WINTERIZATION:** Occupants are responsible for winterizing the water, sewer, and drains. All water lines including the park line must have heat tape installed and plugged in by November 1st. No tarps or blankets are allowed. All faucet tops must also be covered either with a bucket or faucet protector. Failure to comply will result in a \$150 winterization fee added to your November bill.

7) **SKIRTING: MUST BE APPROVED BY MANAGEMENT:** Skirting needs to be constructed in a professional looking manner, no raw wood or tarps. Cedar boards, painted plywood, T-111 siding, professional installed vinyl or similar are suitable. Insulated foam needs to be covered by a painted or decorative wood material. Any skirting that fails to meet these standards will be subject to removal.

8) **RV MAINTENANCE:** Repairs on motorhomes, automobiles or generators; such as oil changing and or radiator flushing is not permitted in the park.


- RV's may be cleaned/washed. *Cars, trucks and pickups must go to carwash.
- RV must be kept in good working order, no leaking water or sewer lines. Each owner must provide the proper 90 degree threaded angle connection to the sewer. Units with health or safety issues/problems may be required to move the unit out immediately.

9) **SPACES:** Please keep them clean and neat.

- Do not store items around or under the RV.
- Garbage should never be stored outside of the RV.
- Window air conditioners are not allowed.
- **NO TARPS, DUCT TAPE, OR CLOTHESLINES, FRIDGES, FREEZERS, DOG RUN LINES.**
- No tents of any kind are allowed.

10) **FENCING:** Please speak with management prior to putting up fencing.

11) **STORAGE SHEDS:** Must be approved by management prior to purchase and will be accompanied by a monthly fee.

- 12) **PETS:** All pet owners must sign a dog contract before having a dog on the Park premises. **Breed restrictions apply.**
- Any dog not pre-approved by management may be subject to a fine.
 - The washing of pet bedding, sheets, clothing with excessive dog/pet hair may result in the revocation of laundry room access.
 - Owners are responsible for cleaning up after their dog on the park premises.
 - Pets are NOT allowed inside the facilities such as: pool, restrooms, laundry rooms, or clubhouse.
 - \$25 monthly fee per 2 pets
 - Dogs must be accompanied by the owner and be leashed while outside of the RV unit, this includes fenced in units. They may not be tied up and left alone at any time. Failure to follow the leash law will result in a fine and may lead to eviction.
- 13) **NO SMOKING:** Smoking is not permitted in any of the following park facilities: pool area, rec room, shower and laundry room.
- 14) **SPEED LIMIT:** 10 mph within the park. Please inform all guests entering the park of the speed limit as well.
- 15) **LAWN MAINTENANCE:** Riding mowers must have a minimum of 4 feet for accessibility. Please make sure there are no obstructions preventing lawn equipment from entering the lot on mow days. If for any reason the mowers can't access the lawn and need to return to mow, a \$25 mowing fee will be added to your invoice. You also have the option of mowing your own lawn.
- Please do not store items on the lawn, as this will kill the grass.
 - No porches for decks may be constructed without written permission, please see the office for regulations.
- 16) **FIRE PITS** - Wood burning fire pits are not allowed in the park. Propane fire pits are ok but must be placed on the gravel or concrete pad and at least 3 feet from any structure, vehicle or RV when using.
- 17) **GUESTS:** Must check in at the office before staying the night and are required to follow all federal, state and local laws during their stay at Moon River RV Resort. Tenants are responsible for guest actions while in the park, any guest that wishes to stay the night must pass a background check in the office. **Please do not share the door code with your guests and help us keep the park safe.**
- 18) **GARBAGE:** There are 3 dumpsters located in the park. Please do not throw large objects or removed skirting in the dumpster and make sure your garbage is placed inside the dumpster. Do not set garbage/items around the dumpster.
- 19) **MAIL SERVICE:** We offer mail service, however, the service to forward your mail after you leave is unavailable. You will use your name and space number for deliveries.
- 20) **PROPANE:** Propane tanks are filled weekly. Your order is due by Tuesday via the park mobile text system. 
- Please refer to your contract for more information.
- 21) **UPON LEAVING THE PARK:** please return the space to the condition it was when you arrived, do not leave any garbage, skirting, decks, or junk behind. Failure to do so will result in a \$200 cleaning fee.
- A one time courtesy placement and pull-out is placed upon arrival and departure. For any reason you need this service during your long-term stay a fee will be assessed.

POOL RULES / REC ROOM

This area is monitored by camera surveillance.

- No Smoking or Vaping
- Swim at your own risk-No lifeguard on duty
- No Pets allowed inside the pool area.
- Pool/rec room is for tenant use only; guests of tenants may use the pool only if a tenant is present.
- Please do not share the door code with your guests.
- Children under 18 must be accompanied by an adult at all times.
- Pool Hours are from 11am to 10pm. *Adult Only Swim 9:00 pm -10:00pm
- No Glass containers allowed.

REC ROOM: Must be reserved a week in advance for parties or large gatherings. *\$100 deposit upon reservation.

Laundry Room/Shower Rules

We have 2 bath houses on the premises. Each one has Restrooms, Showers, & Laundry Facilities. These are for tenants only!

- The use of HE (High Efficiency) soap is required in the new front load washing machines.
- Detergent pods must go inside the washing machine drum.
- Time is 30 minutes per wash and 30 minutes per dry cycle.
- Please be courteous to others and be prompt about changing out your loads.
- Please wipe out each dryer and washer, prior and after each use.
- Do not overfill the washing machines, this causes the machines to wear out and break down.

- Contact the office via mobile text or phone if you have any problems.



****ANY VIOLATION OF PARK RULES WILL RESULT IN A \$100 FINE PER VIOLATION.****

Moon River RV will not be responsible for loss or damage to Tenant's RV/property due to theft, vandalism, fire any other casualty or act of god. The RV Tenant expressly assumes all risk of such loss or damage and must carry their own insurance.