

Shaded Haven Park

Rules & Regulations

RENT PAYMENT & RULES

- All space rent is payable on or before the First day of the month. There will be a late charge of \$50 made on any rent not received by the end of the 5th day of the month. There is also a charge of \$35 for returned checks for insufficient funds or for stopped checks.
- NO CASH. Rent must be paid by card or checking account and routing number. You may pay online, on the app, or in the office

RENT & RULE VIOLATIONS

- 1st Offense – written warning issued, documented in registration file
- 2nd Offense – written warning, \$50 fine plus any cost or fee associated with the management's cost to correct the violation
- 3rd Offense – eviction letter issued; resident is required to leave the Park immediately – all pre-paid rents are forfeited
- *The Management has discretion to determine if a violation will result in eviction and forfeiture of all prepaid rents.*

1. GENERAL SITE RULES

- All waste disposal and water hookups must be sealed with all hoses and connections free of leaks.
 - Waste lines are not to be covered with wood or insulation or anything else.
- TRASH – Help maintain a clean and tidy park, by not littering. Please dispose of trash in the proper manner. This includes cigarette butts and animal waste.
- Place trash in plastic bags and dispose of garbage in the property furnished dumpsters and do not throw personal garbage in restrooms, laundry, clubhouse or other building trashcans.
- Storing of trash/garbage in vehicles, to the side of the RV or under the RV is not allowed
- For guest safety No Glass containers are allowed outside of RV's and vehicles.
- Skirting – skirting should match the aesthetic of the RV or trailer.
- Winterizing – each RV must be winterized properly. See management for instructions.
 - Water lines must be properly wrapped in heat tape. There is to be no insulations or other make shift coverings
- Subletting is not permitted– RVs may not be rented, loaned, or used for any purpose other than that granted in the original application for space.

2. OUTDOOR LIVING SPACE:

- Only customary outdoor patio/lawn furniture may be left outside. A total of seven (7) items are permitted outside your RV. (I.E. 4 patio chairs, table, plant and 1 bbq. OR 2 patio chairs, table, flag, plant, bbq and love-seat.) Any other decorations or exterior use is up to the discretion of park management. All other belongings must be kept inside the RV or an approved storage shed.
- Tools, toys, fishing gear, trash and other such items must be stored within the RV.
- Larger outdoor recreational items, including but not limited to: kayaks, paddleboards, coolers, boating, fishing equipment, must be organized and neatly stored beneath the RV with every attempt to conceal these stored items and maintain site aesthetic.

- Utility trailers, boats, non-working or registered vehicles are strictly prohibited.
- No tarps or window coverings are to be used on the RV.
- Nothing will be built on the RV site without prior approval from management. All unapproved structures will be removed without warning.
- No display of alcoholic beverages will be allowed outside your personal RV. All alcoholic beverages must be in a cup. No drunkenness or misconduct will be tolerated.

3. PROHIBITED/DON'TS:

- Tents or Tarps
- Pools, Hot Tubs
- Washing of personal vehicle
- Outdoor Appliances
- Perimeter fencing
- Clotheslines
- Indoor Furniture outside
- Excessive Storage Under RV
- No Boats, utility trailers, ATV's or Side by Sides
- No Pet Pens. Pets must be on leashes (maximum 12') when outside of RV's. Pets must be accompanied by an adult when outside of the RV. Pets are not to be chained outside the RV.

4. RV POLICY

- All RV's must be currently registered and maintained in good condition and in running order. Tenants are required to wash their RV at least 1 time per year to maintain the cleanliness of each RV.
- Shaded Haven RV Park must approve any RV 15 years or older prior to making reservations.
- 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.
- Approved recreational vehicles include: Class A, Class B and Class C Motorhomes, fifth wheels, hard sided travel trailers and toy haulers.

5. VEHICLE POLICY

- Automobiles and RV's must park in designated parking areas. One(1) standard size passenger vehicles, or TWO (2) motorcycles are allowed per site; the vehicle(s) may not infringe on adjacent sites. No large industrial vehicles are allowed within the park.
- RV's, automobiles and motorcycles must be currently registered, in good running order and operated by a licensed driver. Issues such as flat tires, dead battery, leaks, broken windows or is deemed to be in general poor condition, including exterior, may not be parked with the RV park.
- All vehicle repairs, maintenance (e.g., oil changes, lubes, etc.). No vehicles are to be covered with tarps or car covers unless approved by management.

6. PARKING

- Two vehicles are permitted per site provided they fit within the site dimensions
- There can be no parking on any street per the Fire Marshal.
- Any vehicle parked illegally is subject to being towed (at owner's expense) and fined \$50.

7. CODE OF CONDUCT & POLICIES

- Any customer or guest destroying/damaging park or other customer's property will be required to make restitution. If your RV has an electrical or sewer problem creating a problem with the park electric or sewer line and a certified electrician or plumber has to be called you will be responsible for the cost of the service call and damages.
- Guests shall not make any alteration to the park electric, water or sewer connections.
- 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 guest's RV. Wastewater must be disposed of properly; no dumping on the ground. Please use the appropriate dump station or sewer connection.
- The park reserves the right to disconnect utilities in order to repair, alterations or additions may be made. Guests will be notified, when possible, of any planned utility system shutdown.
- The park is not responsible for any loss suffered by a guest from shutdowns.
- Smoking (Strict Enforcement) Permitted at individual sites (no smoking in common area)!!!!
- Unreasonably loud and disturbing noise within the RV park is prohibited at all times.
- Quiet time is 10:00 p.m. to 8:00 a.m.
- No motorcycles, diesel vehicles or other vehicles with louder than normal exhaust may be operated inside the RV park during this time. No generators may be used in the RV park.
- Please do not flush anything in toilets other than toilet paper. No grease, toiletries, paper towel, feminine products, diapers, or other should be put down the drain or into the sewer system.
- Please keep your site neat and tidy.
- No criminal or drug related activity in or near the Park will be tolerated. If you are arrested for anything involving your conduct in the park you will be automatically evicted.

8. PET RULES

- Up to two (2) pets, subject to approval, are allowed per site.
- All pet waste is to be cleaned up as soon as deposited, including the RV owner's site. This is a health issue for everyone and if you do not comply you will be fined and/or asked to vacate the Park.
- We prohibit pets having aggressive or unfriendly behavior to both dogs/cats and humans. If your pet shows aggressive behavior, you will be asked to remove the animal from the park.
- All pets must be kept on a hand-held leash at all times when outside your RV. Pet feces must be picked up immediately and disposed of properly. Each pet owner will sign a contract on check-in.
- Service animals of any breed are welcome but these animals may not exhibit aggressive behavior.
- We reserve the right to exclude pets from the RV park if we deem the pet to be a "problem." Aggressive or barking dogs will not be allowed to remain at the park.
- No animal is to be left outside the RV when the RV owner is away from the site. We do not allow kennels or pens to be outside your RV.
- The pet owner is solely responsible for any damage done to persons or property by the pet.
- Only pets that belong to registered RV guests are allowed on property.
- Wildlife/farm animals are not considered pets and are not allowed.
- Pets are not allowed on a chain or rope outside your RV.
- All pets must be licensed and vaccinated.

9. RV PARK FACILITIES

- Management reserves the right to restrict or deny the use of any facility.
- Use of the laundry room is restricted to registered tenants. No smoking allowed.
- No Smoking: No smoking is permitted inside the laundry area or any other RV park building.

10. FIRE SAFETY

- No campfires are allowed in the park. A fire extinguisher must be available in the RV.
- Allowed: LP Gas for BBQ's, fire pits (contained with screen) or heaters.
- Prohibited: Open flame equipment (not allowed).
- ALL PUBLIC LAWS AND ORDINANCES
- All public laws and ordinances shall be obeyed within the RV park. The RV owner will notify management should it be necessary.
- No hazardous materials may be used or stored on the site, nor disposed of or spilled inside the RV park at any time.

11. WEAPONS

- Absolutely no loaded firearms or fireworks are allowed on the property!
- All weapons shall be kept in compliance with all applicable state and federal laws.
- The following are NOT permitted on property: unlawful weapons, fireworks, firecrackers, slingshots, bows & arrows, pellet guns, toy guns or anything that could be mistaken as a weapon.

12. DAMAGES

- The tenant is responsible for all damage or destruction of property, and any injury to persons, caused by the guest or his or her family, visitor or pets.
- The park reserves the right to charge tenants accordingly for any damage they cause to the grounds and/or park facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris

13. CANCELLATION POLICY

- First month's rent plus deposit must be paid for upfront at the time of reservation.
- Tenants must give 30 days' **written** notice of their departure to receive their security deposit
- Early departures for any reason are not eligible for refunds.

14. SHADED HAVEN RV PARK FINAL SAY

- Shaded Haven RV Park retains the right to alter and modify any of the Rules and Regulations in keeping with the fairness and best interest of all participants and within the limits of state law. Management's decisions in all disputes are deemed final.
- Additionally, park management reserves all rights to terminate guests' stay for any reason.
- Management is not responsible for damage, injury, or loss to either person or property. The owner/management of Shaded Haven RV Park absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather and wind or wind drive branches or other material from a sound and health tree, acts of God, property damage, accident or any other cause whatsoever, and guest agree to save, protect and hold harmless Shaded Haven RV Park from all such liability.

