

# Riverside RV Park Rules and Regulations

*Draft 8/25/15*

**All Tenants agree to take full responsibility, FOR THEMSELVES AND THEIR GUESTS, to abide by the following:**

These Rules and Regulations are intended to make the use of Riverside RV Park a safe and pleasant experience FOR ALL TENANTS AND GUESTS and our neighbors. To insure certain aspects of these safety and comfort regulations, a termination of site rental will be enforced. Upon a second warning, or without compliance within 24 hours of the first warning, removal of the RV from the campground, without any refund, will be mandated in accordance with the terms listed in the Rental Agreement.

1. Quiet hours are from 10:00 pm to 8:00 am. Loud noises, loud music, and violent behavior, at any time, will result in police intervention. Any tenant or guest that warrants New Castle Police intervention will be evicted immediately with no refund.
2. You, as the legal Tenant, are responsible for the actions of your guests, and will be held liable for their misconduct.
3. In order to keep the access roads safe for users, no parking of vehicles or storage of personal items will be allowed on the roads or outside of your designated site. No tent camping is allowed.
4. To maintain the health and safety of all, sites must be kept FREE OF TRASH and debris. You will be notified to remove these items as a first warning. If a second warning is required, a trash removal fee of \$25/hour (minimum 1 hour) will be charged for removing trash.
5. Parking of additional vehicles, UNLESS TOWED OR REGISTERED, at your site is not allowed. Any vehicles that are NOT REGISTERED will pay a rental fee of \$25/day and/or towed at the owner's expense. .
6. No open flames, other than gas fired BBQ grills, are allowed. Riverside RV Park is within the city limits of New Castle, and the city ordinance says (paraphrased): *' due to potential fire hazard, no open wood fires are allowed from April thru October'*
7. All pets must be kept on a leash, cleaned up after, and not left unattended at the campground. Visitors are NOT allowed to bring pets to the campground. Barking is an irritant to other guests and will not be tolerated.
8. Firearms, outside of the vehicle, are prohibited. No fireworks are allowed...EVER!
9. No extended generator operation, temporary structures, containers, outside appliances, window air conditions, outside clothes lines are allowed without management's pre-approval. No inside furniture is allowed to be used outside your vehicle.
10. A positive sewer seal is required at both ends of any sewer connection (state requirement).
11. All vehicles in the campground are required to have full liability insurance. This protects other tenants (and you) from damage (and lawsuits) caused by someone else and potential LARGE fines from the US Environmental Protection Agency (EPA).
12. No credits or refunds will be made due to: discomfort of weather, for early departure, for eviction... or, for any reason whatsoever.
13. Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for these rules without a refund or judicial process.
14. Tenant agrees to not hold Riverside RV Campground liable for any loss due to any disruption of any utilities, either accidental or intentional.

By paying for your campsite, you acknowledge that you have read, received a copy of, and will abide by the above safety regulations, and agree to these Terms and Conditions of these Rules and Regulations while a Tenant and/or receiving guests at Riverside RV Park.

# Riverside RV Park

*Draft 8/25/15*

Proposed sign to be posted on east end of property directing pedestrians to travel to Grand River Park using the sidewalk:

Grand River Park is available for pedestrian access by following the sidewalk east to Park Drive, and turning left toward the river.

Approximate walking distance is  $\frac{1}{4}$  mile.