**Rules & Regulations**

1. **Introduction.**
	1. Our Rules and Regulations have been developed as a basis for good relations within **SACRAMENTO RIVER RV PARK** (“Park”). We trust we will have your complete cooperation not only to keep park standards high and to maintain a happy and friendly atmosphere, but also to assure each occupant a maximum of convenience and comfort.
	2. The following Rules and Regulations are a part of your agreement with the Park for the space you have rented. Please read these Rules and Regulations carefully. The management will interpret and enforce these Rules and Regulations in a reasonable manner.
2. Definitions.
	1. The definitions set forth below shall apply unless the context indicates that a different meaning is intended:
		1. “**Guests**” includes all of RVer’s agents, employees, persons sharing the Premises pursuant to Civil Code Section 799.25, invitees, permittees or licensees or other persons in the Park or on the Premises at the invitation, request or tolerance of RVer.
		2. “**Owner**” includes, but it is not limited to, the owners of the Park (including the owner’s partners, directors, representatives, officers, employees, and agents) and the management of the Park (herein referred to as the “Park Management”).
		3. “**Park**” means SACRAMENTO RIVER RV PARK.
		4. “**Park** Facilities” means the services and facilities of the Park.
		5. “**Park** **Management’s** **approval**” or “approval of Park Management,” “Park Management’s consent” or “consent of Park Management” or other similar terms as used in these Rules and Regulations or in other documents referred to in these Rules and Regulations, means that the Park Management’s **prior written approval** must have been obtained by RVer before RVer commences any such action requiring Park Management’s approval. If Park Management’s prior written approval is required, RVer shall submit a written request to Park Management which describes the action RVer proposes to take and requests Park Management to give prior written approval.
		6. “**Premises**” means the real property (which is a recreational vehicle space) rented to RVer by Owner.
		7. “**Recreational Vehicle**” (also “RV”) means a motor home, travel trailer, truck camper, camping trailer, or park trailer as defined in Health and Safety Code Section 18010 and referenced in Civil Code Section 799.29, and a vehicle used to pull a travel trailer or fifth wheel trailer.
		8. “**Recreational Vehicle Park Occupancy Law**” means those provisions of the California Civil Code Sections 799.20, *et seq*.
		9. “**RVer**” is the person who has established tenancy in the Park pursuant to the Recreational Vehicle Park Occupancy Law and who lawfully occupies a Recreational Vehicle located in the Park.
3. Use of Facilities.
	1. RVers have the right to use the Premises and Park facilities in compliance with these Rules and Regulations and the other provisions of the Park’s residency documents. RVer agrees that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Park Management and each person individually. RVer agrees that he or she is not a third-party beneficiary of any other agreement between Owner/Park Management and any other person in this Park.
4. Park Personnel.
	1. Owner shall be represented by Park Management, including a resident manager, who can enforce the Rules and Regulations on behalf of the Park’s Owner.
5. Community Status.
	1. Sacramento River RV Park is an all-age community with no minimum age requirements for RVers and their Guests.
6. Guests.
	1. **Registration.** All overnight Guests must be registered with Park Management and pay the guest fee.
	2. **Length of Stay.** No Guest(s) may stay more than seventy-two (72) hours without prior written permission from Park Management.
	3. **Park Rules Apply.** RVer agrees to acquaint all Guests with the conditions of tenancy in the Park, including, but not limited to, the Park’s Rules and Regulations. RVer is personally responsible for the actions and conduct of RVer’s Guest.
	4. **RVer Must Be Present.** No Guest(s) may occupy or otherwise use RVer’s Recreational Vehicle or Park facilities if RVer is not present without Park Management’s consent.
	5. **No Pets.** Guests are not allowed to bring their pets into the Park.
7. Recreational Vehicle and Accessory Equipment Standards.
	1. **Recreational Vehicles.** Only RVs as defined by Health and Safety Code Section 18010 are permitted to be placed on the Premises.
		1. **Age.** RVs may not be older than 10 years when placed on the Premises.
		2. **Number.** Only one (1) RV may be placed on each Premises.
		3. **Placement.** Placement of RVs shall be determined by Park Management. In no event shall an RV be located closer than six feet (6’) from any building or other RV situated on an adjacent space. There must be more than two feet (2’) of space around utility pedestals.
		4. **License & Registration.** All RVs within the Park must be properly licensed. All owners of RVs shall furnish to Park Management a copy of the registration for the RV immediately upon its coming onto the Premises and annually thereafter, or if there is any change in the legal or registered ownership. Non-operational RVs are expressly prohibited.
		5. **Insurance.** A certificate of insurance for the RV must be available to Park Management; the certificate of insurance should indicate coverage for the duration of RVer’s stay in the Park.
		6. **No Tents or Campers.** Only fully self-contained trailers and motorhomes are accepted. No tents or pick-ups with camper shells will be permitted.
		7. **Condition of Unit.** Each RV must be in working condition according to 25 CCR §2607 with properly functioning plumbing, electrical and mechanical systems, as well as jacks and holding tanks. Damage to RVs, including roof leaks, must be repaired within fourteen (14) days. Tarps are not permitted at any time.
	2. **Accessory Equipment and Structures.** The installation by RVer of any accessory equipment and structures on the Premises is prohibited without prior Park Management approval.
		1. **Compliance with Laws.** Building permits, licenses and other similar permission from government bodies or agencies must be obtained, if so required, before any installation or construction of certain accessory equipment and structures. All such equipment and structures must comply with all laws and ordinances.
		2. **Request for Approval**. Before beginning a new installation of (or a change in) accessory equipment and structures or a change in any appliance which is to be connected to the Park’s utilities (including, but not limited to, the electric or water supply), RVer shall submit for Park Management’s approval a written plan describing in detail the accessory equipment and structures which RVer proposes to install or change.
		3. **Noncompliance & Removal.** Any accessory equipment, structure or appliance not in compliance with the Park’s residency documents shall be removed from the Premises by RVer within seven (7) days of receipt of written notice.
		4. **Removal Upon Departure.** Upon termination of RVer’s tenancy, it is RVer’s responsibility to remove any accessory equipment and structures which RVer has installed upon the Premises.
	3. **Standards for Accessory Equipment and Structures.** Conditions for specific equipment and structures are as follows:
		1. **Cabanas**. The installation of any cabana or permanent building on the Premises is strictly prohibited.
		2. **Air Conditioners.** Any air conditioner or evaporative cooler in an RV must be in good operating condition and must not make excessive noise that will be disturbing to any other tenant. Only factory-built air conditioners are allowed. After-market or window units are not allowed.
		3. **Appliances.** Appliances such as washing machines, refrigerators and freezers may not be kept outdoors unless with written pre-approval.
		4. **Decks.** A deck or porch may be installed with prior written approval of Park Management and must be constructed under permit and meet the appropriate governmental building codes. Porches must be of an approved material as determined by Park Management. Any deck or porch shall be a minimum and maximum size as determined by Park Management. Steps must have approved handrails, as required by law. The deck or porch may be covered by a roll-up type of awning.
		5. **Exterior Storage Buildings.** Any storage shed must be pre-approved by management, including the size and placement, if allowed.
			1. **Dimensions.** If allowed, tenant may be able to have not more than one (1) non-permanent storage shed, not to exceed five feet (5’) in width and seven feet (7’) in length and not to exceed a total of thirty - five (35’) square feet.
			2. **Maintenance.** Such exterior buildings, if allowed, are subject to the same maintenance standards as RVs and must be at least three feet (3’) from any other accessory unit or RV.
			3. **Non-Habitable.** Storage sheds may not be used as habitable structures and may not contain appliances including, but not limited to, washers and dryers, refrigerators or freezers.
		6. **Fences.** Fences are prohibited unless pre-approved in writing by management. Management may revoke consent at any time.
		7. **Antennas**. No exterior antennas may exceed the height of RVer’s Recreational Vehicle by more than 5 feet (5’). A satellite dish must be approved by Park Management and mounted on the RV or on the RV space slab. No ham or CB antennas are allowed.
		8. **Sunshades, Windscreens and Privacy Screens.** Roll-up, aluminum wind screens or privacy enclosures are not to be used for storage of any items not otherwise permitted outside the RV.
		9. **Clotheslines**. Clotheslines are not permitted on the Premises.
		10. **Patio and Carport Awnings.** Must have management approval and conform to city, county and state codes. All anchors must be removed upon vacating the Premises.
		11. **Skirting.** Only factory skirting is allowed. Existing skirting must be maintained in good condition and cannot be replaced. Upon removal of the skirting, any and all items which have been stored behind the skirting must be removed.
		12. **Tarps.** No tarps of any kind are permitted on the Premises.
		13. **BBQs.** BBQs must be supervised when in use. BBQs must be placed at least three feet (3’) from any other accessory unit or RV.
8. General Maintenance of Premises.
	1. **Premises.** Each RVer is responsible for the maintenance and appearance of RVer’s Premises and Recreational Vehicle. The Premises shall be kept free of weeds, litter and debris at all times. No storage of miscellaneous items is allowed under the RV or anywhere on the Premises. The Premises must be kept free of all clutter.
		1. **Digging.** To avoid damage to underground utilities, RVer must have Park Management’s consent before digging or driving rods or stakes into the ground. RVer shall bear the cost of repairs to any utilities or Park property damaged by RVer.
		2. **Drainage.** The existing drainage pattern and grading of the Premises may not be changed without Park Management’s consent.
	2. **Landscaping.** RVer may not plant any tree or shrub in the ground without the express written approval of Park Management.
		1. **Noncompliance & Removal.** Any landscaping which has been installed by RVer without Park Management approval and/or in violation of these Rules and Regulations must be removed by RVer within ten (10) days of written notice.
		2. **Irrigation.** Any irrigation system must have prior written approval of Park Management.
		3. **Planting.** No planting may be placed in the ground. No more than 12 potted plants are allowed with the prior approval of Park management. Any such plants must be maintained in good condition.
		4. **Tree Trimming.** RVer will not trim trees or shrubs on Park property other than on his or her Premises without Park Management’s written consent.
		5. **Maintenance While Gone.** When vacationing or absent for any other reason, it is the responsibility of the RVer to arrange for someone to water and to maintain the Premises.
		6. **Water Usage.** RVer must be careful when using water to maintain RVer’s landscaping. To prevent the waste of water, nuisance to other residents, or damage to the roadway, water must be conserved and not permitted to overflow into the Park’s streets or onto the yards of neighboring residents.
	3. **Storage.** Storage of anything beneath, behind or on the outside of the RV is prohibited. This includes, but is not limited to, storage of boxes, trunks, wood, pipe, bottles, tools, mops, ladders, paint cans or any item which is unsightly in appearance.
		1. Only outdoor patio furniture and barbecues approved for use by Park Management may be used outside the RV.
		2. No appliances, including, but not limited to, water heaters, freezers, refrigerators, washing machines, clothes dryers, may be installed or placed outside of the RV at any time unless with Park Management approval.
	4. **Exterior Painting.** The exterior paint on the RVer’s Recreational Vehicle, accessory structures and equipment, and the vehicle used to pull the travel trailer or fifth wheel, shall be properly maintained. Proper maintenance shall include, but not be limited to, the repainting of the exterior whenever the paint begins to fade, peel, flake, chip or deteriorate in any other manner. Any change in color requires advance approval of Park Management. Spray painting is not permitted in the Park.
	5. **Dangerous Materials.** Anything which creates a threat to health and safety shall not be permitted on the Premises. No flammable, combustible, or explosive fluid, material, chemical or substances (except those customarily used for normal household purposes which shall be properly stored within the RV and/or storage building) may be stored on the Premises and then only in quantities reasonably necessary for normal household purposes.
	6. **Utilities.**
		1. **Utility Pedestals.** The utility pedestals (water and utility hookups) must be accessible at all times with at least two feet (2’) clearance on all sides.
		2. **Utility Connections.** RVer’s sewer and water connections must be water-tight and air-tight. If one of the Park’s water shut-off valves is located on RVer’s Premises, it must be kept uncovered and accessible at all times. RVer shall not connect, except through existing electrical or natural gas outlets or water pipes on the Premises, any apparatus or device for the purposes of using electric current, natural gas or water.
		3. **Sewer System.** No objects that resist water (including, but not limited to, facial tissue, disposable diapers, paper towels, tampons, cotton balls) may be flushed or otherwise deposited into the sewer system. Grease, coffee grounds, facial tissue, disposable diapers, and sanitary napkins or other inappropriate items shall not be placed in the sewer system.
			1. **Damage Waiver.** Park Management shall not be responsible for damage done to any RV because of the stoppage or backing up of the sewer system due to the placement in the sewer system of any prohibited material. RVer acknowledges that the placement of such prohibited material into the sewer system is difficult, if not impossible, to police. RVer, therefore, waives any and all claims for personal injury or property damage caused by a stoppage in the sewer line due to the placement of prohibited materials into the sewer system, by any persons, known or unknown.
			2. **Disposal.** All waste water, including gray water, must be disposed of in accordance with California Code of Regulations, Title 25 Section 2358:
				1. **Drain Fittings.** Drain connectors and fittings for recreational vehicles shall be listed and approved for drain and waste. A Drain connector shall be gas-tight and no longer than necessary to make the connection between the unit’s drain outlet and the drain inlet on the lot. Vehicles occupying lots without drains inlets shall have the drain outlet of the vehicle capped gas-tight, unless discharged into an approved, closed, vented container.
				2. **Piping Requirement.** Recreational vehicles located in Park for more than 3 months, or units with plumbing that are not self contained, shall be connected to the lot drain inlet by means of a drain connector consisting of approved pipe not less than schedule 40, (ABS PIPE) with listed and approved fittings and connectors, and shall not be less in size than the unit drain outlet. A listed and approved flexible connector shall be provided at the drain inlet end of the pipe.
	7. **Exterior Lighting & Security Cameras.** Any light bulb used on the exterior of RVer’s Recreational Vehicle may only be a maximum of sixty (60) watts. Any light or security camera must be aimed only to portions of RVer’s Premises, but not to any other space or Recreational Vehicle.
	8. **Garbage and Trash Disposal.** Garbage must be wrapped and, with other refuse, must be placed in plastic trash bags and kept inside the RV until deposited in the designated disposal bins. Sanitary and health laws must be obeyed at all times. Combustible, noxious, or hazardous materials should be removed from the Park and not placed in bins. Lids on the disposal bins are to be kept closed. Materials must not be left outside of the bins. Bringing trash from outside the Park to dump in the Park’s disposal bins is not permitted. Construction debris and large items such as mattresses and appliances are not to be disposed of in the bins. Trash will be picked up periodically by the local refuse hauler.
9. Advertisements.
	1. **Notice of Sale.** RVer must provide at least thirty (30) days’ notice to Park Management if RVer intends to sell RVer’s Recreational Vehicle within the Park.
	2. **Signage.** No “for sale” signs are permitted outside RVer’s Recreational Vehicle. However, RVer may place a sign in the window of the RV (on the side of the RV facing the street) stating that the RV is for sale or exchange. Such sign shall not exceed dimensions of twelve inches (12”) in height and twenty-four inches (24”) in width; such sign shall state only the name, address and telephone number of the owner of the RV or RVer’s agent.
	3. **Third Party Sales.** The Park requires the removal of a Recreational Vehicle from the Park in the event of the sale of the RV to a third party, unless the third party has been presented to Park Management and has been approved for tenancy.
	4. **Yard Sales Prohibited.** “Patio sales,” “moving sales,” and “yard sales” are expressly prohibited.
10. Entry Upon Premises of RVer.
	1. **Right of Entry.** Park Management shall have a right of entry upon the Premises for maintenance of utilities, for maintenance of the Premises where the RVer fails to maintain the Premises in accordance with the Rules and Regulations, and for the protection of the Park, at any reasonable time, but Park Management may not do so in a manner or at a time which would interfere with RVer’s quiet enjoyment. Park Management may enter a Recreational Vehicle without the prior written consent of RVer in the case of an emergency or when RVer has abandoned the Recreational Vehicle.
11. **Recreational F**a**cilities.**
	1. **General Rules for Use.** Recreational facilities, including the swimming pool, playground, recreation room, laundry room and dog park, are provided for the exclusive use of RVers and their accompanied Guests.
		1. **Rules.** Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted in and about the facilities and are incorporated into these Rules and Regulations by reference.
		2. **Beverages.** Alcoholic beverages are not allowed in recreational areas. No glassware or soft drink bottles may be taken into the recreational areas.
		3. **No Smoking.** Smoking is not permitted in the clubhouse and other enclosed areas of the Park’s common facilities.
		4. **Conduct.** Screaming, running, horseplay and loud noises are not allowed in the recreational areas.
		5. **Music.** Radios, CD players, boom boxes, televisions, and other such entertainment devices are not permitted in the pool area, the clubhouse and recreational facilities of the Park, unless used with earphones.
		6. **Private Parties.** Private parties are subject to Park Management approval and must be pre‑arranged. RVer is not allowed to have more than five (5) guests without Park Management approval.
		7. **Risk.** Persons using the recreational facilities must do so at their own risk.
	2. **Waiver of Loss.** Park Management shall not be responsible for loss, theft, or damage of personal property left unattended at the Pool or Clubhouse Facilities.
	3. **Swimming Pool.**
		1. **Age.** It is recommended that children under fourteen (14) years of age not use the swimming pool or spa pool unless accompanied by an adult. ALSO, CHILDREN UNDER 4 YEARS OF AGE NOT PERMITTED IN SPA. CHILDREN WEARING DIAPERS NOT PERMITTED IN POOL OR SPA, DUE TO HEALTH & SAFETY POLICIES.
		2. **Glass, Smoking or Alcoholic Beverages Prohibited.** Glass containers, smoking, and alcoholic beverages are not permitted by the swimming pool.
		3. **Revocation of Use.** Park Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. Residents are responsible for the conduct of their guests.
		4. **Additional Rules Posted.** Pools hours and additional pool rules are posted in the pool area and are incorporated herein by this reference.
	4. Restrooms and Shower Facilities.
		1. **Use.** Rest rooms and showers are provided for the exclusive use of RVers and their accompanied Guests. RVers and their accompanied Guests must keep them clean. Park Management may revoke use if RVers do not clean up after themselves or otherwise abuse these privileges.
		2. **Closures.** These facilities will be closed from time to time at Park Management’s discretion for cleaning and repairs.
	5. Laundry Facilities.
		1. **Hours.** Laundry hours are posted. These facilities will be closed from time to time at Park Management’s discretion for cleaning and repairs.
		2. **Use.** Washers, dryers, and all other laundry facilities are to be cleaned by RVer, inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry. Dyeing may not be done in the washers. The laundry is to be left in a clean, neat and orderly condition. Pet laundry may not be done in the washers.
		3. **Additional Rules Posted.** Additional rules and regulations governing the use of the laundry and its facilities are posted and are incorporated herein by reference.
	6. Playground.
		1. **Hours.** Playground hours are dawn to dusk for all children accompanied by an adult. The use of playground equipment is at your own risk.
		2. **Use.** Playground is for Park tenants only and no pets are allowed in the playground area.
		3. **Glass Prohibited.** ABSOLUTELY NO GLASS OF ANY KIND ALLOWED IN THE PLAYGROUND AREA.
		4. **Conduct.** We do not permit rough playing, yelling, pushing running or shoving. Only one person at the swing at a time.
		5. **Footwear.** Proper footwear is required; bare feet are not allowed.
12. PARKING.
	1. **Maximum Vehicles.** Not more than two (2) vehicles (other than the RV) may be parked on RVER’S Premises, and all of RVER’S vehicles in excess of two (2) must be parked outside of the Park. Parking of more than the number of vehicles agreed to in the occupancy agreement/lease is strictly prohibited at any time. Owner is not obligated to provide space for all vehicles belonging to RVER and/or their guests.
	2. **Designated Areas.** Parking is permitted only in designated areas.
		1. **Park Street Parking Prohibited.** No parking is permitted on the streets of the Park. Unless otherwise posted or permitted by these Rules and Regulations, no parking, including the parking of Recreational Vehicles, is permitted on the streets of the Park, except for the purpose of loading and unloading and only during the hours from 7:00 a.m. to 9:00 p.m. Vehicles belonging to repairman, delivery persons, health care personnel or Park employees may be parked for short periods of time on the street immediately adjoining the Premises where repairs are being performed or where services are being provided.
		2. **Towing.** Any vehicle parked in any fire lane, blocking trash dumpsters, or driveways, or any exit or entranceway or other RV sites is subject to towing at vehicle owner’s expense without further notice.
	3. **RVers Premises.** Vehicles parked on RVER’S Premises may only be parked on the driveway and not on any other areas of the Premises or other RV sites. **Parking is not permitted on vacant Premises or landscaped areas**.
	4. **Vehicle Condition and Registration Requirement.** Each vehicle belonging to RVer must be registered with Park Management. All vehicles within the Park must have current vehicle license plates and current vehicle registration stickers affixed and clearly legible at all times. Only safely operable vehicles in daily use, that have been identified to management, will normally be permitted to park on the Resident’s Lot.
	5. **Guest Parking.** Guests may only park in designated guest parking spaces, on the host RVER’S Premises, or on the street outside of the Park. RVER may not park in the guest parking area. Because of the limited parking facilities, traffic congestion and noise, Park Management reserves the right to restrict the number of Guests bringing automobiles or other vehicles into the Park. Park Management also reserves the right to require guests to reposition or remove their car from the Park.
	6. **Violations.** Any vehicle parked in violation of these Rules and Regulations or in violation of signs posted throughout the Park may be towed from the Park at the expense of the vehicle’s owner without further notice.
	7. **Sleeping in Vehicles Prohibited.** Other than the RV located on the Premises, sleeping in vehicles or tents or outside of the RV is PROHIBITED.
	8. **Vehicle Storage Prohibited.** No vehicles may be “stored” on the Premises. “Storage” shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not used for a period exceeding four (4) weeks or the parking of more than one vehicle for the purpose of selling those vehicles as part of a commercial activity. However, RVERS may leave their vehicle in their parking space when on vacation, so long as the Resident informs Park Management of the dates of the vacation.
		1. **Vehicles for Sale.** No permission expressed or implied is intended or given to store any vehicle within Park boundaries for sale, trade, or any other purpose regardless of its operating condition.
	9. **Boats and Trailers.** Other than approved motorhomes, Recreational Vehicles, buses, boats, boat trailers and other similar vehicles that are not self-propelled are not permitted on Premises at any time. All such prohibited vehicles and conveyances shall be parked outside of the Park at all times. Any such prohibited vehicles belonging to a guest may not be parked on the host Resident’s Lot or otherwise stationed within the Park at any time.
	10. **No Park Liability.** Park and Park Management are not responsible for theft, vandalism, or damage to the vehicles of RVER or their guests. Please keep valuables out of view.
	11. **Additional Rules Posted.** RVER and guests are further responsible for obeying all posted regulations and restrictions, which are incorporated herein by reference.
13. MOTOR VEHICLES AND BICYCLES.
	1. **Vehicle Conditions.** No vehicle leaking oil, or any other substances or fluids shall be allowed in the Park. Any car dripping oil or gasoline must be repaired immediately.
	2. **Prohibited Actions.** No maintenance, repair or other work of any kind on any vehicle, Recreational Vehicle may be done on the Premises without Park Management’s consent. This includes, but is not limited to, the changing of oil.
	3. Washing of vehicles, other than light sponge and pail cleaning, is prohibited within the Park. RVERS and their guests are encouraged to use off-site vehicle-washing facilities to both conserve Park water and to avoid annoyance and potential damage or inconvenience to neighboring RVERS, Residents, and Guests from spraying and/or flowing water.
	4. **Safe Driving.** For the safety of all persons within the Park, no vehicle may be driven in an unsafe manner. All traffic signs must be obeyed. The speed limit in the Park is 10 miles per hour (MPH). Continued failure to cooperate with rules and regulations related to motor vehicles, their safe operation and parking within the Park may result in the loss of their parking space and/or be considered cause for eviction.
	5. **Right of Way.** Pedestrians and bicycles shall be given the right-of-way.
	6. **License Requirement.** No vehicle may be operated in the Park by any person who is not properly licensed. All vehicles operated within the Park must be registered and licensed for street usage.
	7. **Noise.** Excessively noisy vehicles are not permitted in the Park.
		1. **Rules.** Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted in and about the facilities and are incorporated into these Rules and Regulations by reference.
		2. **Motorcycles.** Motorcycles entering or leaving the Park must be driven by the most direct route between the Park’s entrance and RVER’S Premises and may not otherwise be driven on any other street in the Park. All such vehicles shall be equipped with mufflers or other necessary noise suppressing devices. All such vehicles shall be licensed street legal and driven by a licensed driver only.
	8. **Prohibited Transportation.** Dune buggies, mopeds, dirt bikes, off-road vehicles and all-terrain vehicles, golf carts, motorized scooters, mini motorized cycles, skateboards are prohibited.
	9. **Bicycles.** Bicycles may only be driven on the roadways and not on sidewalks, grass, vacant Premises or any other paved area. Bicycles must obey the same traffic regulations as cars. Helmets must be worn in compliance with the California Child Safety Law. If driven at night or at dusk, bicycles must be equipped with a light on the front and a reflector in the rear.
	10. **Appearance Requirements.** Vehicles are not permitted in the Park unless they are regularly maintained in normal operating condition and are neat and clean in appearance. This includes, but is not limited to, vehicles whose exterior appearance has deteriorated to a point where they are unsightly and detract from the appearance of the Park, or vehicles which contain unsightly loads that are visible to other persons.
	11. **License and Registration.** Vehicles operated in the Park must be properly licensed with current vehicle license plates and registration stickers affixed and legible.
	12. **Violations.** Failure to observe these Rules will result in the offending vehicle being removed from the premises at vehicle owner’s expense.
14. CONDUCT.
	1. **General Rule.** Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others, including Park management, are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, bullying, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. The use or display of any weapon, including, but not limited to, a bow and arrow, BB guns, knives, fireworks and guns are expressly forbidden. In-line skates, skateboards, and roller skates are expressly prohibited. Persons under the influence of alcohol or any other substance shall not be permitted in any area of the Park which is generally open to all tenants, occupants, and their Guests.
	2. **Noise.** Radios, televisions, record players, musical instruments and other devices must be used so as not to disturb others. No loud music or noise is permitted. Music and entertainment devices are not permitted outside of the RV, unless used with earphones.
	3. **Encroachments.** RVers and their Guests shall not encroach or trespass on any other person’s Premises or upon any area which is not open for general use by RVers and their Guests. All Park property which is not for the use of RVers and their Guests, including, but not limited to, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Park Management, shall not be used, tampered with or interfered with in any way by RVer.
	4. **Quiet and Orderly.** RVers and their Guests must be quiet and orderly and shall not be allowed to do anything which might be cause for complaint. RVers must acquaint all Guests and all occupants of the RV with the Park’s Rules and Regulations.
	5. **Fires Prohibited.** Except for barbecues approved for use by Park Management or appliances installed in RVer’s Recreational Vehicle, no fires are permitted.
	6. **Residential Purposes.** The Premises and RVer’s Recreational Vehicle shall be used only for private residential purposes, and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, the following:
		1. Any activity requiring the issuance of a business license or permit by any governmental agency.
		2. The leasing, subleasing, sale or exchange of Recreational Vehicles.
	7. **Park-Owned Furniture.** Park-owned furniture and other equipment are not to be removed from their original location.
	8. **Violations of Law.** The violation of any law or ordinance of the city, county, state or federal government will not be tolerated. No acts or demeanor shall be permitted which would place the Park Management in violation of any law or ordinance.
	9. **Responsible for Occupants, Guests and Invitees.** RVer is responsible for the actions and conduct of all other occupants of RVer’s Recreational Vehicle and for the actions and conduct of RVer’s Guests and invitees.
	10. **Quiet Hours.** Quiet hours are from 10:00 pm to 8:00 am.
	11. **Drug Possession.** Due to safety concerns, as well as concerns regarding violations of Federal Law, marijuana, opium, and similar illegal plants are expressly prohibited from being kept or planted: (i) in the RV OR TRAILER; (ii) anywhere around or in the Lot; and (iii) anywhere on the Premises of the Park. With respect to safety issues, the Park Management is concerned as to avoiding the violent crimes associated with the presence of these substances within the Community, and the dangers such crimes pose to Residents and their guests or invitees.
15. PETS.
	1. **Permission Required.** Special permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the pet owner’s residence. Park Management reserves the right to deny an RVer a pet if there are an excessive number of pets in the Park. No more than two (2) pets are allowed per Premises.
		1. **Allowable Pets.** The types of pets that are permitted are: a domesticated bird, cat, dog, or aquatic animal kept within an aquarium. Only medium‑sized cats or dogs (which, at maturity, do not exceed eighteen inches (18”) in height when measured at the shoulders in a standing position [or] which do not exceed twenty pounds (20 lbs.) in weight at maturity) are permitted. All dogs must be presented to the Community Management for approval. Guide dogs, signal dogs, and other service dogs as defined by Civil Code § 54.1 are exempt from the size limitation otherwise applicable to dogs. Vicious dogs are expressly prohibited.
		2. **Prohibited Pets.** Aggressive breeds such as Rottweilers, Pitt Bulls or American Bully dogs are prohibited. Non-house pets are prohibited under any circumstances. Strange and exotic pets are not permitted.
		3. **Violations.** If any of the rules regarding pets is violated, and such violation is noted by Park Management or a valid complaint is made by another RVer, the owner of the pet will receive an official notice in writing stating that the right to keep a pet within the Park is terminated.
		4. **Insurance.** Any RVer who wishes to keep a dog in the Park must provide Park Management with a current certificate of insurance showing personal liability coverage for at least $300,000.
	2. The following rules must be strictly followed by all pet owners:
		1. **Registration and Pet Consent Form.** Each pet must be registered with Park Management and a pet agreement signed. If a pet is lost or dies, written permission to acquire a new pet must be obtained from Park Management.
		2. **Licenses and Immunizations.** Each pet must be licensed and inoculated in accordance with local law. Proof of licensing and/or current inoculation may be required by Park Management.
		3. **Leashes.** When not inside the RV, pets must be kept on a short leash (six feet (6’) or less) under the immediate control of a responsible person.
		4. **Animal Control.** Any pet running loose in the Park will be taken to Animal Control. Recurring violations of this rule will lead to the loss of the privilege to maintain a pet.
		5. **Pets Prohibited in Recreational Areas.** Other than guide dogs, signal dogs and other service dogs as defined by Civil Code § 54.1, pets will not be allowed in the clubhouse or any recreational area at any time.
		6. **Disturbances.** Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to, barking, growling, biting or any other unusual noises or damage. Under no condition is a pet to invade the privacy of anyone’s Premises.
		7. **Duty to Clean.** All excrement left by RVer’s pet must be picked up, wrapped in paper and placed in the trash immediately.
		8. **Guest Pets Not Allowed.** Guests are not permitted to bring any pet into the Park.
		9. **Tying Up Unattended Pets.** Tying up pets outside the RV and leaving them unattended is prohibited.
		10. **Spaying and Neutering.** Community Management encourages pets to be spayed or neutered. However, in the event of offspring, Community Management must be immediately notified, and written permission of Community Management must be obtained for the offspring to stay in the Community for a temporary period not to exceed eight (8) weeks. All cats must have proof of spaying or neutering.
		11. **Service Dogs.** The conduct rules set in these “pet” rules apply to all service and guide dogs as well.
16. RENTING, SUBLETTING OR ASSIGNMENT.
	1. **Subletting Prohibited.** RVer shall not sublease, rent or assign RVer’s Recreational Vehicle, the Premises or any rights or interest that RVer may have under RVer’s registration agreement or rental agreement.
17. FIXTURES.
	1. **Permanent Attachments.** All landscaping and structures or other improvements permanently attached to or embedded in the Premises shall become a part of the reality upon their installation and belong to Owner. Upon RVer vacating the Premises, such improvements shall remain upon and be surrendered with the Premises. Park Management may, however, at its sole option, permit or require RVer to remove, at RVer’s own expense, said improvements. RVer shall repair any damage to the Premises caused by the removal, including, but not limited to, the filling in and leveling of holes or depressions and shall leave the Premises in a neat and uncluttered condition with the Park’s original engineered grade intact.
18. SOLICITATION.
	1. **No Solicitation.** Throw-away newspapers, distribution of handbills, notices, or advertisements, and door-to-door selling, or solicitation are not permitted without Park Management’s consent. All salespeople must make individual appointments with the RVer concerned or interested.
19. PARK OFFICE AND COMPLAINTS.
	1. **Park Phone.** Except in an emergency, please do not telephone or contact Park Management after normal business hours. The Park’s office phone is for business and emergency use only.
	2. **Complaints in Writing.** Except for emergencies, all complaints must be in writing and signed by the person making the complaint.
	3. **Posted Office Hours.** All Community business is conducted during posted office hours.
	4. **Maintenance Requests.** RVer shall not request maintenance personnel to perform jobs for RVer, nor shall RVer give instructions to maintenance personnel. All repair or maintenance requests shall be submitted in writing to Park Management.
20. REVISIONS OF RULES.
	1. Park Management reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as well as additional rules and regulations and hours posted in and about the Park Facilities.
21. PARAGRAPH HEADINGS.
	1. The headings and titles of the paragraphs within these Rules and Regulations are included for purposes of convenience only and shall not affect the construction or interpretation of any of the provisions of said Rules and Regulations.

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Authorized Agent**

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant (RVer)**

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant (RVer)**

Site # \_\_\_\_\_\_\_\_\_\_