

## Clark County Fairgrounds RV Park & Storage

### Rules & Policies

**Clark County Fairgrounds RV Park** is licensed by the State of Washington as a Recreational Vehicle Park for fully self-contained recreational vehicles. We are not a campground and we are not a mobile home park. As a licensed recreational vehicle park, the facility is governed by the lodging industry rules, regulations, terms and conditions. There are NO TENANT rights or privileges regarding site use, fees or obligations of Clark County Fairgrounds RV Park.

**Rates:** Site use fee is based on night by night, daily, weekly or extended stay basis. Extended Stay site fee including utilities is due on the 1<sup>st</sup> of every month. Site fee is late on the 5<sup>th</sup> at midnight and there will be a \$100.00 late fee. Late pays will be asked to vacate the site immediately (Unless prior arrangements have been made). There are no refunds if you leave before the end of your Pre-Paid site fee

**NSF:** \$50.00 fee for returned check

**Occupancy:** Only (1) RV is allowed per site, sites exceeding two (2) adults will be charged in additional \$10.00 per person during the time of your stay, if it's extended stay then a \$30.00 per person charge will be added to your monthly site fee.

**Deposit:** There is a \$100.00 deposit required for each reservation. Deposit will be refunded minus any past due utilities, all finances due to the park are in order, your site is left clean and no damage has occurred.

**Speed Limit:** The speed limit in the park is 5 MPH.

**Quiet hours:** Quiet Hours are from 10:00PM- 7:00 AM. Please be considerate of your neighbors.

**Utilities:** Meters are installed at each site for water and electricity. Approximately seven to ten days prior to your due date the meters are read, your utilities usage is calculated and the amount you owe is added to your rent as an additional charge and is due on your rent due date. Please make sure your water connections are tight and secure, the park is NOT liable for your loose connection or any leaks that may cause a higher water bill.

**Visitors:** Your visitors are always welcome; visitors are expected to read and adhere to all RV park policies. All your visitors must leave the campground by 10 p.m. Park occupants are responsible for the rule violations of family members and/or visitors.

**Check in/out:** Check in is at 2:00pm & Check out time is at 12:00PM sharp every day including weekends and holidays. Failure to checkout by 12:00pm will result in a \$100.00 penalty. If you would like to extend your stay, it will be subject to availability. Be mindful of these check out/in times to prevent reservation disruptions.

**RV:** Your RV must always be on leveling blocks to avoid rust and sinking into the asphalt. No metal on pavement, parked within your site line with no overhanging of the slide-out on the grass and must be fully self-contained.

**Site:** Your site must always be kept clean and neat. Only appropriate outdoor RV furniture is allowed. Any alterations or additions, such as porches, decks, tarps, lockers etc., are not permitted. Movable steps are permitted. Toys & bikes must be picked up and stored neatly out of sight. Plants are limited to no more than (3) potted or planters' boxes. Bird feeders are not permitted of any kind. Outside animal feeders of any type including your own pets are prohibited due to the wild animal pests in the area. No utility trailer, boat or dirt bike storage are allowed on the sites, No tarps, extra refrigerators, freezers, coolers, boxes, clothes lines, garbage cans or other debris are not allowed to be stored outside.

**Fire Pits:** NO OPEN FIRE PITS ARE ALLOWED ON PARK GROUNDS. Propane/Gas powered BBQ's only. This privilege can be revoked if unsafe use is happening.

**Vehicles:** Two (2) street legal vehicles not including your RV will be allowed per site if space allows. All Vehicles must be in good operating condition, no oil leaks and vehicles must be current on tags. If it is not in operating condition management will ask you to remove the vehicle or towed at owner's expense. Oversized Vehicles such as work trucks, are not permitted. All vehicles must be parked within your site only, off the roadway and not over the grass.

**Sewer:** Sewer line must be off the ground and on a sewer track for proper flow. NO LEAKING.

**VEHICLE REPAIRS:** Vehicles and RV Repair are not permitted in the park. You may check with the local listings for businesses that provide these services.

**WIFI:** Free wireless internet service is available throughout the park. Hot spots include our rec room and office building. Please contact us for more information. Please remember that it is a shared resource, do not use WIFI extenders as they interfere with our system. Our Wi-Fi is suitable to stream movies and casual personal use only.

**Rec Room:** Recreational Room is for everyone's use; please be thoughtful and share the space. Clean up after yourself and help maintain the cleanliness of the space. Please leave it as you would want to find it. Rec Room Hours 7am-10pm.

**Mail:** We do not provide a secure way of receiving and handling your mail. You may not use the parks address for your permanent residence address including driver license, vehicle registration etc.

**Sub Leasing:** Subleasing is prohibited in the park. If an RV is purchased already on our lot and the buyer wants to stay in the park, they must have a pre-approved application on file before taking ownership of the RV. If the buyer's application is denied the RV must be removed immediately after purchase.

**Bathrooms & Showers:** Restrooms are for RV park occupants ONLY; we take pride in cleanliness. Please leave them as clean as when you found them. Please do not bathe your animals or use any kind of hair dye in the showers. Giving access to our facilities to non-guests is grounds for immediate removal from the park.

**Laundry:** Laundry room is for guests ONLY. Giving access to our facilities to non-guests is grounds for immediate removal from the park. Do not overload washers/dryers, shake out dirt or dog hair prior to washing. We ask that you do not wash large items such as sleeping bags, rugs, blankets or shoes. NO pet bedding in washers and dryers. Please be courteous and clean up after yourself.

**Pets:** Pets are welcome! You may walk your pet throughout the park and in designated pet areas. Animal waste must be picked up immediately. Bags are provided at pet areas. Pets must always be on a leash no longer than 6 feet. Pets may not be left unattended at any time, left alone in the RV, fenced, penned, chained or tethered on park property. Pet pens, cages, runs and kennels are not permitted. Pets are not allowed in any park facility, special exceptions for service dogs with appropriate paperwork are permitted. Barking dogs may lead to an eviction. Fee for pets is \$25.00, no more than two (2) pets allowed per site unless approved by management.

**Minors:** Children must always be supervised and accompanied by an adult. Out of courtesy to others, children may not play outside of their site, run through or behind other sites, the office, clubhouse, restrooms and laundry facilities. You are held responsible for all your children's actions.

**Conduct:** Occupants are not to interfere or tamper with park property or park business. This includes interfering with park management. Your conduct in the park must be orderly. Any intoxication, profane language, excessive noise of any type, excessive traffic, illegal activity, or the appearance of will not be tolerated.

**Garbage:** Please dispose of your garbage in the Two dumpsters & recycling bins provided throughout the park. All garbage must be contained in closed plastic bags. Boxes must be broken down flat and placed in recycle bins. No appliances or large household items may be disposed of in the park dumpsters. Nothing may be left around outside of the dumpster

**Smoking/Fireworks:** There is no smoking inside any park facility or around buildings. Ash trays are located outside every door for proper disposal. If cigarette butts are left around your site you may be fined up to \$10.00 per butt, so please properly dispose of them. No firearms or fireworks are permitted on park property.

**Liability:** Clark County Fairgrounds RV Park facilities are solely for the convenience of our guests. All persons use them at their own risk. Management/owners will not be responsible for accidents, injuries, or loss of property by fire, theft, vandalism, or any act of nature which is beyond their control. All visitors while on the RV park property are required to abide by all park rules and regulations. Park occupants are responsible for the rule violations, damages or illegal activity of family members or visitors.

*Management* has the right to refuse entry or service to anyone for any reason he/she deems necessary and evict those who do not comply with the RV park rules and regulations.

I \_\_\_\_\_, Have received and acknowledge the  
(print)  
Rules & Policies of Clark County Fairgrounds RV & Storage. I Agree to live and uphold community standards. I acknowledge the \$100 deposit will be issued once the final electric meter reading has been completed, any utilities owing will be deducted from your deposit. I Agree to pay the 1<sup>st</sup> of every month including utilities. Failure to comply is grounds for removal of the park if management deems appropriate and I will remove my RV from the property.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

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

Office Copy