



RULES

Rules are enforced for quiet country living!

This is not a contract. If you do not sign this you will have to leave! Your signature is required to acknowledge that you understand the rules.

1. Rent payments are due and payable as per the terms of the RV site or cabin rental agreement. RV slot rental is due at the 1st of the month, no exceptions. For cabin or rental RVs, you will have a choice of the 1st or the 15th of the month for rent due date. You will be charged a \$25 late fee plus \$10 per day past the due date if the total amount is not received in the office/drop box by the due date - NO partial payments! Any payments made at the drop box need to be in an envelope with cabin number (if applicable), full name and amount of payment. Please follow up with a text to let management know.
2. Returned checks - in addition to a \$35 NSF fee, you will be charged a \$25 late fee plus \$10 per day past the due date of your rent, until full payment is received in cash, cashier's check or money order. Future rent payments after an NSF payment must be in the form of CASH only.
3. Quiet hours - 8PM to 8AM. No loud conversations or loud music after 8PM. If you have a dog and your dog barks, you will need to control barking or keep your pet inside your RV/Cabin. If barking annoys neighbors, you will be asked to leave.
4. Number of persons occupying the cabins or rental RVs shall not exceed two (2) adults.
5. Pets are welcome, however, all pets must be leashed and under the physical control of the owner/handler at all times. DO NOT leave your pet tied up outside unattended. Be a courteous neighbor! You must pick up your pet's excrement. NO EXCEPTIONS! The fines for not following the pet rules are: 1st offense will result in a \$50 fine. 2nd offense will result in a \$100 fine, IF a 3rd offense occurs, you will be asked to leave the property.
6. No changes to the RV site or cabin areas without prior written consent. For example, planting, digging, rocks, irrigation, mowing, blowing of leaves, trimming trees, etc.

7. Loud, obnoxious, disorderly, boisterous or unlawful conduct or conduct that disturbs or threatens the rights, comfort or convenience of others in or near the property will not be tolerated! BE NICE OR LEAVE!
8. Violence or threat of violence WILL NOT be tolerated and will get you introduced to the Sheriff!
9. Absolutely NO display, discharge or possession of a gun, knife or any other weapon in any way that may alarm others is allowed. Discharge of weapons will result in contacting of local authorities and immediate eviction from the park. Keep it in your home!
10. Possession, sale or manufacture of illegal drugs or drug paraphernalia on the property is prohibited!
11. No open containers of alcohol will be allowed in vehicles. Excessive use of alcoholic beverages is prohibited. Drunk and disorderly behavior will not be tolerated and will result in the contacting of local authorities as well as eviction from the park.
12. Storage of hazardous materials anywhere on the property is prohibited. We reserve the right to inspect.
13. NO game cameras!!!
14. Speed limit is 5 MPH. Stay on the road when you drive, stay OFF the grass. Please, watch for guests crossing the road, people have the right of way.
15. No major vehicle repairs, ATV repairs or mechanic work of any kind will be permitted on the property.
16. Keep your area free of trash and debris!!! It must be kept clean, uncluttered and in a sanitary condition. All trash must be bagged and placed in the dumpster provided on the property, USE IT!
17. NO SMOKING is allowed in the Rental Cabins, Rental RVs and washroom!
18. Campfires and any open fires are NOT ALLOWED!!! Absolutely no fireworks are allowed in the park.
19. Washing of vehicles may be permitted in a designated area. A small fee for water will be charged.
20. Connecting of lines, clotheslines, wires or ropes between vehicles, trees, landscape items, or vent pipes are prohibited.
21. A sewer hose seal (rubber donut or threaded connector) for your sewer hose is required on all sewer hookups. Do not jam your sewer hose all the way down into the inlet as it can prevent flow from other sites and possibly stop up the line. Sewage and gray water must not run on the ground. No permanent sewer or water connection made of hard pipe is allowed. DO NOT put baby wipes, grease, diapers, paper towels, condoms, plastic items, or female sanitary products down the cabin or RV sewer lines. If there is a stoppage and guests are found to be responsible, the cost of the plumbing bill to clear the line will be billed to the guest.
22. You will be issued a WIFI code and laundry room code (for those that pay, if applicable) for access to both at the park. DO NOT give this access code to anyone!
23. Washroom - for those that pay and have an access code to the washroom, NO smoking and/or hanging around inside or outside of the washroom. Wash your clothes and retrieve them in a timely manner so that others may use the washroom. NO LOITERING!

24. There will be additional fee of \$35 a month to store/park trailers, boats or work units of any kind on the property.
25. For our RV park guests (excluding rental RVs), water hookups are available at the utility pedestal. We recommend the use of a water pressure regulator. During winter months, RV park guests are responsible for keeping their water hoses thawed from the water spigot to their RV (no exceptions). Country Inn & RV Park LLC is only responsible for the water line up to the spigot.
26. For our RV park guests (excluding rental RVs), electricity is supplied at your pedestal. Country Inn & RV Park LLC will not be held responsible or liable for any damage done to a guest's RV due to power surges. We recommend the use of a portable surge guard protector. At no time is a guest, their visitors, or third parties allowed to work on utility pedestals. If you have no power at the utility pedestal, please notify management.
27. Normal business hours are Monday-Thursday 8 AM- 4PM, and Fridays 8AM - 12PM. NO phone calls on Saturday or Sunday for any reason, unless it is a maintenance emergency. Please report any maintenance issues immediately. In the event of an emergency, please call 911.
28. Country Inn & RV Park LLC management reserves the right to evict (without a refund) or refuse entry to any person who has displayed a disregard for the rules without a refund. Guests and their visitors agree to use the property at their own risk. Country Inn & RV Park LLC managing members are not responsible for the damage, injury or loss to persons, pets or property. We reserve the right to make changes to the rules, regulations and fees that we deem necessary.

Guest signature

Date

Country Inn & RV Park LLC

Date

Managing Member Signature