

## Belair Junction RV Park Rules and Restrictions

**As stated in your Site Licensing Agreement, Belaire Junction RV Park is a service-oriented business for use by transient or temporary guests. As such, no tenant-landlord relationship exists with any daily/weekly/extended-stay guests and Management has the right to refuse service to anyone or demand a guest remove themselves and their possessions from the property for any reason or no reason at all.**

**All vehicles, including RV, must have current registration, inspection, insurance, and license plates. All must be present upon check-in.**

**Do not have personal mail sent to Belaire Junction's address. We CANNOT accept mail delivery for guests.**

**Illegal substances or drugs are expressly prohibited. Any guest believed to possess or use illegal substances or drugs will be asked to leave the park immediately without refund.**

**Obnoxious behavior or intoxication will not be tolerated. Guests who violate this will be asked to leave without refund.**

**Driving and texting is prohibited within the RV Park.**

### **Check-In/Check Out Procedures**

- Check-In: 1:00 PM
- Check-Out: 11:00 AM
- We offer an early check-in option (subject to availability) starting at 12:00 PM. You must call ahead to confirm availability and a fee of \$10.00 will be added.
- Late check-out is available until 3:00 PM for a \$10.00 fee (subject to availability).

### **Arrival Times**

- During normal office hours we will be happy to check you in and take you to your assigned site.
- If you have made a reservation and are arriving after 5:30 PM, please use your gate code to enter and go directly to your assigned site.

### **Access Gate**

All guests will be given a unique gate access code or a keycard. Please refrain from giving out this code. When visitors arrive after hours, please meet them at the gate to let them in. Keycards must be turned in when you check out; if not, you will be charged as follows: for plastic "proximity access cards", a \$50 replacement fee per key; for paper "keys" with barcode, \$25 per key.

### **Visitors**

- Family and friends are welcome to come to the park to visit you. Inform us if you are expecting guests and have them come to the office to register with us. It is for your privacy that we do not give out information about your site to visitors unless you have let us know that you are expecting them.
- There is a maximum of six people per site, including those staying in your site and visitors. For example: If you have four people staying with you, two visitors are permitted. It is for the safety of everyone in our park that we have an accurate count of people and pets in case we ever have to evacuate the park.
- Deliveries should be picked up at the office (do not have the driver come to your site). After hours deliveries must be picked up in front of the main gate.

### **Courtesy**

- Please respect your neighbors by keeping conversations, radio, television, and musical instrument volume to a minimum. The running of gas-powered generators is not permitted.
- Please do not sit and idle your car, or rev engines.

# Belair Junction RV Park Rules and Restrictions

## Quiet Time

Quiet time is from 10:00 PM to 8:00 AM

## RV, Vehicles, and Site Appearance

- **Management reserves the right to refuse service to any RV based on its appearance and/or condition. If your RV is 12 years or older, pictures are required for approval prior to confirmation of reservation.**
- Pop-Up Trailers, Pick-Up Campers, Horse Trailers and tents are not allowed.
- Proper leveling blocks are to be used to level your RV.
- Steps should be the right size for your RV and not handmade. No porches allowed.
- Pressure regulators are recommended for your water connection. The park assumes no responsibility for issues beyond your meter.
- It is mandatory that your sewer and/or gray water hose have a sewer connection (sewer collar/donut) attached to prevent sewer gasses from escaping. Tank is to be kept closed. No hard line sewers.
- All vehicles must be in operational condition.
- All mechanical repairs, whether to vehicle or RV, must be performed off RV park premises, unless prior arrangements are made with management.
- Semi-trucks, flatbed/other trailers, ATVs, and boats are to be stored off premises. Please contact the office for recommendations.
- No more than 2 storage containers are allowed on your site. They must be stored under your RV and maintain a neat appearance.
- Outdoor items should be neat and orderly. Mats and satellite dishes should be kept on your pad. Clothes lines are not permitted.
- Holiday decorations are permitted; however, they must be removed within 1 week after the holiday.
- A/C window units and/or mini-splits are not allowed.
- All cords, cables and hoses should be bundled. Only heavy duty, outdoor extension cords are permitted.
- Ladders are to be attached to the rig.
- Skirting is not allowed.
- Swimming pools and trampolines are not allowed.
- Pet waste must be picked up immediately with each outing.

## Fire Rules/Campfires

- Due to regular drought conditions, we do not allow campfires or wood burning of any kind at individual sites. Propane fire pits are allowed at individual sites, and wood fires are allowed at the designated common-area fire pit.
- Grilling is only permitted on your concrete pad. Please feel free to bring your own charcoal or propane grill or use the complimentary grill located at the fire pit.

## Parking

- Please park vehicles only at your assigned site. There is a two-vehicle maximum, plus your RV. Sites that appear to be vacant may have a reservation and should not be used for additional parking. Parking in vacant RV sites or parking spaces will result in being charged the daily rate and/or the vehicle being towed at the owner's expense.
- All vehicles must park within the parameters of the RV site to avoid disrupting the flow of traffic. **Parking is not allowed on the roadways at any time.**

## WiFi Info

We provide complimentary WIFI to all guests. Login information provided at check-in.

## Cable Info

Free basic cable is complimentary for all guests. Connection information provided at check-in.

## Trash

Dumpsters are located throughout the property for your convenience. Please bag and tightly secure all trash before placing it in the dumpster. Please maintain a clean and trash-free RV site. If the dumpster is full, please go to another dumpster or hold it until the dumpster has been emptied. **Do not put trash next to the dumpster.** Trash is picked up Monday/Wednesday/Friday.

# Belair Junction RV Park Rules and Restrictions

## Safety

- **Speed limit is 10 MPH.**
- Please watch for pedestrians at all times.
- Clotheslines, ropes, and wires are not permitted.
- Firearms, paintball, BB, pellet, air guns, slingshots, fireworks or weapons of any kind are not permitted.

## Pets

- Non-aggressive dogs are welcome. (Specific breeds not allowed include any purebred or crossbred of: Pit Bull, Doberman, Rottweiler, Chow Chow, and any Wolf-dog Hybrid.)
- If your pet is hostile, disruptive, or frequently barking, you will be asked to leave the park.
- Pets are allowed at RV sites, but not inside ANY building.
- **When outside, pets should be kept leashed in the owner's hand, under control, and never left unattended.**
- Pets may not be tied up outside the RV.
- No pet storage pens are to be set up on any RV site.
- Pets may ONLY be unleashed when inside the dog park.
- Please be courteous and clean up after your pet both at your site and while walking around the park.
- There is a two-pet maximum.
- \$2 per pet, per night.

## Dog Park Rules

- Please keep your dog from jumping on other dogs or people.
- Pick up your dog's waste **immediately** and dispose of it in the receptacles provided. **Fines will be enforced.**
- Do not allow your dogs to be aggressive towards people or other dogs.
- Remember to keep your dog on a leash until you enter the dog park area.
- Remember that off leash does not mean out of control.
- Belaire Junction is not responsible for injury or damage; enjoy at your own risk.

## Splash Pad Rules

- Hours of Operation: 9:00 AM to 10:00 PM
- Shower before using. Do not use alone.
- Clear the area when conditions for thunder or lightning are possible.
- No skateboards, roller blades, bicycles, scooters or motorized vehicles on the splash pad.
- Only rubber soled shoes or bare feet are allowed.
- No glass containers, alcohol, or sharp objects allowed in or around the area.
- If child wears diapers, they must wear swim diapers (Little Swimmers or similar).
- No pets allowed.
- No person may eat, drink, or smoke in the splash pad area.
- Management may close the splash pad at any time due to maintenance or weather concerns.
- Visitors are permitted only when accompanied by a guest of the park. No more than 2 visitors per guest without management approval.
- Changing diapers within 6 feet of the splash pad is prohibited.

## Pool Rules

- **The pool is for REGISTERED GUESTS ONLY.**
- Hours of Operation: 8:30 AM – 10:00 PM
- All swimmers under the age of 14 must be accompanied by an adult park guest.
- Pool is reserved for park guests and their visitors (not to exceed two (2) visitors per guest without management approval).
- Proper swimming attire is required. Swim diapers (Little Swimmers) required for potty training children.
- No running, wrestling, or diving in the pool area.
- No pets, alcohol, food or glass allowed in the pool area.
- No persons with open cuts, sores or abrasions allowed in the pool.

## Belair Junction RV Park Rules and Restrictions

- Do not remove safety equipment unless there is an emergency.
- **USE POOL AT YOUR OWN RISK.**
- **OWNERS/MANAGEMENT NOT RESPONSIBLE FOR INJURY.**

### Playground Rules

- Sit down on swings and slow down before trying to get off.
- Use both hands when climbing.
- Avoid climbing on wet equipment.
- Avoid walking in front of swings.
- Be kind and courteous to all guests enjoying the playground.
- The park assumes no responsibility or supervision of guests using the playground. Play at your own risk.

### Additional Information

- All rules are made for your safety and comfort and to ensure the enjoyment of all guests.
- Guests must be 21 or older to rent an RV site.
- Smoking is permitted only at your designated site. All buildings and public areas are to remain smoke free. Please dispose of cigarette butts properly.
- Alcohol is only permitted within the perimeter of the guest's site.
- Bicycle riding is only allowed in daylight hours.
- Guests may arrive on a motorcycle but should limit in-park use to entering/exiting; no leisurely cruising throughout the park.
- Only one camping unit is allowed per site. Tents are not permitted.
- Please refrain from flushing paper towels, diapers, baby wipes, feminine products, condoms, needles, food, grease or anything other than RV safe toilet paper. This applies to the public restrooms as well.
- Management reserves the right to refuse service to any RV based on its appearance and/or condition.
- Onerous, noxious, or offensive activity, excessive noise, abusive language, interference with other tenants, suspicious behavior, disturbing the peace, and willful or careless destruction of property (by guest or guest's visitors, roommates, etc.) in any manner is prohibited and may result in the guest being asked to leave.
- Please do not wash RVs or vehicles without paying the \$4.00 fee to the office beforehand.
- Residents will be held liable for any damage to buildings, grounds, lots or utility meters if damage is due to their negligence or the negligence of their guests.
- Notices will be posted for any violations mentioned.

### Cancellation Policy

- We do not give credits or refunds due to the discomforts of nature. Our cancellation policy varies depending on the timing of your cancellation notice.
- Changing the dates of a reservation is considered a cancellation of the existing reservation and is subject to a \$25 rebooking fee.
- For overnight and weekly visitors, the following cancellation policies apply:
  - 2+ Weeks Prior: Full refund minus the \$25 cancellation fee.
  - 1 Week Prior: 50% of reservation is forfeited.
  - Less than 1 Week: Full reservation is forfeited.
- All rates, specials, terms, and policies are subject to change at any time without notice.

### For Monthly / Extended Stay Renters

- A Resident Data Form must be completed for all residents and on file with park management at time of arrival.
- Extended stay RV site rentals are metered and charged for electricity used at a rate of \$0.095/kwh.
- Rent due date is based on the Effective date. (If your reservation begins on the 12th, your monthly rent will be due on the 12<sup>th</sup> of each subsequent month.) **An initial late fee of \$50.00 will be assessed if payment has not been received by the due date. An additional charge of \$5.00 per day will be charged for each additional day, for up to 10 days. If monthly payment has not been received within 10 days after due date, the RV may be towed off the premises at the guest's expense.**
- Electricity usage is due on the 1<sup>st</sup> of each month.

# Belair Junction RV Park Rules and Restrictions

- **For Monthly / Extended Stay Renters (continued)**
- **A \$50.00 NSF fee will be charged for returned checks and/or credit cards declined due to insufficient funds/available balance or any other reason. Funds should be available no later than 8:30 AM of your due date.**
  
- Cancellation fees apply and will be deducted from the security deposit as follows:
  - **Less than 1 week notice – 100% of deposit is forfeited**
  - 8 - 14 days notice – 25% of the deposit is refunded
  - 15 days or more notice – 50% of the deposit is refunded
- A \$100 security deposit is required for extended stay reservations and will hold the reservation for 30 days.
- Security deposits are collected against default, damage to site, and final utility bill, and will be returned within 30 days of departure if lot is clean and all accounts current.
- A 15-day move-out notice is required for all extended stay rentals. There are no refunds for early departure.
- If you choose to extend, we do not guarantee the same site. Please check with management for possible extension.

***Enforcement: Management shall have the right to enforce any current rule or regulation as listed and/or posted in accordance with the following procedures: A courtesy notice – either written or verbal – shall be delivered to the RV Site user stating the violation and the course of action requested to correct. In the event the violation is not corrected within a reasonable time after receipt of the courtesy notice OR if Management elects to forgo issuance of a courtesy notice, a Non-Compliance Notice will be delivered to the RV Site user indicating the time frame required for compliance and the date of termination of RV Site if the violation is not corrected.***

***In addition to the above, rules about site appearance are established to maintain a neat and welcoming park for the benefit of ALL guests. Failure to maintain a clean, safe, and trash-free site may result in violations and fines. Repeated abuse may result in you being asked to leave our RV Park.***

<b><i>1st violation</i></b>	<b><i>\$15 fine</i></b>	<b><i>3rd violation</i></b>	<b><i>\$50 fine</i></b>
<b><i>2nd violation</i></b>	<b><i>\$25 fine</i></b>	<b><i>4th violation</i></b>	<b><i>May be asked to leave Belaire Junction</i></b>

I have received and read a copy of the Belaire Junction Rules & Restrictions. I understand that all rules and helpful tips are part of the rental relationship. In signing this acknowledgement, I hereby agree to abide by these rules, regulations, policies, and procedures.

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Guest signature Date

\_\_\_\_\_

Guest signature Date