LAKEVIEW RV RESORT

Rules & Regulations Your satisfaction is especially important to us. We appreciate that you have chosen to spend your time with us and want to make sure you and all our residents enjoy their stay. With this in mind, we have outlined basic RV rules and regulations. Our RV park is a dream come true and we want to keep it a safe, clean, happy place. The Rules and Regulations, as defined within this document, have been set up for mutual convenience.

GENERAL SITE RULES

• Rent is due, in full, by the first (1st) day of each month, unless other arrangements have been made. Rent is considered delinquent if not received, in full, by the third (3rd) day of the month. A late fee of ten dollars per day ($15.00) from the due date will be assessed if the payment is not received within 3 days of residents' due date.

• Observe and obey all posted signs throughout the park.

• Please respect resident's privacy by not walking through occupied sites.

• All waste disposal hookups must be sealed with all hoses and connections free of leaks. Please do not flush anything in toilets other than RV toilet paper.

• Please use a monthly waste cleaner, i.e., Rid-X.

• Trash – Help keep a clean and tidy park, by not littering. We take pride in our park and want everyone to enjoy the scenery. This includes cigarette butts. Do not throw them on the park grounds, please dispose of trash in park dumpster.

• No soliciting is allowed

• All RV's/ additional structures will need to be approved by management. A picture of the RV will need to be approved before moving in.

• No window a/c units of any kind allowed

• No foil allowed in any windows visible from the outside

PETS

• Pets are welcome. Pets must be on a leash when outside of RV's. A maximum of 2 pets per site is allowed.

• A resident must go with pets when outside of the RV and must not be left unattended. Pets cannot be left outside.

• Park residents must pick up after their pets, **no exceptions**. Any residents observed not picking up after their pets will be assessed a $50 fine for each offense.

• Pets should not be a danger to other residents or pets. No tolerance for aggressive pets.

• The Park shall have no liability to family members or residents for any damage or injury to persons or property caused by any pet.

• All pets must have updated shots, i.e., Rabies and Distemper. Residents must keep current shot records for their pets, including puppies. Residents will be asked to remove the pet from the park if the animal is not immunized accordingly.

• Any resident with a pet causing a disturbance, including excessive barking, will be asked to remedy the issue at once. If the disturbance continues, residents and pet may have to vacate the premises.

OUTDOOR LIVING SPACE

• Only furniture and items intended for outside use are allowed and must be kept to a minimum. These will need to be approved by management. No broken furniture allowed.

• No clutter around your lot, such as boxes, tools, wood, empty flowerpots.

• The following are NOT allowed on sites (including under the RV): • No clothes lines or hanging of laundry.

• No appliances outside the RV. •

Open storage containers. (Plastic storage containers are allowed under your rig, if kept orderly.) •

No concrete blocks to form structures or brace awnings

• Inside furniture prohibited.

• Gas or charcoal barbecues may be used for outdoor cooking on site.

• Pet pens or kennels are not allowed, unless it has been approved.

• Tents or tarps are prohibited.

• No affixing to trees or excessive décor.

PERSONAL VEHICLES

• Vehicles must be well kept (no oil leaks) and must run in a safe manner. The speed limit in the park is 5 MPH (miles per hour).

• Inoperable vehicles are not allowed in the park.

• TWO (2) standard size passenger vehicles are allowed per site. Additional boats, trailers, ATV's or UTV's may be allowed, only with permission from Park manager, and will be assessed no less than $75 monthly storage fee, per vehicle.

• RV's, automobiles, and motorcycles must be currently registered, in good running order and run by a licensed driver. Issues considered to be in general poor condition, including exterior, may not be parked at Lakeview RV. We will need proof of insurance as well.

RESIDENT RESPONSIBILITY

• Any resident or guest destroying/damaging park or other resident's property will be needed to make restitution.

• If your RV has an electrical problem creating a problem with the Park's electric, and a certified electrician must be called, the resident will pay the cost of the electrician's service call and damages.

• The Park shall supply utility hook-ups at the site for sewer, water, and electrical service. Residents will not make any alteration to the electric, water or sewer connections provided by the park.

• The Park's responsibility shall extend only to the point of connection and the Park shall not have any responsibility for the condition or functioning of any pipes, conduits or wires from such point of connection to the resident's RV. Wastewater must be disposed of properly. No dumping on the ground. Please use the proper sewer connection.

• The Park reserves the right to disconnect utilities in order that repair, alterations or additions may be made. Residents will be notified, when possible, of any planned utility system shutdown.

• The Park shall not be responsible for any loss suffered by any resident from planned or emergency shutdowns.

CODE OF CONDUCT

•Residents must always keep noise at a reasonable level, especially between 10:00 PM and 8:00 AM.

•Zero tolerance drug policy. Intoxication, disorderly conduct, profane language, loud singing, and loud talking will not be tolerated. All residents and or guests creating a disturbance or being a nuisance may have to vacate Lakeview RV Resort.

• No private businesses, including in-home daycare, are allowed in Lakeview RV property.

• No hunting allowed on any part of the property.

• Weapons, and Firearms: The discharge of any firearms within the park is prohibited. This is to include air rifles or BB guns. It shall further include knives of any sort, or any other type of weapon used to intimidate or cause harm to any person or property. Violation is subject to immediate eviction. Bows and arrows, slingshots and other projectile weapons are not to be used in Lakeview Rv.

• No illegal, harmful or offensive activities shall be conducted at any site, including those that are or could become an unreasonable annoyance or nuisance to neighboring sites.

- Zero tolerance for abusive or disruptive behavior, whether directed at management, staff, or other persons.

Everyone staying in the RV will need to be listed and sign this agreement.

**Please keep in mind all renters are on a day-to-day basis even if paying weekly or monthly. We reserve the right to terminate your stay at any time. **

By accepting this reservation, Guest hereby waives, releases and discharges and covenants not to sue Lakeview RV Resort for all claims and liability for personal injury, accidents, property damage, any other claim arising out of or in connection with Guests' use of the Rental/Property. Further, Guest agrees to defend, indemnify, and hold harmless Lakeview RV Resort from all losses, claims, expenses and demands, including attorneys' fees, that Lakeview RV Resort may incur arising out of or in connection with Guests' use of the Rental/Property. Guest further agrees to be responsible and liable for the actions and safety of every person in their group. Lakeview RV Resort reserves the right to remove any renter, occupant or guest who is subject to a lifetime registration requirement under a State sexual offender registration program.

Received by Renter on (date) _____,

Print Renter name: _____Signature of Renter: _____

Print Renter name: _____Signature of Renter: _____

Print Renter name: _____Signature of Renter: _____

Print Renter name: _____Signature of Renter: _____

Print Renter name: _____Signature of Renter: _____