



Last Name \_\_\_\_\_

Reservation # \_\_\_\_\_

Check-In Date \_\_\_\_\_

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

## GOLDEN VILLAGE PALMS RV RESORT

**3600 W. Florida Ave.  
Hemet, CA 92545  
(951) 925-2518**

### **RULES AND REGULATIONS**

**Effective: , 2025**

The following Rules and Regulations are a part of your agreement with the Golden Village Palms RV Resort for the space you have rented on a monthly basis. Please read the Rules and Regulations carefully. The management will interpret and enforce these Rules and Regulations in a reasonable manner.

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.

#### Subjects covered in this agreement are:

- 1) INTRODUCTION
- 2) DEFINITIONS
- 3) USE OF FACILITIES
- 4) RESORT PERSONNEL
- 5) COMMUNITY STATUS
- 6) GUESTS
- 7) RECREATIONAL VEHICLE AND ACCESSORY EQUIPMENT STANDARDS
- 8) GENERAL MAINTENANCE OF PREMISES
- 9) ADVERTISEMENTS
- 10) ENTRY UPON PREMISES OF RVer
- 11) RECREATIONAL FACILITIES
- 12) SWIMMING POOL RULES
- 13) REST ROOM AND SHOWER FACILITIES
- 14) LAUNDRY FACILITIES
- 15) PARKING
- 16) MOTOR VEHICLES AND BICYCLES
- 17) CONDUCT
- 18) PETS
- 19) RENTING, SUBLetting OR ASSIGNMENT AND RENTS
- 20) FIXTURES
- 21) SOLICITATION
- 22) RESORT OFFICE AND COMPLAINTS
- 23) ARCHITECTURAL STANDARDS
- 24) PLACEMENT OF RESORT HOMES (PARK MODEL)
- 25) MOVING YOUR RESORT HOME OUT OF THE RESORT
- 26) OWNERSHIP OF MULTIPLE HOMES
- 27) CONTRACTORS /SERVICE COMPANIES
- 28) REVISIONS OF RULES
- 29) PARAGRAPH HEADINGS

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## **INTRODUCTION**

Our Rules and Regulations have been developed as a basis for good relations within Golden Village Palms RV Resort. We trust we will have your complete cooperation not only to keep resort standards high and to maintain a happy and friendly atmosphere, but also to assure each occupant a maximum of convenience and comfort.

The following Rules and Regulations are a part of your agreement with the Resort for the space you have rented. Please read the Rules and Regulations carefully. The management will interpret and enforce these Rules and Regulations in a reasonable manner.

## **DEFINITIONS**

The definitions set forth below shall apply unless the context indicates that a different meaning is intended:

- 1). "Resort" means Golden Village Palms RV Resort.
- 2). "Resort facilities" means the services and facilities of the Resort.
- 3). "Owner" refers to includes, but it is not limited to, the owners of the Resort (including the owner's partners, directors, representatives, officers, employees, and agents) and the management of the Resort (herein referred to as the Resort Management).
- 4). "Recreational Vehicle Resort Occupancy Law" means those provisions of the California Civil Code Sections 799.20 et seq.
- 5). "RVer" is the person who has established tenancy in the Resort pursuant to the Recreational Vehicle Resort Occupancy Law and who lawfully occupies a recreational vehicle located in the Resort.
- 6). "Recreational Vehicle" (also "RV") means a motor home, travel trailer, truck camper, camping trailer, as defined in Health & 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.
- 7). "Premises" means the real property (which is a recreational vehicle space) rented to RVer by Owner.
- 8). "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 Resort or on the Premises at the invitation, request or tolerance of RVer.
- 9). "Resort Management's approval" or "approval of Resort Management," "Resort Management's consent" or "consent of Resort 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 Resort Management's prior written approval must have been obtained by RVer before RVer commences any such action requiring Resort Management's approval. If Resort Management's prior written approval is required, RVer shall submit a written request to Resort Management which describes the action RVer proposes to take and requests Resort Management to give prior written approval.

## **USE OF FACILITIES**

RVer's have the right to use the Premises and Resort facilities in compliance with these Rules and Regulations and the other provisions of the Resort's residency documents. RVer agrees that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Resort Management and each person individually. RVer agrees that he is not a third party beneficiary of any other agreement between Owner/Resort Management and any other person in this Resort.

## **RESORT PERSONNEL**

Owner shall be represented by Resort Management, including a Property manager, who will enforce the Rules and Regulations on behalf of the Resort's Owner.

## **COMMUNITY STATUS**

RV Resort is a senior age community with age requirements for RVers and their Guests. At least one Tenant must be 55 years of age or older. Guests, including children, may stay for no more than 28 consecutive days within a 365-day period. There is no minimum age requirement for guests.

## **GUESTS**

- 1). For any Guest to stay at the Premises overnight, the guest must be registered with Resort Management and pay a guest fee.
- 2). Guests' stays are limited to a maximum of 28 consecutive days within a 365-day period.
- 3). RVer agrees to acquaint all Guests with the conditions of tenancy in the Resort, including, but not limited to, the Resort's Rules and Regulations. RVer is personally responsible for the actions and conduct of RVer's Guest.
- 4). If RVer will not be present, then no Guest(s) may occupy or otherwise use RVer's recreational vehicle without Resort Management's consent.

## **RECREATIONAL VEHICLE AND ACCESSORY EQUIPMENT STANDARDS**

- 1). **Recreational Vehicles** - Only RVs as defined by Health & Safety Code Section 18010 are permitted to be placed on the Premises.
  - (A) Only one RV may be placed on each space.
  - (B) Placement of RVs shall be determined by Resort Management. In no event shall a RV be located closer than four feet (4') from any building or other RV situated on an adjacent space.
  - (C) All RVs within the Resort must be properly licensed. The current registration must be maintained in the RV and available for inspection on Resort Management's request.
  - (D) Only fully self-contained trailers and motor homes are accepted. No tents, pick-ups with camper shells, boats, boat trailers, or utility trailers are permitted. Vans, tent trailers, or pick-ups with campers may only be used as sleeping facilities or living units if they are fully self-contained and approved by Resort Management.
  - (E) Each RV entering the Resort must either be new or in good condition and approved by Resort Management.
  - (F) A certificate of insurance for the RV must be available to Resort Management; the certificate of insurance should indicate coverage for the duration of RVer's stay in the Resort.
- 2). **Accessory Equipment and Structures** - The installation by RVer of any accessory equipment and structures on the Premises are prohibited without prior Resort Management approval. All site pavers must be approved by Resort Management.
  - (A) Any accessory equipment, structure or appliance not in compliance with the Resort's residency documents shall be removed from the Premises by RVer within ten (10) days of receipt of written notice.
  - (B) Upon termination of RVer's tenancy, it is RVer's responsibility to remove any accessory equipment which RVer has installed upon the Premises.
- 3). **Standards for Accessory Equipment and Structures for Park Models and RVs** - Conditions for specific equipment and structures are as follows:

- (A) **Cabanas** - The installation of any cabana or permanent building on the Premises is strictly prohibited.
- (B) **Air Conditioners** – For RVs, factory-installed rooftop air conditioning units are permitted, as they are standard equipment. Any auxiliary air conditioning units must be in good operating condition and must not make excessive noise that will be disturbing to any other tenants. Window air conditioners are not permitted. Air conditioning units may not be mounted on the roof of any RV, Park Model, or accessory structure. Auxiliary units must be placed on the ground surface only, at the rear of the RV, and out of the rear easement.  
  
For Park Models, air conditioners must be connected to the existing ductwork and may not be mounted to the roof of the Park Model or any accessory structure. Window air conditioners are not permitted. All auxiliary units must be placed on the ground surface only, at the rear of the RV, and out of the rear easement.
- (C) **Awnings** – May not exceed 40 feet in length and must comply with setback requirements. Park Model awnings must be permanently attached to the Park Model. Free-standing awnings are not permitted on any site. Awnings must be constructed from Aluma wood or metal. Proper design approval must be submitted to Resort Management.
- (D) **Skirting** – Required for all Park Models and must be made of materials consistent with the unit's exterior. Faux or real brick / stone skirting is not permitted. Skirting shall be installed on a four-inch (4") wide concrete base to prevent rot and termite damage.
- (E) **Exterior Storage Building** - Any exterior storage building is prohibited.
- (F) **Fences / Pet Enclosures** – **Permanent Fences** are prohibited. However, removable pet enclosures are permitted under the following conditions: The enclosure must not exceed twenty-four (24") in height, must be made of black metal, and must be placed in a location not visible from the street. Pet enclosures must be removed when not in use, and may not obstruct access, encroach on common areas, or become unsightly. Resort Management reserves the right to require removal of any enclosure that does not comply with these guidelines or that becomes a nuisance.
- (G) **Antennas** - No exterior antennas, including, but not limited to, TV, ham and CB antennas, may exceed the height of RVer's recreational vehicle by more than twelve feet (12'). A satellite dish must be approved by Resort Management and mounted on the RV or on the RV space slab.
- (H) **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. All window shades, sunshades, and privacy screens must be white or neutral in color. Bright or reflective materials are not allowed.
- (I) **Clotheslines** - Clotheslines are not permitted on the Premises.
- (J) **Ramadas** – Ramadas are not permitted within the Resort.
- (K) **Jacuzzis** – Jacuzzies, hot tubs, or spa tubs are not permitted anywhere on the Premises.

## **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 litter and debris at all times.
  - (A) To avoid damage to underground utilities, RVer must have Resort Management's consent before digging or driving rods or stakes into the ground. RVer shall bear the cost of repairs to any utilities or Resort property damaged by RVer. Repairs must be performed by bonded companies and/or RV Resort Management at expense of occupant, at contractor's price.
  - (B) The existing drainage pattern and grading of the Premises may not be changed without Resort Management's consent.
- 2). **Landscaping** - RVer may not plant any tree or shrub in the ground without the express written approval of Resort Management.
  - (A) Any landscaping which has been installed by RVer without Resort Management approval and/or in violation of these Rules and Regulations must be removed by RVer within ten (10) days of written notice.
  - (B) RVer is responsible for insuring that water does not puddle or stand and drains away from RVer's recreational vehicle into the street, but not onto other spaces or common areas.
  - (C) RVer will not trim trees or shrubs on Resort property.
- 3). **Storage** - Storage of anything beneath, behind or on the outside of the recreational vehicle 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.
  - (A) Only outdoor patio furniture approved for use by Resort Management (such approval shall not be unreasonably withheld) may be used outside the RV. Outdoor patio furniture must be limited to a reasonable quantity, not to exceed six (6) pieces per space. Furniture must be designed for outdoor use, maintained in good condition, and stored neatly. Excessive or unsightly outdoor patio furniture is not permitted.
  - (B) 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.
  - (C) Bicycles, play equipment, tools must be stored either in the RV or at the rear of the RV Premises but not on landscaped or common areas. No more than three (3) bicycles are allowed at RVer's Premises.
- 4). **Storage Sheds** - Storage Sheds per California Title 25, permanent storage buildings or structures are not permitted within the Resort. Portable storage units may be allowed only with prior written approval from Resort Management and must comply with all Title 25 spacing, fire, and safety regulations.
- 5). **Barbeques** - Only gas-operated barbeques are permitted. Charcoal barbeques and open fires are strictly prohibited. All barbeques must be in good working condition and stored safely when not in use.
- 6). **Dangerous Material** - 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 may be stored on the Premises and then only in quantities reasonably necessary for normal household purposes.

- 7). **Damage** - If any portion of the exterior of the RV or its accessory equipment, structures, or appliances, the vehicle used to pull the travel trailer or fifth wheel, or the Premises are damaged, the damage must be repaired or replaced within thirty (30) days.
- 8). **Utility Pedestals** - The utility pedestals (water and utility hookups) must be accessible at all times. RVer's sewer and water connections must be water-tight and air-tight. If one of the Resort'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.
- 9). **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 system. Grease, coffee grounds, Kleenex, disposable diapers, and sanitary napkins or other inappropriate items shall not be placed in the sewer system.
  - (A) Resort 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.
  - (B) All wastewater, including gray water, must be disposed of by using wastewater connections as directed by Resort Management.
  - (C) All sites are required to have connections that are secure in that they seal the sewer connection if you leave it connected while parked at the site.
- 10). **Exterior Lighting** - Any light bulb used on the exterior of RVer's recreational vehicle may only be a maximum of 60 watts and must be aimed only to portions of RVer's Premises, but not to any other space or recreational vehicle. Only UL approved Christmas lights and decorations shall be used on the Premises. Any decoration and/or lights used on the outside of the RV must be UL approved and are subject to Resort Management's approval. Christmas lights and decorations may be displayed only after Thanksgiving, but no later than mid-January; in no event may Christmas lighting and decorations be left up any other time of the year.
- 11). **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 Resort and not placed in bins. Lids on the disposal bins are to be kept closed. At no time must bins be so loaded with landscaping and pruning matter or other materials as to render the disposal of garbage impossible by other RVer's. Materials must not be left outside of the bins. Bringing trash from outside the Resort to dump in the Resort'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.
- 12). **Quiet Hours** – Quiet hours shall be observed daily from 10:00 p.m. to 8:00 a.m.
- 13). **Vendor Work Hours** – Outside contractors or vendors must perform work in the Resort, Monday through Friday between 8:00 a.m. and 5:00 p.m. No outside work can be conducted on Saturdays, Sundays, or holidays without prior written approval from Resort Manager.

## **ADVERTISEMENTS**

- 1). No "for sale" signs are permitted anywhere on Resort property, including inside or outside of RVs.

- 2). Sales of recreational vehicles or Park Models are permitted in place but must comply with all zoning laws, Resort Rules and Regulations, and be inspected and approved by Resort Management prior to sale. Units in poor condition or those that do not meet Resort standards will not be approved for sale in place.
- 3). Bulletin boards may not be used for advertising sales.
- 4). "Patio sales," "moving sales," and "yard sales" are expressly prohibited.

### **ENTRY UPON PREMISES OF RVer**

Resort 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 Resort at any reasonable time, but Resort Management may not do so in a manner or at a time which would interfere with RVer's quiet enjoyment. Resort 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.

### **RECREATIONAL FACILITIES**

- 1). Recreational facilities, including pools and spas, are provided for the exclusive use of RVer's and their accompanied guests.
- 2). 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.
- 3). Alcoholic beverages are permitted in the recreational facilities; however, they must be in plastic cups only. No glassware or soft drink bottles may be taken into the recreation areas.
- 4). No gambling will be permitted at any time.
- 5). Persons in swimming suits or trunks, wet or dry, will not be allowed in the clubhouse. RVer's must wear a shirt or jacket at all times in the clubhouse and other Resort buildings. Footwear must be worn in all Resort buildings.
- 6). No RVer may have more than two (2) guests at any time in the billiard room unless permission is granted by Resort Management. There is a maximum of two (2) games if other persons are waiting to play.
- 7). Smoking is not permitted in the clubhouse and other enclosed areas of the Resort's common facilities.
- 8). No one may put their feet against the wall, windows or tables within the recreational areas.
- 9). Screaming, running, horseplay and loud noises are not allowed in the recreational areas.
- 10). Recreational facilities and swimming pool rules may be changed or revised upon sixty (60) days' notice to RVer.
- 11). 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 Resort, unless used with earphones.
- 12). Private parties are subject to manager approval and must be pre-arranged.
- 13). The Resort reserves the right to rent the Resort Facilities for private use.
- 14). Persons using the recreational facilities must do so at their own risk.
- 15). No sleeping is permitted in the clubhouse or any other common buildings.

### **SWIMMING POOL RULES**

- 1). All persons must shower before using the pool or spa pools.

- 2). Except for flotation devices for small children, swim fins, diving masks, rubber floats, and the like are not permitted to be used while others are using the pool.
- 3). Only manufactured swim wear in good condition may be used. No cutoffs or other similar homemade swim wear is permitted. Nudity is prohibited.
- 4). Children under fourteen (14) years of age may not use the swimming pool or spa pool unless accompanied by an adult.
- 5). Guests are not permitted to use the swimming pool unless accompanied by an RVer and with prior approval of Resort Management.
- 6). All persons who are incontinent or who are not potty trained are not permitted in the pool.
- 7). Children dressed in diapers are not permitted in the pool.
- 8). Smoking is prohibited in the swimming pool or spa pool. Alcoholic beverages are permitted in the pool area but must be in plastic cups only. No glass containers of any kind are allowed.
- 9). For protection of deck furniture, please place towels over chairs when using suntan oil, creams, or lotions. No person may enter the swimming pool or spa pool with suntan oil or suntan products on her/his body.
- 10). No one with a skin disease or open wound will be permitted in any of the pools.
- 11). Shoes or sandals must be worn to and from the pool area.
- 12). Resort Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. RVer's are responsible for the conduct of their guests.
- 13). No glass containers of any kind are permitted in the pool area.
- 14). Pools hours and additional pool rules are posted in the pool area and are incorporated herein by this reference.
- 15). These facilities will be closed from time to time at Resort Management's discretion for cleaning and repairs. Scheduled group activities may restrict the use of these pools from time to time.

### **REST ROOM AND SHOWER FACILITIES**

- 1). Rest rooms and showers are provided for the exclusive use of RVer's and their accompanied guests. These facilities are available for showering before and/or after using the swimming pool or as a rest room for persons using the laundry room or swimming pool.
- 2). These facilities will be closed from time to time at Resort Management's discretion for cleaning and repairs.

### **LAUNDRY FACILITIES**

- 1). Laundry hours are posted. These facilities will be closed from time to time at Resort Management's discretion for cleaning and repairs.
- 2). 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 and regulations governing the use of the laundry and its facilities are posted and are incorporated herein by reference.
- 4). **Washer and dryers are not permitted inside individual RVs or Park Model Homes. RVers must use designated laundry facilities.**

5). No washing of large blankets, bedspreads, quilts, or sleeping bags permitted. These items must be laundered offsite due to equipment limitations.

## **PARKING**

- 1). Unless the Premises will accommodate two (2) vehicles, only one (1) vehicle (other than the RV) may be parked on RVer's Premises. All additional vehicles must adhere to the Resort's parking policies. No overflow parking is permitted in parking lots. Fees may apply.
- 2). Parking is permitted only in designated areas.
- 3). Each vehicle belonging to RVer must be registered with Resort Management.
- 4). No parking is permitted on the streets of the Resort. Vehicles belonging to repairman, delivery persons, health care personnel or Resort 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.
- 5). Vehicles parked on RVer's Premises may only be parked on the driveway and not on any other areas of the Premises. Parking is not permitted on vacant Premises or landscaped areas.
- 6). Guests may only park in designated guest parking spaces, on the host RVer's Premises, or on the street outside of the Resort. RVer may not park in the guest parking area. Because of the limited parking, facilities, traffic congestion and noise, Resort Management reserves the right to restrict the number of guests bringing automobiles or other vehicles into the Resort.
- 7). A limited number of parking spaces in the Resorts extra vehicle storage area are available for travel trailers, boats, campers, trucks and extra cars on a first come first serve basis. By providing such spaces, Resort Management is providing a service, but is not under any obligation to provide such a service. Therefore, Resort Management may impose an additional fee for the storage of any vehicle, boat or trailer. **NOT AVAILABLE AT ALL RESORTS.**
- 8). Any vehicle parked in violation of these Rules and Regulations or in violation of signs posted throughout the Resort may be towed from the Resort at the expense of the vehicle owner.
- 9). Other than the RV located on the Premises, sleeping in vehicles is prohibited.
- 10). No automobile may be stored on the RV site. Storage shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding one (1) week, the resorting of an operative vehicle that is not used for a period exceeding two (2) weeks or the parking of more than one (1) vehicle for the purpose of selling those vehicles as part of a commercial activity. However, RVer's may leave their vehicle in their parking space when on vacation.
- 11). Boats, ATVs, quads, trailers, and similar vehicles are not permitted to be parked on individual sites. These must be stored in designated storage areas, if available.
- 12). Pull dollies are permitted if neatly stored and do not obstruct walkways, driveways, or common areas.

## **MOTOR VEHICLES AND BICYCLES**

- 1). No vehicle leaking oil or any other substances or fluids shall be allowed in the Resort. Any car dripping oil or gasoline must be repaired immediately.
- 2). No maintenance, repair or other work of any kind on any vehicle, boat or recreational vehicle may be done on the Premises without Resort Management's consent. This includes, but is not limited to, the changing of oil.
- 3). For the safety of all persons within the Resort, no vehicle may be driven in an unsafe manner. All traffic signs must be obeyed.

- 4). No vehicle may be operated in the Resort by any person who is not properly licensed. All vehicles operated within the Resort must be registered and licensed for street usage.
- 5). Excessively noisy vehicles are not permitted in the Resort.
- 6). Electric-powered golf carts ONLY are permitted within the Resort. Golf carts must be operated safely and follow all posted speed limits and traffic rules. Operators must be properly licensed, and golf carts must be maintained in good working condition.
- 7). Motorcycles used as a primary means of transportation are also permitted. Motorcycles must be operated safely and follow all posted speed limits and traffic rules. All motorcycles must be properly registered, street legal, and equipped with noise-reducing mufflers.
- 8). Dune buggies, mopeds, dirt bikes, off-road vehicles and all-terrain vehicles may not be operated in the Resort.
- 9). 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.
- 10). If driven at night or at dusk, bicycles must be equipped with a light on the front and a reflector in the rear.

## **CONDUCT**

- 1). Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. Public nudity is expressly forbidden. 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 Resort which is generally open to all tenants, occupants, and their guests.
- 2). 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. Radios, CD players, boom boxes, and other such entertainment devices are not permitted outside of the RV, unless used with earphones.
- 3). RVer's and their guests shall not encroach or trespass on any other person's recreational vehicle space or upon any area which is not open for general use by tenants, occupants and their guests. All Resort property which is not for the use of RVer's 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 Resort Management, shall not be used, tampered with or interfered with in any way by RVer.
- 4). RVer's and their guests must be quiet and orderly and shall not be allowed to do anything which might be cause for complaint. RVer's must acquaint all guests and all occupants of the RV with the Resort's Rules and Regulations.
- 5). Except for fire rings and barbecues (as provided by the Resort) or a barbecue belonging to RVer (as approved for use by Resort Management) or appliances installed in RVer's recreational vehicle, no fires are permitted.
- 6). 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:

- (A) Any activity requiring the issuance of a business license or permit by any governmental agency.
- (B) The leasing, subleasing, sale or exchange of recreational vehicles.

7). Resort-owned chairs, barbecues and other equipment are not to be removed from their original location.

8). 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 Resort Management in violation of any law or ordinance.

9). 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). No open campfires or fireworks are permitted anywhere within the Resort.

11). Any personal property or items left on-site after RVer's departure will be considered abandoned and will be removed and disposed of at RVer's expense.

12). A mail forwarding policy is in effect. RVers expecting mail after departure must arrange forwarding directly through the U.S. Postal Service. Resort Management is not responsible for held or returned mail.

13). The speed limit within the Resort is 5 MPH and must be strictly observed by all vehicles, including golf carts and bicycles.

14). Emergency messages will be delivered to RVers only when the message is identified as urgent or life-threatening. All other communications must go through standard personal contact.

15). No vehicle repairs of any kind, including oil changes, tire replacements, or engine work, may be performed on the Premises.

### **PETS**

A house pet is defined as a pet that spends its primary existence within the pet owner's residence. Resort Management reserves the right to deny an RVer a pet if there are an excessive number of pets in the Resort. No more than two (2) pet is allowed per recreational vehicle space.

1). Special permission to keep a house pet in the Resort must be obtained from Resort Management.

- (A) The types of pets permitted are: a domesticated bird, cat, dog, or aquatic animal kept within an aquarium. Pit bulls, chow chows, Rottweilers, Doberman pinschers and other aggressive breeds are expressly prohibited.
- (B) Non-house pets are prohibited under any circumstances. Strange and exotic pets are not permitted.
- (C) If any of the rules regarding pets is violated and such violation is noted by Resort 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 Resort is terminated.

2). The following rules must be strictly followed by all pet owners:

- (A) Each pet must be registered with Resort Management and a pet agreement signed. If a pet is lost or dies, written permission to acquire a new pet must be obtained from Resort Management.
- (B) Each pet must be licensed and inoculated in accordance with local law. Proof of licensing and or current inoculation may be required by Resort Management.

- (C) When not inside the RV, pets must be on a short leash (six feet (6') or less) under the immediate control of a responsible person.
- (D) Any pet running loose in the Resort will be taken to Animal Control. Recurring violations of this rule will lead to the loss of the privilege to maintain a pet.
- (E) 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.
- (F) All excrement left by RVer's pet must be picked up, wrapped in paper and placed in the trash immediately.
- (G) Guests are not permitted to bring any pet into the Resort buildings.
- (H) The tying up of pets outside the RV and leaving them unattended is prohibited.

### **RENTING, SUBLetting OR ASSIGNMENT AND RENT**

- 1). 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.
- 2). All Rents payable hereunder shall be paid by certified funds only, including check, money order, or Visa/MasterCard or other credit cards approved by management. Cash payments will not be accepted. No third party payments will be accepted.
- 3). If the rent is not paid by the 6<sup>th</sup> day past the due date of the month, a late charge of Thirty Dollars (\$30.00) shall be charged to cover the Resort's cost for additional accounting and collection expense. At the time of rent being due all accrued additional expenses for pets, extra people, and electricity or resort services such as copies, faxes or propane are due in full. Additionally, a handling charge of Thirty Dollars (\$30.00) shall be required for all checks returned by the bank due to insufficient funds in the residents account or for any other reason.
- 4). The acceptance by RESORT of any late payment shall not constitute a waiver of any breach of any terms or provision of this Agreement, or any rule, regulation, term or provision contained in any document referred to in this Agreement, nor shall it reinstate or extend the term of this Agreement or affect any notice, demand or suit hereunder.
- 5). Sales of RVs or Park Models  
Sales of RVs or Park Models are permitted within the Resort but must be in compliance with all zoning laws, Resort Rules and Regulations, and must be inspected and approved by Resort Management prior to sale. Units in poor condition or those that do not meet the Resort standards will not be approved for sale in place. Resort Management reserves the right to deny approval of a sale if the unit fails inspection, does not meet Resort standards, or violates zoning requirements.

### **FIXTURES**

All landscaping and structures or other improvements permanently attached to or embedded in the ground shall become a part of the realty upon their installation and belong to Owner. Upon RVer vacating the Premises, such improvements shall remain upon and be surrendered with the Premises. Resort 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 Resort's original engineered grade intact.

### **SOLICITATION**

Throwaway newspapers, distribution of handbills, notices, or advertisements, and door-to-door selling or solicitation are not permitted without Resort Management's consent. All salespeople must make individual appointments with the RVer concerned or interested.

## **RESORT OFFICE AND COMPLAINTS**

Except in an emergency, please do not telephone or contact Resort Management after normal business hours. The Resort's office phone is for business and emergency use only.

- 1). Except for emergencies, all complaints must be in writing and signed by the person making the Complaint.
- 2). All community business is conducted during posted office hours.
- 3). 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 Resort Management.

## **ARCHITECTURAL STANDARDS**

### **1). Approved Park Model Homes**

RVers are responsible for maintaining their homes and accessory structures in compliance with the Resort's Architectural Standards. This includes the repair or replacement of damaged skirting, air conditioning units, evaporative coolers, trellises, and similar structures as needed.

### **2). Site Improvements**

All site improvements require written approval from Resort Management. A Home Site Improvement Request Form is available at Guest Services and must be submitted for approval before work begins. Any modifications prior to obtaining written approval from Resort Management will be in violation of the Resort's Rules and will be subject to removal at the RVer's expense.

### **3). Title 25 Section 2118**

In compliance with Title 25, Section 2118 of the California Code of Regulations, no permanent buildings, garages, cabanas, or storage buildings shall be constructed or installed on any lot within the Resort. Any unauthorized permanent structure installed in violation of these Rules must be removed at the RVer's expense within ten (10) days of receiving notice from Resort Management.

## **PLACEMENT OF RESORT HOMES (PARK MODEL)**

- 1). All new and previously owned Resort Homes (Park Models) must be inspected and approved by Resort Management prior to delivery and placement. Written approval from Resort Management is required before delivery and setup. Axles must remain under the unit and the hitch must be removed upon placement.
- 2). Any exterior improvements require prior written approval from Resort Management, including but not limited to:
  - (A) Installation or replacement of awnings, skirting, air conditioning units, roofing, siding, or windows.
  - (B) Modifications to electrical or plumbing systems.
  - (C) Landscaping, digging, or the addition of concrete.
  - (D) Structural modifications to the home
  - (E) Any exterior project involving a contractor or delivery of materials from outside vendor.
  - (F) Changes to the paint color or pattern of the home, decks, or driveways.
- 3). Resort Homes (Park Models) and RVs may be sold in place, provided they meet Resort standards, pass inspection, and are approved by Resort Management prior to sale. Units in poor condition or those that do not comply with zoning laws and Resort Rules and Regulations will not be approved for in-place sale. Management reserves the right to require removal if the unit fails inspection or does not meet Resort standards.

## **MOVING YOUR RESORT HOME (PARK MODEL) OR RV OUT OF THE RESORT**

- 1). Clearance for Removal – RVer must submit a written request for a Clearance for Removal, available at Guest Services, at least thirty (30) days prior to move-out. This time period is necessary for Park Management to make arrangements to facilitate the move-out. RVer is responsible for site maintenance and all rent until the unit is removed.
- 2). Contractor Requirement – Any contractors hired for removal must be certified, registered with Guest Services, and provide a certificate of liability insurance before commencing any work. All removal work must be conducted Monday through Friday during regular business hours (8:00 a.m. – 4:00 p.m.). Contractors must check in with Guest Services before beginning any work.
- 3). Rent and Charges – RVer is responsible for paying all rent and other charges through the removal date before a Clearance for Removal will be issued. Rent will continue to be charged for up to thirty (30) days from the date Resort Management receives notice or until the site is vacated, whichever occurs first.
- 4). Site Clean-Up – When removing a Park Model or RV, RVer must remove all accessory structures, including but not limited to sheds, awnings, carports, and fences, unless Resort Management provides written consent allowing certain structures to remain.
- 5). Restoration of Space – Upon removal of a Park Model home, all concrete and asphalt, including driveways and pads, and all landscaping materials must be removed unless Resort Management provides written approval stating otherwise. RVer is responsible for ensuring the space is cleared of all debris, leveled, and restored to its original condition with clean fill dirt, ready for placement of a new home.
- 6). Final Inspection - RVer or contractor must notify Guest Services when the site is ready for inspection. Resort Management will conduct an evaluation before the home is removed from the Resort.
- 7). Disposal of Items - RVers and contractors are not permitted to dispose of any items in Resort dumpsters. Any unauthorized disposal may result in additional charges.

**8).** Failure to Complete Site Clean-Up - If a Clearance for Removal expires after thirty (30) days, and the home or shed has been removed but the site has not been fully cleared, RVer will be issued a written notice allowing seventy-two (72) hours to complete the clean-up. If the clean-up is not completed within this period, a service charge of twenty-five dollars (\$25.00) per hour per worker (minimum charge of one hundred dollars (\$100.00) will be assessed for actual labor performed.

**9).** Enforcement – If the site remains in non-compliance after the seventy-two (72) hour period, Resort Management may take necessary steps to complete the clean-up and charge the RVer accordingly.

## **OWNERSHIP OF MULTIPLE HOMES**

No person(s) or entity, including any percentage of ownership or common ownership interest between person(s) or entity, may own more than a total of two (2) vacation homes concurrently in the Resort. Any attempt to circumvent this policy will result in legal notice of non-compliance for any and/or all vacation homes.

## **CONTRACTORS / SERVICE COMPANIES**

RVers must inform Guest Services of any contractor or service company working on their site. Only properly licensed and insured vendors (on file with the Resort) are permitted to perform work in the Resort. The contractors or service company must provide proof of liability insurance before any work commences.

## **REVISIONS OF RULES**

Resort 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 recreational facilities.

## **PARAGRAPH HEADINGS**

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.

READ AND ACCEPTED:

**RVER**

Date: \_\_\_\_\_

**RVER**

Date: \_\_\_\_\_

Site No. \_\_\_\_\_