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Rules & Regulations

1) Introduction.

- a) **Purpose.** The purpose of these Rules & Regulations is to ensure all guests enjoy their time at Yreka RV Park.
- b) **Applicability.** These Rules apply to guests, tenants, and their guests.
- c) **Basic Rule Applicable to All.** Although these Rules cover a variety of subjects, it is impossible for them to deal with everything you or your guests are expected to do. Therefore, everyone must:
 - i) Behave reasonably and respect the legitimate rights of others;
 - ii) Avoid unreasonably adversely affecting others;
 - iii) Avoid anything that would reasonable endanger anyone or their personal property.

2) Residency.

- a) **Occupancy Limit.** Each space has a maximum occupancy of six (6) individuals, who all must be registered with the Park office. Space rent is based on three (3) person occupancy, and a \$25/person fee will be charged for each additional person per month.
- b) **Rents.** All rent money shall be paid with cash, check, money order or credit card. Owner may require payment be made in cash or the equivalent. Please keep your receipt if you pay in cash.
 - i) **Delinquency.** All rents are delinquent if not paid within five (5) days of due date. After the fifth day, fifty dollars (\$50.00) shall be added to the rent statement of the Resident and the late charge will become due as rent.
 - ii) **Returned Check.** Resident shall pay a thirty-five-dollar (\$35.00) charge for each check returned or dishonored by the bank.
 - iii) **Delivery.** Rents and all charges shall be delivered to the Park Office. Office hours are Monday through Saturday, 9 AM – 5 PM; Sunday 9 AM to 4 PM. You may also deliver to the park mailbox.
 - iv) **Electric.** Residents shall pay electric bill due and payable to Yreka Farm RV Park. Electric charges are added to the Residents' monthly statement.
 - v) **Other Utilities.** Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident. Further, in addition to base rent, these charges are considered part of the total monthly rent due.

3) Guests.

All guests, whether visiting for the day or staying overnight, must register with the office. Residents agree to inform all guests of the Park's Rules & Regulations, making Resident the responsible party for guests' actions.

- a) **Guest Parking.** All visitors must park in the designated visitor parking. Guests may not park in Park's empty spaces.
- b) **Length of Visit.** No Guest shall stay for more than 72 hours without prior approval by park management
- c) **Use of Park.** The Resident *must* be with the guest if the guest is using any community facility. Guests are not allowed to bring their pets into the Park.

- 4) **Enclosed Rooms and Structures.** Only a factory built screen room may be attached to the RV. Screen rooms may not be used as storage facilities. Screen rooms must have panels up (except in inclement weather). No porches, fences, pet runs, hanging shades, screen room or other structures shall be constructed on any site without Park Management's written approval. No appliances shall be kept outside of the RV. All items must be factory made, no "homemade" equipment or structures.
- 5) **Space Maintenance and Appearance.** Residents shall maintain their Space, RV, and all other items in view, in good condition and repair. The space must be neat, clean, attractive and well kept. T
- a) **Landscaping.** The space must be free of weeds, leaves, and debris. If the space, RV or other items are no longer being kept neat, clean, and attractive, the Resident must clean and/or fix any problems or face eviction.
 - b) **Tarps.** No tarps of any kind are allowed anywhere in the space.
 - c) **Storage.** Storage must be well-organized and be in accordance with Rule (5). Storage of small trailers, boats, utility trailers and such items in your space is not allowed.
 - i) **Under-Unit Storage.** Wheels and hitches are the only objects that may be stored underneath the RV. No combustible materials may be kept in the space at any time.
 - ii) **Outside Storage.** Outside patio furniture, working bicycles, BBQs and plants (no more than 12) may be stored outside. Clotheslines are not acceptable at any time. Storage sheds must be approved by management in writing.
 - d) **Damage.** If any portion of the exterior of the RV is damaged, the damage must be repaired within two (2) weeks of the occurrence or of written notice from Management, whichever is earlier. If damage is not fixed in a timely manner, Management will charge a repair fee to Resident.
 - e) **Hazards.** Anything which creates a threat to health and safety shall not be permitted on the space. All RV's have to be equipped with working smoke detectors. No flammable, combustible, or explosive fluid, material, chemicals or substances, except ones customarily used for normal household purposes, may be kept in the space. Do not paint any items in your space.
 - f) **Garbage.** All garbage must be put *in* the trash bin, not left on the ground beside the bin. No garbage is to be left outside in the space, including overnight. Please break down large boxes. If you are caught dumping garbage on the ground or putting bulky items in the dumpster, you will be fined a reasonable fee for cleanup.
 - g) **Accessibility.** The utility pedestals (water, electric and cable hookups) must be accessible at all times. If one of the Park's water shut-off valves is located on the space, it must be kept clear of all items and accessible at all times.
 - h) **Digging.** To avoid damage to underground facilities, Residents must have Park Management's consent before digging, driving rods or stakes that are longer than 6 inches into the ground.
 - i) **Sewer.** Sewer connections must be airtight. Any leakage must be cleaned up immediately. Water may not be discharged from any RV onto the ground for any reason.
 - j) **Park Maintenance.** Any maintenance requests must be made in writing at the front office. Please do not contract our maintenance personnel directly; this will only result in further delay of our maintenance items.
- 6) **Pets.** Special permission from Park Management must be obtained to keep a pet in the Park. Management reserves the right to deny a Resident a pet depending on the type, size, breed or behavior of the individual pet. Residents must get Park permission to replace a lost or deceased pet.
- a) **No Aggressive Breeds.** No "aggressive" breeds are allowed, including but not limited, to: Pit bull, Rottweiler's, Doberman pinchers, etc.
 - b) **Leashes.** Pets must be on a leash at all times. Any pet running loose in the Park will be impounded at the pet owners' expense and the Resident may be notified to relocate the pet off the Park's property, or vacate the space. No pets may be chained in the yard and/or left alone outside.
 - c) **Cleaning Up After Pet.** Regardless of the area, any excrement left by a pet must be picked up immediately, and disposed of within the proper trash receptacle. Residents out walking their pet without a

'doggie bag', and found not to be picking up pets 'droppings', face notice to remove pet from Park and/or eviction.

- d) **Licensed.** Each pet must be licensed and inoculated in accordance with the local law.
 - e) **Number of Pets Allowed.** No more than two (2) per space will be allowed without prior Park Management consent.
 - f) **Off Limit Areas.** Pets are not allowed in the laundry, restrooms, swimming pool area or any community building.
 - g) **Disturbances.** Pets will not be allowed to create any disturbance which might annoy neighbors. If a pet causes a disturbance, annoyance or harm (such as but not limited to: barking, growling, biting), then permission to keep the pet may be revoked.
- 7) **Conduct.** Any actions by any person that are dangerous, disturbing to others, or create a health or safety problem, are not permitted. This includes, but is not limited to, any disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, rude or boisterous behavior, abusive language or other harmful conduct.
- a) **Zero Tolerance Drug-Free Zone.** Any person, whether guest or resident, that is using, selling, or possessing any type of illegal drug, no matter the amount, will be reported to the property authorities immediately.
 - b) **Alcohol.** People under the influence of alcohol shall not be permitted in any area of the Park. It is a felony to sell or provide alcohol to minors; anyone who does so will face immediate eviction.
 - c) **Music or Noise.** Radios, TVs, CD players, or other music devices, must not be heard outside of the RV at any time.
 - d) **Quiet Hours.** Quiet hours are from 10 PM to 8 AM.
 - e) **Trespassing on Others' Spaces.** Persons shall not encroach or trespass on any Resident's space or on any area which is not open for general use by Residents and their guests.
 - f) **Smoking.** There is no smoking in any of the Park community areas, such as restroom, laundry room, etc.
- 8) **Selling of Recreational Vehicle.** If a Resident is selling or trading an RV, it may not be kept in the Park without Management's prior written consent and approval.
- a) **Subject to Management's Approval.** Park Management must approve any person who wants to buy and keep the RV in this Park, prior to the new person moving. Space rent may increase for the new Resident.
 - b) **Subletting.** No subletting or leasing of RV, or any portion of RV or space, is allowed at any time.
- 9) **Vehicles.** All vehicles must be driven slowly and cautiously at all times. Posted speed limits will be enforced and a fine of \$10/occurrence will be charged for offenders.
- a) **Tail Pipes and Mufflers.** All tail pipes and mufflers must be in good repair at all times.
 - b) **Non-Operating Vehicles.** Non-operational vehicles must be removed from the Park immediately and may not be 'stored' in the space or the overflow parking areas. No stored vehicles or vehicles not being used as a daily driver are allowed.
 - c) **Number of Allowable Vehicles.** Each space is limited to one (1) vehicle per each licensed person, provided the vehicles fit in Residents' space. Overflow parking must be used off-site.
 - d) **Current Registration.** All vehicles (motor driven and trailers) must have current registration and proof of ownership. Current plates and insurance are required for vehicles to be driven on property.
 - e) **Repairs.** Automotive repair is not allowed on the premises at any time. All vehicles must enter the park under their own power; they may not be towed in.
 - f) **Off-Road Vehicles.** No off-road vehicles may be operated (engine started) in the Park. This includes, but is not limited to dirt bikes, ATV's, mini bikes, motorized scooters or motorized skateboards.
 - g) **Motorcycles.** All motorcycles must follow the same rules as for vehicles, including the prohibition on noise. Motorcycles may be driven into or out of the Park, but may not be used to 'cruise around' the premises.

- 10) Parking.** Only 'daily use' vehicles (cars, trucks or motorcycles) and one RV is permitted per RV space, if space allows. All vehicles need to be parked inside the Residents' space, not overhanging into the Park streets.
- a) **Visitor Parking.** If Resident has a visitor whose vehicle will not fit in their space, parking in an overflow area is permitted, provided **the vehicle is registered with the office and has prior management approval.**
 - b) **Unauthorized Parking.** Residents and guests will be tagged **one time only** for unauthorized parking in overflow parking or vacant spaces. Each subsequent violation will be tagged, and a thirty dollar (\$30)/day fee will be charged to the Residents' account, regardless of time in the space – whether one hour or one day. Management reserves the right **to tow any vehicle parking in an unauthorized place.**
 - c) **Fire Lane.** Minimum fire lane clearance is twenty (20) feet, except at the emergency gate, where it is seventy (70) feet.
- 11) Laundry.** The laundry facilities are for residents only. Guests not living in the Park may not use the laundry facilities, even if they are doing your laundry along with their.
- a) **Pets.** Pets are not allowed in the laundry rooms.
 - b) **Responsibility.** We are not responsible for lost, stolen or damaged items.
 - c) **Instructions on Machines.** PLEASE read instructions prior to use. Only use liquid detergent and do not put unauthorized items, like rugs, shoes or blankets, in the machines for any reason. Overloading the units with these, or any other, items, will damage the machines and will result in loss of future laundry privileges.
- 12) Complaints.** We understand Residents may have complaints. Except for emergencies, all complaints must be in writing and signed by the person making the complaint. All witnesses to the incident must be identified.
- a) **Complaints Against Management.** Should there be complaints against Management, Residents may contact the Corporate Office. Phone: (503) 964-6871 / Email: aly@tardieinvestments.com.
- 13) Miscellaneous.**
- a) **Hookups.** Hook ups shall be checked at the time Residents register with the Park office. All hook ups on the site shall be in good working condition at the time that the Resident initially parks on the site. Any subsequent damage shall be the sole responsibility of the Resident.
 - i) Each Resident must provide his/her own 3" approved drain hose connector to the sewer drain. The drain hose shall be securely clamped or fastened to the sewer drain adequately to prevent any sewage gases from spilling or escaping and causing a nuisance and health hazard
 - b) **Check Out and Deposits.** Check out time is at 12 PM (noon). When the Resident has vacated the space, the final inspection and electric meter read will be taken. The final charges will be subtracted from the deposit. All refunds will be mailed from the Corporate Office located in Oregon. Resident must provide office with a current forwarding address.
 - c) **Security Services.** No security services of any nature will be offered. It is the responsibility of each Resident to provide for the security of themselves, their guests, and their property.
 - d) **Commercial Business is Prohibited.** No commercial activity is allowed in this Park.
 - e) **No Soliciting.** No door-to-door sales or soliciting is allowed at any time by anyone.

Management reserves the right to update any and all rules as needed.