

## HEE HEE ILLAHEE RV RESORT GUEST RULES AND REGULATIONS

### OFFICE HOURS

Office hours are from 9:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 4:00 p.m. on Saturday and 9:00 a.m. to 12:00 p.m. on Sunday. A self-registration box is located beside the office door for after hour's registration. The box may be used to pay monthly, weekly rent, propane and to drop off any keys after hours.

### REGISTRATION & RENT

Rent must be paid in advance. We accept cash, debit/credit card with proper ID and personal checks. There is a \$45.00 fee for returned checks for any reason, plus any other related costs incurred by the Resort. Guests will be charge a late fee of \$50 for all rent that is not received by noon on the fifth day after the date for which rent is due. Check in time is 1:00 pm and check out time is 12:00 pm. Rates are for four people per site reserved for a daily and/or weekly stay and for two people per site reserved for monthly stays. For daily and weekly stays, there is a \$1.00 fee for each additional person per day. For monthly stays, there is a \$30.00 fee for each additional person per month. Maximum number of overnight guests is seven. For daily/weekly/monthly stays, there are no refunds for guests who depart early.

### VISITORS

Any visitor who does not follow these rules will be asked to vacate the premises.

### AT YOUR SITE

Everyone is expected to keep their site clean and free from clutter at all times. All trash must stay inside your RV until you are ready to place it in the resort's dumpsters. When doing so, trash must be bagged and immediately brought to the dumpster. The use of garbage facilities for large items, such as appliances, electronics or for yard debris, is strictly prohibited. **Improper disposal may result in the assessment of a fine and/or eviction.** All RVs must have sewer lines that are free from leaks and have a "do-nut" or threaded attachment into the sewer or a macerator for discharge and all sewer lines are required to be off the ground as well as sloped from RV to sewer connection. **Any sewage spill must be reported to the office and will result in a \$50 fine.** Alcohol beverages are allowed only at your site. Tarps, tents, yard ornaments, bird feeders or anything else that is staked into the ground is prohibited. **No storage of personal items under or around your RV with the following exceptions which are allowed: Ladder, BBQ, 5th Wheel Hitch, Camping Chairs, Propane Tanks & Dog Pens.** You may have up to 8 five-gallon flower pots on site. Oil changes and other such types of vehicle maintenance are not allowed.

### RV LIMITATIONS

RVs must be no more than ten years old or newer, in good working condition, have a good, overall appearance, and be

free from rust. The determination of whether an RV meets these requirements is subject to the sole discretion of management.

### **DRIVING AND RESORTING**

A maximum of two vehicles (in addition to your RV) are only allowed per site. Vehicles are defined as automobile, cargo trailer and/or motorcycle. All vehicles, (including your RV), must be in good running condition, properly licensed and have current insurance coverage. Vehicles without updated registration & insurance will be towed after five days' notification by management at owner's expense. While driving through the resort, all vehicles must maintain a safe speed (5 mph speed limit), drive on the roads only, and all registered guest vehicles must be in their assigned site only. Designated Guest Parking areas is for visitors only. Any vehicle parked in an unapproved area may be towed at the owner's expense. Guests may only wash vehicles at the designated car wash station.

### **BE CONSIDERATE**

Guests shall conduct themselves in a respectful and considerate manner. Any action that, within management's sole discretion, is deemed threatening, violent or otherwise disturbing is strictly prohibited and may subject the guest to eviction. Loud music or other loud noise that, within management's sole discretion, may disturb other guest's peaceful enjoyment of their site is also strictly prohibited. Quiet hours are from 9:00 pm to 8:00 am. Guests must supervise all children under 16 at all times and not let them wander around other guest's sites without permission.

### **LAUNDRY ROOM**

Guests may use the resort's laundry facilities so long as you clean up after yourself, do not overload the washers and/or dryers, or wash items that are excessively hairy, dirty, greasy, bloody or oily. Management reserves the right, within its sole discretion, to determine whether a guest's use of the resort's laundry facilities is reasonable. The resort is not responsible for any items you may leave in the laundry room.

### **CLUBHOUSE**

Guests may use the clubhouse and its kitchen so long as your use is reasonable, respectful of other guest's common right to use the same facilities and, as to the kitchen, not used as a replacement for the kitchen in your RV. Management reserves the right to determine, within its sole discretion, whether your use of the clubhouse and kitchen is reasonable. Alcohol is not allowed in the clubhouse. Guests may reserve the clubhouse for private events with management's prior approval.

### **BATHROOMS**

Guests may use the bathrooms so long as you clean up after yourself and respect the rules. You shall not use bathroom trash receptacles for your regular RV trash.

## **POOL AND SPA**

Guests use the spa and pool at their own risk and shall follow the posted rules.

## **INTERNET SERVICES**

All guests may use the resort's wired/wireless network access to basic internet services. Guests use this service at their own risk, agree to follow all applicable laws regarding use of the internet and agree that the resort makes no representations or guarantees about the operation and security of the wireless service.

## **SMOKING**

Smoking is not allowed in the bathrooms, clubhouse buildings, the pool and spa area, laundry room, children's playground and gazebo.

## **PETS**

Guests may have up to three pets (in addition to fish) per site. Acceptable pets include cats, dogs (excluding Pit Bulls, Staffordshire Terriers, Doberman Pinschers, Rottweilers, German Shepherds and Chows), or fish. Dogs must be leashed and under the owner's control whenever they are outside their RV. Cats may be outside your RV only on a leash if they are licensed, vaccinated, and have been spayed or neutered and do not become a nuisance to other guests. Pets are not allowed in the clubhouse area. Guests are solely responsible for any damage or injury caused by their pets and shall indemnify the resort, its management and owner from all liability that may result from the conduct of your pets. You must walk your pet in the designated grassy areas and remove and dispose of your pet's dropping in the waste receptacles. If you fail to do so, you may be fined \$25.00 per occurrence. Animals are not allowed in the restrooms. Out of control, threatening or vicious pets – the determination of which shall be within the sole discretion of management - will be banned from the resort.

## **NO FIREWORKS, FIREARMS, WEAPONS, or DRONES**

Firearms, BB guns, fireworks, sling-shots, bow and arrows, other weapons or drones are prohibited.

## **NO DRUG OR CRIMINAL ACTIVITIES, NO MARIJUANA USE OR POSSESSION**

Guests shall not engage in, facilitate, or allow any criminal activity, and may not use or possess marijuana, in the resort.

## **NO OPEN FIRES**

Open fires are prohibited, except at the designated fire pit next to the gazebo.

### **IMPROVEMENTS**

Tenants shall not make, install or modify any improvements, including without limitation trellises, arbors, awnings, screens, poles, fences, walls, rocks, landscaping, lighting, wooden decks and all other structures and improvements, including any exterior changes to any RV space or paint color and/or modifications of the same with the exception of aluminum steps or ramps which may be allowed at management's discretion.

### **NON-DISCRIMINATION POLICY**

The resort does not discriminate on the basis of race, color, gender, gender identity, sexual orientation, religion, familial status or disability. Upon request, we provide reasonable accommodations to persons with disabling conditions.

The resort reserves the right to make changes to these rules. These rules are part of your space rental agreement at the beginning of your tenancy. Violation of these rules may result in the termination of your tenancy and your barring from the property.

I acknowledge receipt of the Hee Hee Illahee RV Resort Rules and Regulations:

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Site Number: \_\_\_\_\_