

RUSTIC OAKS RV LOT LEASE P2/2

RULES/REGULATIONS:

-RV lots must be kept neat and orderly. Only furniture allowed outside is lawn/outside furniture in good condition. No house-type furniture, no storage of items outside of the camper. No POOLS, NO trampolines.
-Please make sure to take bagged trash to dumpster. We do not allow furniture, mattresses, auto parts, or any other large items in the dumpsters/kitchen/bathroom type trash only. If you have large items, you will have to bring them to a landfill at your cost. The maintenance will be mowing/weed eating your RV lot. Please make sure to keep items such as hoses picked up at all times. Go slow when entering/driving through the park; there are several children playing outside. Parking space is limited. There is only room for one vehicle per lot or two where room permits. Do not park in/on the fire lanes, your vehicle will be at risk of being towed. Do not park in vacant RV lots without landlord's permission, your vehicle will be at risk of being towed. No loud noise after 9:00 PM, no parties or loud music. -Please do not dispose of personal items through sewer. Repairs to lines due to tenant negligence will be billed to tenant. -If you wish to receive mail at the park, please contact the office. There is a \$20.00 mail key deposit. -Your RV must be in good repair. Any RV that is unsightly will be issued a violation to fix the problem and if not repaired, will be asked to vacate. No large trucks Semi's etc other than normal size trucks. No non-working vehicles, inspection tag must be current.

SUBMETERED ELECTRICAL BILLS: This Park sub meters electricity and may interrupt service for non payment by the tenant of an electrical bill and if the bill is not paid on or before the 12th day after the electric bill is issued. Advance written notice of the proposed interruption will be provided by hand delivery separately from other written content that will say "ELECTRICITY TERMINATION NOTICE" IN BOLD and will include the date the electricity service will be terminated and the location where the tenant may go during the landlord's normal hours to make arrangements to pay the bill to avoid interruption.

PAYMENTS:

-Payment for lot rent is due upon arrival and monthly lot rent is due on the arrival date every month thereafter. For example, if you arrive on the 9th of March, your next payment is due on the 9th of April.
-If payment is not made within 3 days of the due date a \$25.00 late fee, plus \$5.00 per day will be assessed until paid in full. (See Evictions for further details)
-Payment types accepted are: personal check, cashier's check, money orders (put in payment box outside of office building) or you can call in your debit or credit card payment to the office. Make payments to: ROMHP, LLC

EVICCTIONS:

-This is a notice to you that if a RV lot renter does not pay their rent in full after three days from when the rent is due or has otherwise broken the rental contract, the owner or manager of Rustic Oaks Park will issue a 3 Day Eviction notice to you, stating that the occupant has 3 days to remove themselves and their recreational vehicle from the property. If, at the end of the 3 days, the renter has not removed their recreational vehicle or any of their personal vehicles, they can and will be legally be towed for impound at the owner's expense.

PETS:

-We do allow well-mannered pets at the park. Pets must be on a leash at ALL times when outside or inside some sort of fence or kennel. If your pet is found off of its leash, you will be issued a warning. If after the first warning, pet is off it's leash again, you will be asked to leave the park or you will no longer be allowed to have the pet at the park. If your dog is barking and causing a disturbance, you will be given a warning. If it continues to be an issue, you will not be allowed to have the dog(s) at the park. -The park DOES NOT allow any purebred or mix of the following dogs: Pitbulls, Rotweillers, Dobermans, Pinschers, Chow or Great Danes. No exceptions. -Please clean up after your pet. -Two pets per RV lot are allowed. -Your pets must be current on vaccinations, tags and have a collar with proper identification.

In consideration of the RV space being rented to me, I agree to abide by the rules and regulations of Rustic Oaks RV Park now in effect or which may be later posted or amended. I agree to hold the park operators and owners harmless from damages caused by fire, windstorm, or other acts of God and any losses resulting from theft, vandalism or defects in property. I agree to leave the park on request in the event of a rules violation.

Lot Renter's Signature

page 2 of 2

Date