

ROVER'S ROOST RENTER / GUEST RULES AGREEMENT

1	No Reservations	Lots are assigned only to Escapees who have their RV in the park, on a first-come/first-serve space available basis.
2	No Refunds	For early departure.
3	Check Out Time & Exiting the Lot	Check out time is 12:00 noon. When leaving with your RV, you must <u>exit your rental lot by turning left.</u> <u>Exception: lots 20, 70, and boondocking sites turn right.</u> South Street is one-way eastbound for all RVs and large commercial vehicles. See management if you have a motorhome and need propane
4	Parking RV's	Parking- Renters/Guests must be escorted to their lot each time they park their RV. RV's will not be parked after dark, except in boondock. <u>Escorted re-parking is allowed between 5PM and 8PM with prior approval of the Management;</u> otherwise, renter/guest must park in boondock. Parking is limited to one (1) RV and up to two (2) vehicles (car, truck, tow dolly, cargo trailer, and motorcycle) per lot.
5	Occupancy	Maximum occupancy is limited to 6 persons per RV. Persons under age 18 are restricted to 14 days of occupancy in any 365 day period. An adult must accompany persons under age 14 in the Clubhouse. <u>RVs may not be left unattended for more than 24 hours without notifying the manager.</u> Renters may not leave their RV unattended/unoccupied for more than 7 days.
6	Length of Stay	<u>Maximum full hook up rental time is 180 days in a 365 day</u> period unless approved by the manager or President of the Board of Directors on a space available basis. Renter(s) agrees to be moved to a different lot when deemed necessary by the manager. <u>Guests of RoVer's Roost Co-op members in residence may stay up to 7 days in the boondock area.</u> <u>Maximum stay in the boondock area is 7 days in any 28 day period,</u> unless approved by the manager or President of the Board of Directors on a space available basis.
7	Propane	Propane is available to residents of the park only. Portable propane bottles (<u>40 pound maximum</u>) placed at the front of your lot, on the street, will be picked up, filled, and returned. Payment in the office is expected the day of filling.
8	Sewer Connection	Sewer hose connections must be either a screw adapter or a tight fitting expandable adapter. <u>Sewer hoses must be adequately supported off of the ground on a continuous slope, with no sags or traps, to provide full drainage.</u> Since the park has a septic system, we require the use of biodegradable toilet chemicals and filters on your washer drain.
9	Generator Hours	8:00 a.m. – 10:00 a.m. and 5:00 p.m. – 7:00 p.m. Quiet hours: 10:00 PM to 7:00 AM
10	Speed Limit	<u>10 mph in the park</u> for all vehicles, including bicycles, motorcycles and golf carts.
11	Garbage and Litter	Including cigarette butts and pet droppings, must be bagged and disposed of in the appropriate containers.
12	Pets	<u>Limit three (3) pets per site.</u> Pets are to be controlled at all times (no excessive barking and kept fenced, tied, or leashed). Maximum 8 foot leash while in the park. Do not leave pets unattended outside of your RV. Potentially dangerous or objectionable pets are not allowed. Other than certified service dogs, pets are not allowed in the park buildings. <u>Pet walks are located on the north and south sides of the park.</u> All pet droppings inside and outside the park shall be picked up, bagged and disposed of promptly in the special containers located at the north and south gates on the east and at the Clubhouse south gate.
13	Smoking	Prohibited in park buildings.
14	Campfires	<u>Only campfires in containers are permitted.</u> No open burning is allowed in the park. <u>Signs are not to be displayed on lots.</u> Permanent signs that are on your vehicle before it arrives are allowed. A reasonably sized, dated sign may be posted on the bulletin board, with manager's approval. No item may be sold outside a resident's unit except with manager's permission or at approved events. Door-to-door selling is not permitted.
15	Business Signs & Sales	
16	Vehicle Washing	Renter(s) must obtain manager's approval before washing any vehicle
17	Oil Changes	Changing oil or other automotive fluids is not allowed in the park.
18	Walkways	Please respect your neighbors. Do not walk through an occupied lot. Riding bicycles or motorbikes on walkways is prohibited.
19	Storage	Storage outside the RV must be kept to a minimum.
20	Liability	RoVer's Roost SKP Co-op Retreat, Inc. is not liable for any loss from fire, theft or injuries occurring during your stay.
21	55+	Yes No (please circle one) I certify that one member of this party is at least 55 years of age.
22	RV Length Limit	I certify that my RV is NO longer than 40 FEET. Initial here:

This agreement may be terminated if any guest, renter, or their pet(s) become unruly (i.e. excessive noise, causing a scene, using abusive language or exhibiting unfit behavior) or refuses to abide by this agreement, and the Co-op Rules and Bylaws, which are posted in the club house. Offenders shall be asked to leave the park.

Renter / Guest Signature SKP # Date of Arrival

Phone # _____ Emergency Contact / PHONE # _____

Date Approved by BOD ____ / ____ / ____ Signed: _____ President,

Board of Directors