

PLACERVILLE RV RESORT

EXTENDED CAMPER INFORMATION & REGULATIONS

The below rules and requirements were written for the campground and your benefit. These rules and requirements have been made based on 30+ years of experience. Many extended stay guests have chosen to stay with us because this is pleasant, safe, clean, resort with high ratings. These rules were made to keep it that way.

ORIGINAL TENANT - We rent to the original tenants only and under no circumstances will an additional person(s) be allowed to accommodate the space more than two nights in a row, or on a regular bases without prior approval.

NUMBER OF PEOPLE - Our base prices include the first two people. Additional people must be approved prior to checkin and will pay an additional fee per person with a maximum of 4 adults or 6 people total allowed at the site.

TIME LIMIT - The Placerville RV Resort was built for overnigheters vacationing. It is not in the business to provide permanent living facilities. We do offer extended stay rates to those who meet certain qualifications and need to stay for short periods of time. The maximum length of stay is 6 months in a 12 month period for a qualified reason needing the site. Shorter maximum lengths of stay might be implemented based on the reason the site is needed.

SITE CHOICE - The spaces used are typically less than ideal or attractive for overnight families and guests or are more difficult to get into. These sites are also less likely to receive our newest tables, hookups, etc. We do not offer extended stay campers our overnigheter sites.

MONTH - A month is considered a 4 week, 28 day period.

RENT - Rent must be paid in full one month in advance by 11:00 AM on registration out date/ departure date). We do not offer grace periods.

DEPOSITS - A deposit will be required to hold your space. At check-in, this will be applied towards your first month.

REFUNDS - There are NO REFUNDS on pre-paid extended stay rates or extended stay deposits under any circumstance.

EMPLOYMENT - Applicant must be gainfully employed or retired and have some visible means of support to be registered as a monthly camper.

MOBILITY - A camper who brings a vehicle (RV) into this park must maintain the personal constant ability to move it at all times. This includes having it in constant working condition. Having a truck and hitch STAYING ON SITE the entire duration of your stay if a towable. Campers must own and be able to operate (physically & legally) their tow vehicle, RV and/or any vehicle they have on the campground. Vehicles must maintain current registration & insurance.

HEAT, A/C, & ELECTRICITY - Electric heaters are prohibited. Factory installed A/C units only (no window or portable A/C's allowed). 30amp sites are only allowed to run one A/C. You are not permitted to use pigtails that utilize 30amp + 15/20amp plugs together. You are only permitted to use one of the electrical reciprocals on the pedestal at a time.

GENERATORS - Generators are only allowed to be used in the event of a power outage. They must be used safely, responsibly, and be turned off immediately after power is restored.

EV CHARGING - You are not permitted to charge an EV under any circumstance at your site or anywhere else on the property at any time. This includes trickle charging and low power consumption modes. There are EV charging stations around town that you are welcome to use.

PROPANE - Only 10 gallon (or less) Propane bottles may be used or stored at your site. No more than 3 bottles may be kept at a site.

MAIL & PACKAGES - Incoming mail may not be delivered to the campground. Any incoming mail will be returned to sender. We will accept boxes or priority mail envelopes and packages. Size, weight, and amount of them must be kept to a minimum. We do not send out UPS for campers, but we will send outgoing mail. We will not be held responsible for campers mail or packages in any way.

VEHICLES - ALL VEHICLES MUST DISPLAY A CURRENT CAR PASS. RV's must be newer than 2004. Any and all vehicles on the property must have current registration and insurance. (Truck mounted campers may not be removed from the truck). Vehicles may NOT be washed on grounds. You are allowed 3 Motor Vehicles on the campground (Not including RV). All vehicles must be kept clean, without spider webs, all tires inflated, and in working order able to drive off the premises at any time. Vehicles may not have any big work done to them on the campground, be taken apart or have parts laying around. You may not use your vehicle for a storage area (other than actual work equipment for your job). Vehicle covers and tire covers are prohibited due to their long term appearance.

PARKING - Only one vehicle only may be parked at your site for any amount of time. Additional vehicles, trailers, boats, canoes, etc. will not be allowed to be stored at your site. You are never permitted to park in vacant sites or in a neighbors site regardless if you have permission from them or they are out of town. Parking backwards, on the dirt or grass, etc will not be tolerated.

DRIVING - Taking short cuts through other sites or driving the wrong direction on roads are not allowed. This includes the going against the one way in front of the store.

WORK OR UTILITY TRAILERS - If allowed, most work or utility trailers are subject to a \$95/ per month fee. They must be parked in a lot agreed upon by management. Please store work trailers at the job site or nearby storage facility whenever possible. We have very limited parking available.

VISITORS - Every visitor must be registered and paid for upon arrival no matter how short their visit. Visitors MUST register before proceeding into the campsites and it is your responsibility to notify them in advance and ensure these rules are followed. There is a maximum of 6 total people allowed at your site (that includes you). They must have a car pass and pay the visitor fee per person anytime they're on the campground for any period of time. All other visitors must pay for additional sites at the regular rates. They must follow posted visitor hours. Visitors spending the night may only stay occasionally, not often. Guests must park in the visitor parking lot and limit the amount of cars. Gatherings & parties are not allowed unless paid for sites are prearranged with management.

VISITORS & PARK RULES - All park rules apply to your visitors. You are responsible for your guests and their conduct. If any issues of conduct or rule breaking should arise then, you must,

have your visitors correct their conduct or have them leave immediately. If we are forced to evict your visitors, you will be evicted also.

POT LUCK OR CAMPER GATHERINGS - Campers are not allowed to have camper gatherings of any sort without prior approval from management.

PETS - NO OTHER ANIMALS ARE ALLOWED EXCEPT FOR DOGS & CATS WITHOUT MANagements APPROVAL. DOGS/CATS - Limit 3 Friendly dogs or cats approved by management upon arrival only. No aggressive dogs are permitted on the property. You must have proof available of current vaccinations for any of your pets. Before bringing new pets onto the campground, Management must approve them. No litters of puppies or kittens are allowed.

Your dog(s) must be kept quiet (not left barking in RV's or outside). Your pet must be kept on a lead at all times when outside your rig or car. (Lead must be held by you, not the dog or dragging on the ground). Your pet must be picked up after immediately (Disposed of in a bag and put in the trash). Dogs are not allowed on other sites to potty or disturb the other campers. Dogs are not allowed to bother staff in any way as they do their jobs on the grounds. Dogs are not allowed loose on the fishing island, ONLY in the dog park. Dog food & water bowls outside, must be kept small in size (no larger than 9"). Dogs may not be tied to the campground trees, picnic tables, chairs, or fences. Large ropes, large heavy chains, or large leads, may not be left outside for campers to see. All leads of any sort, at your site, may not exceed 6ft in length and may not reach the road or outside your site boundaries. Dogs may not be left alone outside your rig when you are not outside with them. Your pet may not be left inside your rig when you are not there if the dog is barking, whining, or in distress. You must have prearranged plans to have yourself, a friend, or family member able come to your rig immediately, to be with your dog, or take it off the campground at anytime if Management calls with a complaint. Failure to may be cause for eviction unfortunately.

SITE - *Tenants shall maintain their space in a clean, good condition & orderly manner at all times. At no time should a campground visitor or inspector be able to differentiate an Extended Stay guest from Nightly/Short-term guest. NO STRUCTURES MAY BE ERECTED AT ANY TIME. That includes patio or shade tents, or dog pens. We do not allow clotheslines, tents, fences of any sort, excessive or large holiday (or otherwise) decorations, full awning enclosures, and RV Skirts, 5th Wheel Skirts, or Tire Covers, etc...

NOTHING MAY BE PILED OR STORED AROUND A CAMPER'S RIG OR SITE (including on tables or in totes). Nothing is allowed to be stored under your rig. All monthly sites should be completely free of clutter and storage in the front, sides, back and underneath the RV. We DO NOT allow: storage containers, sheds, RV skirts, tire covers, tarped items, tools, totes, boxes, work equipment, vehicle parts, garbage cans, flowerpots planted or unplanted (except for 2 small plants in patio area), children's play items, furniture (folding rv furniture is ok), excessive amount of chairs, dog crates, dog bones & toys, exercise pens or dog fencing (must be taken down daily), gardens, excessive amounts or extreme bright lights, staked lights (must be approved), tall flag poles, large flags, any political signage, large signs, lumber, pallets, stepping bricks (unless we bring them to you), rugs (rug exception details below). No boats, canoes, sleds, carts, spare tires, barrels, anything of noticeable size. No outdoor refrigerators, freezers, appliances, or full sized BBQ's of any kind are permitted. (One Travel BBQ or small item with one or two burners is allowed.)

USE OF RUGS - Only one 3' x 5' mat or one 3' wide by up to 20' long runner may be used at your site, by your door entrance to your rig. No tall out door carpet or grass material may be used at any site. Management has the right to reject the use of certain rugs & runners if they feel they don't comply with their design or standard for the campground.

DOMESTIC DISPUTES AND CONDUCT - Any potential domestic disputes, drunkenness, or disorderly conduct from you or your guest will not be tolerated. The police will be called and all of you will immediately be evicted from the premises. No exceptions. If police are called due to your visitors conduct, you will also be evicted. Campers causing trouble with other campers & management from gossip will also be grounds for eviction. Extended stay tenants are also expected to set the example for quiet time hours. Failure to comply will not be tolerated.

DRUG USE - ANY drug use by you or your guests without legal documentation (to be provided upon request) is cause for immediate eviction. This includes smoking marijuana as we are a public facility.

ARGUING WITH MANAGEMENT/EMPLOYEES - Not following all of the above conditions, arguing with employees (EVER) or management at any time, not following park rules, visitor rules, speed limit, parking rules, or failure to pay site fees in advance will be cause for immediate eviction. The Evicted Camper will not get a refund and would assume all costs of eviction, monies owed, and the costs of obtaining them.

RULES - All campground rules on the back of the current park sitemap must be followed in addition to this list of rules. For extended stay guests this list supersedes any duplicate rules on the sitemap.

**Placerville RV Resort
4655 Rock Barn Rd
Shingle Springs, CA 95682
530-676-2267**

EXTENDED STAY CAMPER AGREEMENT

OUR EXTENDED STAY RATES ONLY APPLY TO GUESTS MEETING & FOLLOWING PARK REQUIREMENTS AS OUTLINED IN THIS AGREEMENT AND OUR RULES DESIGNATED FOR EXTENDED STAY GUESTS.

Name _____

Address _____

Mobile Phone _____

Check-in Date _____

*The approximate amount of time you need to stay: _____.
(At no time may it be over 6-months in a 12-month period).

*Your specific approved reason for staying beyond our standard 2 week limited is (do not just write "work"):

*Do you have a second person at your site: Yes or No
If yes, the name of second person:

Number of pets: _____ Type of Pets:

Breed of Dogs:

Approved Vehicles:

#1 Year _____ Make _____ Color _____

License Plate # _____ EXP Date _____

#2 Year _____ Make _____ Color _____

License Plate # _____ EXP Date _____

Placerville RV Resort has the right to make exceptions: While we maintain a fair & consistent policy for all rules being followed there are occasional circumstances that require an exception to a rule. In the rare event this happens that specific exception is outlined below.

Placerville RV Resort maintains the right to move a camper's site at any time with reasonable notice. We maintain the right to modify this agreement at any time. If you no longer wish to agree to each new set of terms or if your approved reason for staying is no longer valid, you will be expected to leave on your departure date and not renew. You will be expected to follow this agreement and all rules until your departure.

SEVERABILITY - A ruling or finding that any provision contained in this agreement is invalid, illegal or unenforceable in any respect shall not affect any other provision of this agreement, and thereafter the agreement shall be construed as if the invalid, illegal, or unenforceable provision had been amended so as to make this agreement valid and enforceable as originally contemplated by this agreement to the greatest extent possible.

ATTORNEY'S FEES - In the event of an action to enforce this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

BY INITIALING BELOW YOU AGREE TO ALL REGULAR PARK RULES AND OUR EXTENDED STAY GUEST RULES. WE MAINTAIN THE RIGHT TO CONTINUE UPDATING THESE RULES DURING YOUR STAY AND ANY NEW RULES MUST BE FOLLOWED.

Initial here _____

THIS AGREEMENT IS UNDERSTOOD AND AGREED UPON BY:

Park Owner or Park Management

Extended Stay Guest

Name _____

Name _____

Signature _____

Signature _____

Date _____

Date _____