

SNOWBIRD LANDING LLC

RULES AND REGULATIONS

1. **AUTHORIZED VEHICLES & OCCUPANTS:** Only (1) RV, (2) vehicles, and 2 occupants allowed to stay at the site are those listed in this AGREEMENT. Any changes must be authorized by RESORT.
2. **INSURANCE:** GUESTS agree to carry their own liability and comprehensive insurance and vehicle registration during the term of this AGREEMENT and will furnish proof of insurance to RESORT if requested.
3. **VISITORS:** The GUESTS may host two (2) free visitors per day. Each visitor must register and display a pass; must park their vehicle as determined by RESORT at the GUESTS' assigned site or Guest Parking and must always be in the company of the GUESTS. Each additional visitor beyond two (2) must be approved in advance by RESORT. A visitor is not allowed to stay overnight unless authorized by RESORT. The RESORT reserves the right to charge for an overnight visitor.
4. **EXTRA VEHICLES:** A boat, trailer, motorcycle, golf carts, or any other vehicle beyond two VEHICLES per site are subject to a \$50.00 per month storage fee. No generators, 4 wheelers, 3 wheelers, or ATVs are allowed. All vehicles require proof of insurance and valid registration and must be in name of site occupant. All vehicles must be licensed, inspected and in good working order.
5. **UTILITIES:** Sewer hook-up are available for paying guests only. No chemicals may be used in your RV tanks. Water hookup is available at the site. During the winter months, GUESTS are responsible for keeping the water hose from the spicket to their RV thawed. RESORT shall be responsible only for the water line up to the spicket. A 30-amp and a 50-amp electrical receptacle is available at each site. Trash service is also provided. At this time we do not provide internet services, but there is a provider in the area.
6. **APPEARANCE:** To help maintain a certain standard of appearance, the RESORT limits vehicle age for extended stay (longer than 2 weeks). Without prior approval, an RV more than 10 years old is not permitted for extended stay. All RVs must be in good condition, washed on a regular basis, and well maintained. Pop-up trailers, pickup campers, tents, and sleeping outdoors are strictly prohibited. GUESTS are not authorized to erect or build anything at the RESORT. All campsites shall always remain neat and orderly in the opinion of the RESORT. No tarps are allowed on any campsite. Storage of material of any type under a vehicle is strictly prohibited unless complete skirting is in place (skirting must be approved by owner. All campsites must remain free from trash, detritus, and unused items other than a patio table, chairs, BBQ grill, and awning. Awnings must not be anchored with stakes or anything penetrating the ground. Damage to sewer, electrical or water lines are subject to a \$100 fee plus the cost to repairs. Consider cinder blocks to anchor the awning. The RESORT reserves the right at any time to ask GUESTS to remove any item or to remove or disassemble anything built or erected at a campsite.
7. **PARK POLICIES:** Drive only on gravel road, 10 MPH speed limit, Quiet time is 10 PM to 8 AM, no loud music at any time, trash is to be kept in the RV or put in the dumpster

(NEVER OUTSIDE). At the discretion of the RESORT, if your behavior presents a danger or nuisance to other guests, you will be asked to leave immediately without refund or credit of any kind. Fireworks are prohibited. Fires may only be built in firepits and must be approved by RESORT. Signs or flags must be approved by RESORT. Crossing the fence to the railroad track is prohibited.

PET POLICY: Only dogs or cats are allowed on RESORT property. All pets must be up to date on all vaccines. Pets are welcome, however, we want everyone to enjoy their stay at the park. Dogs or cats of any breed that are hostile or aggressive will be asked to leave the park with their owner, with no refund or credit. No aggressive breeds allowed. No excessive barkers. No more than one dog over 50lbs allowed per site. No more than 2 dogs or cats allowed per RV site. Residents must clean up after their pet immediately and dispose into waste. All dogs must be kept on leashes at ALL times when outside of vehicle or RV. Do not leave pet unattended or tied. Guest agrees to the use of a temperature control system to ensure animal safety from any harsh weather conditions. Pet “messes” and constant barking is disruptive to other residents. If your pet is too vocal, feces is not cleaned up, or your pet is a danger to others (any of the above), you may be asked to leave and terminate your stay without a refund or credit of any kind. Guests are responsible for all property damage and/or personal injuries resulting from their pet. Guests agree to indemnify and hold harmless, the RESORT, its owners, and its operator from all liability and damage suffered as a result of the guests’ pet. The park reserves the right to charge guest accounts commensurate to the cost of such damages and/or repairs.