



PARK RULES

Reservations and Payments

- All reservations require a deposit
 - Reservations cancelled more than one (1) week prior to the stay have a \$25 administrative fee.
 - Reservations within one (1) week of the stay are non-refundable, up to \$250. Any other reservation deposit collected will be refunded.
- A security deposit of \$500 is charged at the time of check-in and refunded at the time of check-out, less any damage or unpaid utility charges.
- Management reserves the right to cancel any reservation after checking credit, background, or criminal background – in such case, any deposit will be fully refunded.

Resident Criteria

- Minimum age of 18 years for primary responsible party
- Standard occupancy is 2 persons (including any children) allowed per Lot
 - The cost for additional persons is \$25 monthly / for each additional person
- Maximum 6 persons (including children) allowed per Lot

RVIA Certified RV's Only

- Type
 - RVIA or equivalent certified RV's (For example: Class A, B, C)
 - No pop-up trailer or tents allowed
- Age – All RV's must be within 10 years old, unless approved by Management
- Condition
 - RV must be in good repair and working order at all times
 - Must be self-contained
- Equipment & Connections
 - Composting toilets are prohibited
 - RV's must be connected to the sanitary sewer at all times
- Insurance
 - Must be current
 - Minimum liability coverage of \$100,000 / \$300,000
 - Minimum property damage coverage of \$100,000

Park Character

- Sidney Park is a clean, safe, and enjoyable place for residents with self-contained RV's. These policies and rules are designed to maintain a comfortable environment for all residents.
- Management reserves the right to refuse service to any customer
- Tenants with a history of non-compliance with these Park Rules may be asked to leave
- Parking must be in designated areas only



Conduct

- Tenants are always responsible for their own conduct and that of their guests, including all children and pets
- Quiet hours must be observed, which are:
 - Sun – Thurs 10:00 PM until 6:00 AM
 - Fri – Sat (or US holidays) 11:00 PM until 6:00 AM
- Observe and mind all posted rules at all times (speed limits, pets, etc.)
- Vehicle maintenance or repairs within the property are prohibited. Violators will be assessed a fine of \$250 per incident and may be asked to leave the park.
- Guests must obey all rules at all times
- Lots must be kept clean, free of trash, and orderly at all times. Violators will be assessed of a fine of \$100 each day and may be asked to leave the park.
- All furniture not inside the RV must be outdoor style

Pets

- Aggressive, loud, or bothersome animals are prohibited. Management reserves the right to ask any Tenant with aggressive, loud, or bothersome animals to leave the park without any warning or advance notice.
- Three (3) pets or animal maximum per Lot
- Pets are not allowed on other sites without Tenant's permission
- All pets must be registered. Violators will be assessed a fine of \$250 per incident and may be asked to leave the park.
- Pet owners must immediately pick up excrement. Violators will be assessed a fine of \$250 per incident and may be asked to leave the park.

Sidney Park's Ambassadors

- Management has implemented the Ambassador program to ensure residents have ready access to someone on-site at all reasonable times
- Ambassadors are not part of the management team and will serve as a liaison only for residents
- Complaints or violations of the Park Rules should be reported by telephone or the Internet on the Sidney Park website; Ambassadors should be thought of as the "Information Desk" in a shopping mall, not the local police
- Ambassadors name and contact information shall be found in the Sidney Park website, after you have logged in as a resident

Other

- Management has the right to access any Lot or park area at any time to investigate complaints, address emergencies, and assess or make repairs, without advance notice to residents.