



Nor' West RV Park Rules

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1. **PARKING:** Tenants and/or their guests may not park vehicles which obstruct other sites/roadway. **An empty RV site may not be used for parking at any time.** Guest may also park in designated overflow for up 48 hours. **NO** cargo/utility trailers, boats, ATV's, Commercial Vehicles etc. may be parked and or stored within site or in overflow areas. Non-operating vehicles are prohibited. (maximum of 2 vehicles)
2. **SPEED LIMIT:** 10 MPH. If found speeding, you will receive a Violation of Compliance Letter & Possible Fine.
3. **VEHICLE MAINTENANCE:** No oil changes or major vehicle repairs are allowed on the premises. No oil, paint, antifreeze shall be dumped on the ground, in the sewer, storm water drain, or in the dumpster.
4. **NOISE:** Quiet hours are from 9:00 PM until 8:00 Am daily. Idling/warming up vehicles along with vehicles/motorcycles with modified mufflers most not “disturb the peace”. See #10 regarding pets.
5. **CHILDREN:** Children must be supervised at all times. Playing in the street is not permitted.
6. **GARBAGE:** Dumpsters are provided for household goods **only**. Please flatten all cardboard boxes. Cigarette butts may not be thrown on the ground at any time. Managers can and will enforce a fine for items left in site. **You are responsible for keeping your site clean and neat.**
7. **STORAGE SHEDS:** No additional sheds may be placed within RV Park. RV sheds provided by park must be kept in original state; any modifications will result in fine/forfeiture of deposit. Loss of key will result in **\$25** fee. Sheds are allowed in Nor' West Mobile Home Park but the size, type, and placement must be **PREAPPROVED**. Lots are to be maintained in a neat and clean condition and all items must be kept inside the shed.
8. **SKIRTING/PORCHES/AWNINGS/DECKS/FENCES:** RV skirting (vinyl) is permitted. Any other skirting must be **PREAPPROVED**. RV's may have a 3' X 3' landing with step but it must be **PREAPPROVED** in writing by manager. Fences, dog-runs, enclosed porches, tarps, makeshift awnings, tents, and decks are prohibited.
9. **LANDSCAPING:** Should any pruning be required please contact the manager and they will handle this. Containers for plants can be made of terra cotta pottery, wood (painted neutral colors/stained), or of decorative plastic and limited to 5/site and must be no bigger than 2' x 2' x 2'.
10. **PETS:** Absolutely no dogs allowed in Mobile Home Park, this includes guests! Dogs shall be kept on a leash at all times when outside the RV. If you leave your pet unattended in your RV it cannot be a noise nuisance. Dogs cannot be left outside unattended. Owners of pets being a noise nuisance will receive a Violation of Compliance Letter and further action may follow. **You must clean up after your dog, no exceptions. (They poop, you scoop).** Please use designated areas for dog walking. Dog fences and enclosures are not allowed within RV Park. The Park has and will enforce breed restrictions (ie aggressive breeds: Pitbull, Doberman, German Shepard, etc.). Cats must be indoor only and are to never roam freely through Park. Pets are not allowed in coined laundry room.
11. **GUESTS/OCCUPANTS:** Guests of tenants must check-in with manager to stay in park and use facilities. Occupants who wish to stay longer than two weeks must go through the screening service. Additional fees will be applied to those who have more than two (2) occupants over the age of 10.
12. **MAIL:** Tenants must set up a P.O Box to receive mail by USPS. Any mail delivered to the office will be sent back to sender. UPS, FEDEX, Amazon will deliver directly to the Space. Landlord/Management will not be held responsible for lost/stolen mail.
13. **SATELLITE DISHES:** Satellites are permitted within the RV Park but must not obstruct driveways, walkways, or mounted on surrounding trees.



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14. **RV MAINTANCE/COMPLIANCE:** RV's must be kept clean and washed as needed or at the request of a manager. Contact manager for RV cleaning AND repair recommendations. At no time may tarps be used as awnings or placed on the roof. RV's must be fully self-contained. RV's older than 10 years old are required to have a photo submitted/approved prior to arrival.
15. **COMCAST/INTERNET:** Comcast internet/wifi is available at a discounted rate: **(800)-Comcast**
16. **PROPANE/TANKS:** CHS Cenex (253) 833-7220 is a service in which larger 100 gallon **Vertical** tanks may be obtained. No Horizontal tanks allowed within parks. Placement of tank must be out of harms way (ie. off to the side or at the rear of RV).
17. **LAUNDRY ROOM:** *Apartment owned* Damages to washers or dyers due to negligence (ie. Too large of load, washing clothes containing rocks/sand, etc. will result in fine/cost of repairs.) No Laundry lines.
18. **WINTER PREPARATIONS:** Make sure hose is tight at ends, heat tape installed from RV to the ground and hose and spigot insulated. Any damage to park utilities as a result of negligence will be repaired at tenant's expense. If water lines are not insulated, they will be disconnected prior to freeze by manager.
19. **TENANT CHECK-OUT:** When departing from Park, check out time is 11:00am, please advise the manager within 24 hours in advance if you will need to stay an extra day. If someone has a reservation for that space it may not be possible to holdover. As per the Rental Agreement, a 30 day notice must be submitted in writing prior to departure from RV Space. Tenant shall forfeit Security Deposit should no or less than 30 day notice be given.
20. **PLAYGROUND/WORKOUT EQUIPMENT/TOYS/OUTDOOR DECOR:** Basketball hoops, swing set, pools, workout equipment etc. are prohibited. Children's toys must be stored inside of RV or Shed. Please keep outside furniture tasteful and to a minimum. Indoor furniture is to remain inside RV; No couches, chairs, tables, or appliances. Seeded bird feeders are prohibited. Storage racks are not permitted outside. The underside of RV's must remain free of personal belongings. Outdoor area rugs are permitted.
21. **KING COUNTY/REGULATIONS:** The following are prohibited within Park: Firearm use of any sort; the use and/or sale, or manufacturing of drugs including marijuana; alcohol abuse; domestic violence; dangerous driving; noise disturbances; wood camp fires; fireworks.

**Landlord will not be held liable for accidents or injury of any kind to tenant, guest or their visitors.
Landlord will not be held liable for any damage to recreational vehicles, personal vehicles or personal property including loss of mail, packages, money, jewelry or valuables of any kind.**

THE VIOLATION OF ANY OF THESE RULES MAY RESULT IN EVICTION FROM THE PARK

Tenant(s) agree to abide by all of the Rules of the Park and understands that tenancy can be terminated with or without cause. It is understood and agreed upon this _____ day of _____, _____

Tenant Names(s): _____

Tenants Signature(s): _____
