

## **RULES AND REGULATIONS**

These Rules and Regulations are incorporated into the Overnight Camping Agreement (the “**Agreement**”) executed between Lazy Acres Motel and RV Park (the “**Park**”) and the guest or guests listed below (“**Guests**”). Compliance with these Rules and Regulations is a condition of camping at the Park. Each Guest is responsible for ensuring that Guests, and the Guests’ visitors guests know and follow these Rules and Regulations. The Park may immediately terminate the Agreement and require that Guests immediately vacate the Premises if Guests fail to follow the Rules and Regulations.

1. Quiet Hours. Quiet hours are from 10:00 p.m. until 8:00 a.m. Excessive noise at any time is strictly prohibited.
2. Smoking. Smoking is prohibited in the Park’s common areas, within Park buildings, and within 25 feet of Park buildings.
4. Fireworks. Fireworks are strictly prohibited.
5. Drugs. All use, sale, and manufacture of substances designated as Schedule I substances under the Controlled Substances Act of 1970, including marijuana, in the Park is strictly prohibited. Smoking, vaping, selling, growing, cultivating, and processing marijuana and marijuana-derived substances in the Park is strictly prohibited.
6. Pets.
  - (a) Guests are allowed no more than two (2) pets. The only pets allowed are dogs.
  - (b) Guests shall keep pets in their RV. “Outdoor” pets are strictly prohibited. Guests may not keep a pet in an outdoor kennel or other outdoor enclosure.
  - (c) If Guests take a pet outside the RV, Guests shall keep the pet(s) on a leash no longer than six (6) feet, and Guests shall supervise and control the pet(s) at all times.
  - (d) Guests shall immediately clean and properly dispose of all pet excrement expelled in the Park outside the RV. “Proper disposal” means picking up feces with a plastic bag, knotting the bag, and placing the knotted bag in one of the bagged trash cans – NOT the Park dumpster -- located in the Park. Guests shall not allow their pets to urinate or defecate on neighbors’ lawns or the Park office lawn.
  - (e) Guests shall not allow pets to disturb other Guests’ or tenants’ peaceful and quiet enjoyment of the Park.
  - (f) Guests shall not allow pets to be a nuisance to other Guests or interfere with other Guests’ use and enjoyment of their premises or the Park.
  - (g) Guests shall not keep a pet that is a hazard or danger to other guests, tenants, or pets.
  - (h) Guests shall not leave the pet unattended in the RV for unreasonable periods of time. Guests agree that the Park has the authority to contact local authorities if the pet is left unattended in

**Lazy Acres Motel and RV Park**

1550 2<sup>nd</sup> Avenue, Gold Hill, Oregon 97525

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the RV for an unreasonable period of time.

(k) Guests shall hold the Park harmless from all liability arising from Guests' ownership of the pet, including but not limited to any damages suffered by the Park, Guests, other guests, tenants, and visitors as a result of any harm caused to or by the pet unless such harm is the result of willful misconduct or negligence by the Park.

7. Premises.

(a) Guests may not install clotheslines or hang clothes or tarps outside the RV. Tents are not permitted.

(d) Unless approved by The Park, Guests shall not store any property on the Premises outside the RV except motor vehicles.

8. Vehicles.

(a) Except as provided otherwise provided in this Section 8, Guests may keep no more than two (2) motor vehicles, not including the RV, at the Premises. The 2 motor-vehicle limit is subject to the amount of available parking space on the Premises after the RV has been placed thereon. If there is not a reasonable amount of parking space for 2 motor vehicles, then Guests may keep no more than one (1) motor vehicle at the Premises.

(b) The maximum speed permitted in the Park is five (5) miles per hour. Pedestrians, golf carts, cyclists, and similar traffic always have the right-of-way.

(c) Motor vehicles shall be adequately muffled. The Park may prohibit from entering the Park any motor vehicle that The Park determines to be excessively loud.

(d) Motor vehicles shall not leak oil, grease, gasoline, coolant, or any other liquids.

(e) All motor vehicles – including the RV -- must be operable, movable under their own power, and registered at all times. Guests shall not allow any inoperable, immovable, or unregistered motor vehicle to remain on the Premises for more than 24 hours without prior written consent of The Park. The Park may prohibit from entering the Park any motor vehicle that The Park determines is not properly maintained, constitutes a hazard to Guests, or to be in such a dilapidated condition that it distracts from the appearance of the Park.

(f) All automotive work of any kind, including maintenance such as oil changes, is strictly prohibited from being performed in the Park. Guests may not wash their motor vehicles, including the RV, on the Premises.

(g) Motor vehicles may never be parked on the landscaped portion of any space. On-street parking of vehicles of any kind is strictly prohibited.

(h) Guests may have only one (1) RV on the premises. Guests may not park campers, travel trailers, ATVs, boats or other watercraft in the Park without the Park's prior written consent.

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9. Relations. Guests shall treat other Guests, tenants, and Park ownership, management, and staff respectfully and with courtesy. Guests shall not walk through other Guests' or tenants' spaces. Guests shall respect their neighbors' privacy.

10. Water. City water is available in the insulated boxes located throughout the Park.

11. Amenities.

(a) The Park provides a laundry room for use between 9:00AM and 7:00PM. Guests shall promptly remove clothing from washers and dryers. Guests shall not use the Park laundry machines for the cleaning of wash rags, sleeping bags, pet blankets, pet beds, or large items. Please slowly place coins in the laundry machines. Guests may call the phone number provided on the laundry machines to request a refund.

(b) The Park has a propane filling station. Guests are strictly prohibited from filling their own propane tanks at the Park's filling station. Guests may submit a request to the Park Manager for a fill and drop off their propane tank(s) at the Park office with their names and site number written on the tank(s). Absent extenuating circumstances, the Park Manager will fill and return the tank(s) within 24 hours of the request. The Park will not fill noncertified propane tanks.

(c) The Park has areas and facilities available for the common use of all Guests, such as a boat ramp, gazebo, and horseshoe pit. Guests are free to use such areas and facilities but shall use them in a safe and reasonable manner considering the purposes for which they were designed and intended.

12. Garbage.

(a) The Park has dumpsters available for Guests' use. The dumpsters are unlocked from 9:00AM to 7:00PM Monday through Saturday. The dumpsters are otherwise kept locked to deter public dumping and rummaging.

(b) Guests shall place only bagged garbage in the dumpsters. Guests shall not place furniture, barbeques, vacuum cleaners, or other items of a similar size in the dumpsters.

(c) Guests are strictly prohibited from dumping toxic or dangerous materials, including but not limited to paint, car batteries, oil, flammable materials, fluorescent tubes, A/C units, and anything containing asbestos, in the dumpster and must comply with all applicable laws regarding the disposal of needles, syringes, and other infectious waste.

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GUESTS:

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Date

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Date