

# CHOESTOE FALLS RV PARK

## General Rules for Lot Owners Renting Lots

During any rental period, lot owners are required to post the following “General Rules for Renters” on their shed. If the lot does not have a shed, lot owners are required to provide the renter with a copy of this document with the instructions for the renter to keep the document in their possession during the rental period.

Lot owners must supply renters or tell them the location of the posted “General Rules for Renters”.

Lot owners have the responsibility to ensure that the renter’s campers meet the Parks RV requirements for renting before renting their lot. The park guideline is as follows:

Tents, pop-up trailers, pickup truck campers, any type of tent folding trailers, home built trailers/motor homes, or tear drop trailers are not allowed in the Park at all. Any campers that are *vans* or *conversion vans* that do not have built in holding tanks, built in kitchens, an enclosed built in bathroom, at least one slide out, and standing headroom throughout the unit except for the driver and front passenger area are also not allowed in the Park by renters. Class B+ is minimum size RV allowed.

In accordance with the Park’s Covenants, rental lots shall be used for recreational (camping) purposes only. All rentals or leases of a lot to an individual or family shall be for a period not to exceed six (6) months during any twelve months period. Lot owners must make renters aware they are to have a vehicle capable of towing their RV, in and out of the Park. The renter, under no circumstance, can use a transport company for ingress or egress into the Park.

Lot owners have the responsibility to ensure that the renter meets the pet requirements of no more than three (3) household pets in the Park.

Online rental form accessed on our website <http://www.choestoefallsrvpark.com> must be completed in its entirety, by the **lot owner**. The form must be submitted prior to renter occupying the lot. Failure to comply will result in a \$100 fine to lot owner.

Lot owners are required to keep on record the following information on whoever rents their lots:

Name, home address, and phone number of the renter.

Lot number and street address to be rented.

Check in and check out dates.

Type of RV along with make, length, year and tag number.

Tow vehicle year, make, model, license # and state

Number of adults in the RV.

Number of children and ages of children.

Number of pets, type of pets and breed of dog(s). Pit bulls are **NOT** permitted in the Park.

Names and addresses of any additional overnight guest.

The above information must be kept on record by the lot owner during the rental season. A copy of this information may be requested by the Board of Directors.

Lot owners are encouraged to inform renters that our park is a deeded RV Park and not a campground and therefore they must adhere to a more stringent set of rules during their rental period. In addition, our RV Park is not suited for small children.

Lot owners who rent their lots are encouraged to purchase “renters’ insurance” to protect themselves and their investments.

Using an extension/power cord to obtain electricity from adjoining lot power source is prohibited except in emergency situations.

Lot owners are totally responsible for any damages that may occur to the Park’s common property, facilities, or other Park owners’ property as the result of the renters.

The Board of Directors have the right to revoke reservations or terminate rental agreements for any violations of the Park’s “General Rules for Renters”, or RVs not meeting required maintenance standards covered in the Park Covenants.

Revised by the BOD 08/01/2023