

BURLINGTON RV PARK

275 E. Whitmarsh Road - Burlington, WA 98233

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GENERAL INFORMATION AND REGULATIONS

The following rules apply to all recreational vehicles located in BURLINGTON RV PARK (BRVP) and are expressly made part of the Rental Agreement between the Tenant and the Park. Approval of these rules must be in writing and a signed copy provided for both the Tenant and the Park.

This property is privately owned land. The right to evict, without notice, any objectionable person or persons who cause a disturbance or becomes a nuisance is reserved. The management is the sole judge of the existence of cause for such action.

Burlington Recreational Vehicle (RV) Park is governed by both the State of Washington and Skagit County laws. We continually try to maintain the park in compliance with these rules, tenants are also responsible for complying with all state and county regulations regarding tenancy in a RV park/community.

Equipment and apparatus furnished are for the convenience of the tenants, and all persons using them do so at their own risk. The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods or any act of God.

EMERGENCY: CALL 911

NON-EMERGENCY: CALL 360-757-4229

OFFICE HOURS:

Monday-Friday: 9:00 AM - 5:00 PM

Saturday & Sunday: By Appointment Only

After Hours Emergencies: Call Property Manager or Call 911

1. TENANTS and GUESTS:

(A.) Tenants or persons occupying a Recreational Vehicle (RV) in BRVP must be identified in the tenant's rental application, listed in the rental agreement, and approved by park management PRIOR to establishing tenancy in **BRVP**.

(B.) All tenants must be individually named in the rental agreement and approved by management. Tenants hosting guests who remain in the park for more than three (3) days must identify their guest(s) to BRVP. No guest may stay longer than fourteen (14) consecutive days OR in a calendar year without written consent of management.

(C.) Tenant is personally responsible for all the actions and conduct of his, her, or their guests. All guests must register with the Park if they stay more than a total of fourteen (14) consecutive days or thirty (30) days in a calendar year. Tenant agrees to acquaint all guests with the conditions of tenancy of the Park, including but not limited to the Park's Rules and Regulations.

(D.) The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods, or any act of God, which is beyond its control.

(E.) No campers or tents are permitted or allowed on the property.

2. CONDUCT:

(A.) Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes but is not limited to: any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, rude, boisterous, objectionable or abusive language or conduct. Persons under the influence of alcohol or any other substance shall not be permitted in any common areas of the Park which is generally open to Tenants and guests.

Vehicles must be operated in a safe manner, and follow all traffic control signs (such as one-way, speed limit, and no parking signs) must be obeyed. Only licensed drivers may operate vehicles within the Park.

(B.) No illegal, noxious, or offensive activities shall be carried out or conducted upon any Space or common area nor shall anything be done within the Park which is or could become a substantial annoyance or nuisance to neighboring tenants.

Without limiting the foregoing, no Tenant shall permit noise, including but not limited to: barking dogs; the operation of excessively noisy air conditioners; the operation of sound amplification systems, television systems, motor vehicles or power tools to emanate from Tenant's Space; or activities within the common area, which would unreasonably disturb any other tenant's enjoyment of their space/site.

(C.) All tenants, occupants, and their guests must stay off all fences and the brick wall located at the west side of the property.

(D.) All tenants and visitors **must stop** at all stop signs. Tenants must advise their visitors to abide by the speed limit and stopping at the stop signs. You and your visitors will be warned once about speeding or not stopping at the stop signs; thereafter you will be fined \$25.00 (twenty-five dollars) per violation.

(E.) No fireworks or open fires are permitted on the property at any times for safety reasons.

QUIET HOURS: 10:00 PM - 8:00 AM

(F.) No tenant, guest or pet may cause or suffer any loud or disturbing noise at any time. This prohibition shall include but not be limited to parties, radios, television and stereo equipment.

3. ACCESSORY EQUIPMENT AND MAINTENANCE OF SPACE AND RV:

(A.) Tenants shall maintain their Space and Recreation Vehicle ("RV") and all landscaping, structures, improvements and other things attached to or placed thereon in good condition and repair and be stored in a ~~net~~ clean, attractive and well-kept fashion. All concrete, asphalt and other surfaces shall be maintained in good condition and repair, kept clean and maintained free of oil, and all other sticky or oily substances.

General standards for accessory equipment, structures and appliances for RVs are as follows: Park requires that the Tenant maintain in good condition, kept clean and neat at all times, and repair the RV and all accessory equipment, structures, sheds, and appliances which are presently installed or may be installed. This obligation includes replacement of any items that are missing or damaged to the point they cannot be reasonably repaired.

This obligation also includes repainting the RV, accessory equipment, structures, shed, and appliances when they are reasonably in need of repainting. Color and materials are subject to Park's approval. In addition, all such items are required to comply with all applicable laws and regulations.

(B.) Any lawn or yard not properly maintained will be cared for by Management and a charge will be made to Tenant for maintenance performed on their leased Space. When Tenant is away, it is Tenant's responsibility to have someone maintain the RV and Space/site.

(C.) Only manufactured accessory equipment, structures, and appliances are permitted and no such "homemade" equipment, structures or appliances may be installed without Park's approval.

(D.) Wheels, hitches and other items permitted by law are the only objects which may be stored under the Unit. Unless specifically permitted by the Park's tenancy documents or approved by Park, nothing may be placed or stored outside of the Unit or storage shed.

This includes, but is not limited to: overstuffed furniture, appliances, ironing boards, brooms, mops, tools, gardening equipment, hoses, debris, refuse, litter, firewood, or any item which is unsightly in appearance. Patio furniture that complies with these Rules and Regulations, operable bicycles and barbeque equipment, all of which are to be maintained in an attractive and neat condition, are the only items permitted outside of the RV or storage shed.

Nothing is to be hung outside of the RV or shed for any purpose, this includes clothes lines.

(E.) Building permits, licenses and other similar permission from governmental or quasi-governmental bodies or agencies are required and must be obtained before construction or installation of certain accessory equipment and structures and appliances and all such appliances, equipment and structures must comply with all federal, state and local laws and ordinances. Only licensed contractors may perform spray painting in the Park or install items which are required to be connected to the electrical, gas or water supplies.

(F.) Tenant may not change or install any accessory equipment, structure, or unit without first obtaining the written permission of Park Manager. All accessory equipment, structures, and Units must comply with all federal, state and local laws and ordinances.

(G.) A "no freeze" tape must be installed on water line by Tenant. Any evaporative cooler must be equipped with a circulating water pump.

(H.) Trash/garbage is to consist of household waste **ONLY!** This debris needs to be tied in plastic bags and deposited immediately in the dumpsters located across from the front of the office. Do not leave trash outside your RV at any time, no types of garbage cans are allowed on your site because of wild animals.

(I.) Excessive use or wasting of water is not permitted. "Excessive use" or "wasting of water" includes (but is not limited to): outdoor watering that results in unnecessary runoff into gutter or internal park street; the washing of paved surfaces (patios, sidewalks, gutters, driveways, streets); failure to use nozzle with automatic shutoff and bucket when washing a vehicle or unit; washing or hosing down of a unit more than once in any month; leaking faucets, toilets, water supply lines, or other failure to properly maintain outside plumbing fixtures or fixtures inside the unit; failure to equip any evaporative cooler with a recirculating pump; standing water in planters or yard.

Remember: No more than five (5) moveable objects are permitted on your leased space/site!

(J.) Please take awnings down if you are leaving for any length of time. Tarps are not permitted to be used for covering on roofs, vehicles or awnings.

4. SERVICES OFFERED AT BURLINGTON PARK:

(A.) Laundry: Coin operated washers, dryers in the laundry room and shower rooms are locked at all times and keys are available for your convenience. You can sign out a key in the office during normal business hours Monday – Friday from 9:00 AM to 5:00 PM and/or Saturday & Sunday By Appointment Only. There are keys available for a refundable deposit of \$25.00 (twenty-five dollars).

Please check machines before using them and remove lint from dryers after use. Unattended laundry is not the Park's responsibility, and we are not liable for any stolen, lost or damaged clothing. If you over-load the washers, they will not clean your clothes, nor will they spin out all the water. You will have to pay for another cycle.

5. PARKING AND VEHICLES:

(A.) Parking is limited to TWO (2) vehicles per space. No vehicle parking is permitted in the internal park streets. Neither Tenant nor any Guest may park vehicles on any vacant spaces, nor in any location where the Tenant is not provided assigned parking. There is insufficient parking within the park, and guests must park outside the Park.

(B.) Parking is to be used only for the parking of standard passenger vehicles, vans and trucks not to exceed the size of a one ton pick-up truck. No parking area is to be used for the parking of boats, trailers, recreational vehicles, commercial vehicles or similar items.

(C.) No motor vehicle shall be constructed, reconstructed or repaired within the Park and no dilapidated or inoperable vehicle shall be stored on any space. All vehicles must be operable, licensed and registered in the name of the tenant(s).

Speed limit in the park is clearly posted at five (5) mph day and/or night!

(D.) No working on vehicles is permitted in the park. **Do not dispose** of any car/marine oil, Prestone anti-freeze, gas, batteries, old tires, or old car parts, etc. over the fence or in the dumpsters.

(E.) Recreation and any other type of vehicle may only be washed once per month. **No** watering the roadway to cut down the dust, or any other area is permitted on the property.

(F.) All hitches must be operative and ALL tires on vehicles and RV's must be always full of air. If your RV has an engine, it must be in working condition at all times. You will be asked to start it for management at various times. Any vehicle dripping oil shall be repaired and spills immediately cleaned up by the tenant. Costs incurred by Park to remove oil or contaminants caused by Tenant or their guest will be charged to Tenant.

(G.) No commercial vehicle(s) or equipment is allowed to be parked on a tenant's space. Inoperable vehicles may not be stored or left in a tenant's driveway or on the tenant's space. Parking is restricted to the tenant's areas designated for vehicle parking within their leased space/lot.

6. SUBLETTING:

(A.) No renting or subletting of a home shall be permitted. All RVs must be owner-occupied. If requested by

BRVP, tenants must provide documentary evidence confirming ownership of their RV.

(B.) Any person occupying a RV during an extended absence by the owner (over 3 days) must be approved by BRVP prior to occupying the leased space. This provision shall apply to "house sitters" or other individuals known to the homeowner who might occupy the RV during their absence.

7. ANIMAL/PET RESPONSIBILITIES:

(A.) No animals are permitted except those declared, identified, and approved by management at the time of application for tenancy. "Animal" is a domestic dog or cat only. No Tenant may keep, harbor, or raise chickens, rooster, pot bellied pig, or animal/fowl other than a dog or cat.

(B.) No more than one animal per space. No tenant may keep or harbor any animal for which written approval has not been given by Park management.

Guests are not permitted to bring animals/pets into the RV park/community.

(C.) No tenant may keep or harbor any of the following breeds (or mixes) of dogs: Akitas, Alaskan Malamutes, Boxers, Bullmastiffs, Chow Chows, Dingos, Doberman pinschers, German shepherds, Great Danes, Huskies, pit bulls or Staffordshire Terriers, terriers, Presa Canarios, Rottweilers, Siberian Huskies, wolfs, wolf-hybrids, nor any other aggressive, attack, or dangerous dog. No animals taller than twenty (24) inches at the shoulder at maturity will be accepted.

(D.) Tenant is responsible for daily pick up and proper disposal of any animal excrement on the Tenant's space or anywhere inside the Park or on its perimeter.

(E.) Animals must be kept under control at all times and are the responsibility of Tenant. Any animal outside the Unit or fenced yard must be kept on a leash. No animal is to invade the privacy of any tenant's space, including flower beds and shrubs. Animals are not permitted in the laundry room. Tenant is responsible for any damage to property, waste, or disturbances or annoyances (such as barking, snarling, or growling) caused by the animal.

(F.) Tenant is responsible for compliance with all applicable state, city or county regulations and requirements with respect to licensing, vaccinations, health, and leash laws.

(G.) Animals/pets under thirty-five (35) pounds at maturity may be allowed if the tenant obtains prior written permission from BRVP. Said permission shall become a part of the rental agreement.

(H.) No outside dog runs or pets living outside of a mobile home are allowed. Pets must be kept on the tenant's RV and are not allowed to roam unattended on the streets, common areas, or the tenant's spaces. Noisy unmanageable or unruly pets that cause complaints will not be allowed to remain. If pet owner is not at home, animals must be kept inside their RV.

(I.) When walking pets, do not allow them on another tenant's space. Pets are not to be tied up or left outside a tenant's home during any period of absence by the tenant. All pet droppings must be cleaned promptly by pet owner.

(J.) No animals are to be fed outdoors. Animal food of any sort may not be left outdoors on patios, decks, etc. as it attracts unwanted visitors (wildlife) to the property.

(K.) Tenants are encouraged to spay or neuter animal. However, in the event of offspring, park management must be notified and written permission obtained for the offspring to stay in the park for the nursing period.

(L.) Permission is granted only for the animal currently within the Park at the time of these rules being implemented shall be "grandfathered in." **Violation of any of the foregoing animal rules is cause for revocation of permission to keep an animal.**

8. UTILITIES:

(A.) Weekly garbage/trash services on Tuesdays and Saturdays. **Remember: Never put furniture or appliances of any kind in or around the dumpsters.** There are always cameras on and if you are seen putting such items in or leaving furniture or appliances you could be subject to eviction out of this park. Outside on the north side of the office, there are recycle dumpsters for glass, paper, and plastic **ONLY!**

(B.) Garbage and/or garbage containers must be kept out of sight, except on days when garbage is scheduled to be collected. Tenants must furnish their own garbage can(s).

(C.) Paper towels, sanitary napkins, and other large items should not be flushed down your toilet. Grease should not be poured down sinks. Any expense incurred in clearing a sewer line blockage caused by tenant negligence or misuse will be charged to the tenant causing the blockage.

(D.) No satellite-type antenna dishes or CB/home radio antennas are allowed without written permission from park management. TV antennas may be installed on a tenant's home, but at a height not to exceed 3' above the roofline. TV or radio antennas must be attached to the rear of the home or carport.

(E.) Tenant(s) are responsible from the ground up. Insulate your water hose and water source for winter. Tenants are responsible for the purchasing of materials to winterize your site. ALL sites MUST be winterized no later than by October 31st. If you move in after Oct. 31st, you must winterize your RV immediately.

(F.) Regular Garden hoses cannot be used for your RV water supply hook-up/connection; it causes bacteria to grow inside, and this is considered a health hazard. **Use a "WHITE RV HOSE" only for all water connection!**

(G.) **Sewer valves must be closed at all times, unless dumping, or in VERY COLD weather.** If temperature becomes very cold, open you're holding tank valves so they do not freeze, if shut it may cause sewage backup. Let your water drip, but at all other times, keep your valves closed unless dumping for safety and health reasons.

(H.) There is a \$200.00 (two hundred dollar) move-in Deposit, which is refundable when you move-out of the park after 30 days (one month) if your site is clean and the electric and water bills are paid. Tenants with extended stay (such as monthly) shall be responsible for their own WATER (once submeters are installed and operational), ELECTRICITY and PHONE. You must submit your mailing address to management, and you are responsible for putting the electric in your name the day you move-in.

9. MISCELLANEOUS:

(A.) In case of emergency, it is mandatory that the management have a current phone number and the name, address, and phone number of the closest relative of each tenant.

(B.) BRVP reserves the right to amend, revise, and/or add additional rules and regulations. Notice of any

change(s) in the rules and regulations shall be distributed to all tenants in writing and shall become effective after thirty (30) days written notice is mailed or delivered to each tenant.

(C.) All RV's must be self-contained. If your sewer system leaks in anyway, it **MUST** be fixed immediately. You will be given one (1) warning, then fined \$35.00 (thirty-five dollars) on the second notice regarding the leaks if not corrected immediately. If it is not fixed, you could be evicted for cause from the property.

(D.) PORTABLE ELECTRIC HEATERS used in your RV could cause the electrical pedestal's breakers to trip/blow; should this surge damage the pedestal you will be charged for the repair. Two (2) extra propane tanks (80 gallon limit) are acceptable only when secured or affixed to the RV for safety purposes and use.

(E.) An individual (prospective tenant) must be of legal age to rent a RV space/site within the community. Each leased space/site is rented for up to two (2) adults and one (1) minor. Any extra person(s) staying in space/site must be registered with the on-site management and pay an extra fee for everyone over the age of eighteen residing within the RV. See: RV Lease Agreement.

Each adult (an individual over the age of eighteen (18) years of age) **must** have a valid state identification card or state issued driver's license. If you have visitors staying overnight, they must give the on-site management a copy of their identification before permission is granted for them can stay the night in the park/community.

(F.) BURLINGTON RV PARK is not responsible for towing RV units or any other type of vehicles in or out of the property.

(G.) RENT must be paid in full by the first (1st) day of the month. After four (4) days a \$15.00 (fifteen dollars) per day charge will be imposed and a fourteen (14) day eviction notice will be served to the tenant(s). Rent **cannot** be dropped through the door of the office; rent **must** be paid in person to the On-site Property Manager at the office only.

Only personal checks, bank checks, or money orders are the accepted forms of payment for paying your monthly space/site rent. **NO CASH will be accepted!**

IN CASE OF FLOODING and/or EVACUATION ORDERED
ALL CITY, STATE AND LOCAL ORDINANCES ARE FULLY ENFORCED.

I have read the above Rules and Regulations regarding Burlington RV Park and agree to comply with them.

RV Prospective Tenant Signature

Site: _____

Date: _____

RV Prospective Tenant Signature

Site: _____

Date: _____