

Salt Bayou Kampground

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CAMPGROUND RULES & REGULATIONS

1. INTRODUCTION.

Our Rules and Regulations have been developed as a basis for good relations within Salt Bayou Kampground. These rules are set in place to maximize the safety & quality of life of all our guests. We trust we will have your complete cooperation not only to keep Park standards high and to maintain a happy and friendly atmosphere, but also to assure each RVer a maximum of convenience and comfort.

The following Rules and Regulations are a part of your agreement with the park for the lot you have rented. Please read the Rules and Regulations carefully and keep them on hand as they constitute a binding agreement between you and the Park Management. Park Management will interpret and enforce these Rules and Regulations in a reasonable manner. Park Rules are subject to change & will be posted on the website.

2. DEFINITIONS.

A. The definitions set forth below shall apply unless the context indicates that a different meaning is intended:

(1) "Guests" includes all of RVer's agents, employees, persons sharing the Premises, invitees, permittees or licensees or other persons in the Park or on the Premises at the invitation, request or tolerance of RVer.

(2) "Owner" includes, but it is not limited to, the owners of the Park (including the owner's partners, directors, representatives, officers, employees, and agents) and the management of the Park (herein referred to as the "Park Management").

(3) "Park" means Salt Bayou Kampground

(4) "Park facilities" means the services and facilities of the Park.

(5) "Park Management's approval" or "approval of Park Management," "Park Management's consent" or "consent of Park Management" or other similar terms as used in these Rules and Regulations or in other documents referred to in these Rules and Regulations, means that the Park Management's prior written approval must have been obtained by RVer before RVer commences any such action requiring Park Management's approval. If Park Management's prior written approval is required, RVer shall submit a written request to Park Management which describes the action RVer proposes to take and requests Park Management to give prior written approval.

(6) "Recreational Vehicle" (also "RV") means a motor home, travel trailer, truck camper, camping trailer, or park trailer.

(7) "Tenant" is the person who has established tenancy in the Park and who lawfully occupies a recreational vehicle located in the Park.

(8) "RV Lot" or "Premises" means the real property (which is a recreational vehicle lot) rented to Tenant by Owner.

3. REFUND POLICY

A. Tenants are required to put down a \$45 non-refundable deposit when booking a spot. If the Tenant notifies the park within at least 72 hours of reservation that they will not be able to make it to their reservation, the deposit will be refunded.

B. There will be no partial refunds once a tenant has moved into the park. This includes nightly, weekly, & monthly tenants.

4. USE OF FACILITIES.

A. Tenants have the right to use the Premises and Park facilities in compliance with these Rules and Regulations and the other provisions of the Park's residency documents. Tenant agrees that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Park Management and each person individually. Tenant agrees that he or she is not a third party beneficiary of any other agreement between Owner/Park Management and any other person in this Park.

B. Tenants will be assigned a particular lot to park their RV on, but we may need to ask you to move to a different spot with sufficient notice given to the Tenant, in case of repairs needed on the lot, improvements, or to better accommodate the needs of the Park.

5. PARK PERSONNEL.

A. Owner shall be represented by Park Management, including a resident Camp Host, who can enforce the Rules and Regulations on behalf of the Park's Owner.

B. Neither Owner nor Park Management will provide security officers, security guards, or security personnel with respect to the Park and are not responsible for any criminal acts which occur in the Park, and, to the extent permitted by law, Tenant waives all claims against Owner and/or Park Management related thereto.

C. Park Management may live on site, but not on call 24/7. Please use the phone system to report any problems or to contact staff. This also ensures that we have records of requests. Unless absolute emergency, please do not disturb staff in their home or camper.

6. GUESTS.

A. For any Guest to stay at the Premises overnight, the Guest must be registered with Park Management and pay the guest fee.

B. No Guest may stay more than five (5) days without prior written permission from Park Management.

- C. Fees for overnight Guests is \$15 & day use Guests is \$5.
- D. Tenant agrees to acquaint all Guests with the conditions of tenancy in the Park, including, but not limited to, the Park's Rules and Regulations. Tenant is personally responsible for the actions and conduct of Tenant's Guests.
- E. If Tenant will not be present, then no Guest(s) may occupy or otherwise use Tenant's Recreational Vehicle or RV Lot without Park Management's consent.

7. RECREATIONAL VEHICLE AND ACCESSORY EQUIPMENT STANDARDS.

A. Recreational Vehicles. Only Park Management approved RVs are permitted to be placed on the RV Lot.

- (1) Only one (1) RV may be placed on each RV Lot.
- (2) RV must be aesthetically pleasing & Park Management has the right to ask for pictures of the RV before allowing in the Park.
- (3) RV's electrical system must be up to code & must plug in with a 30 or 50 amp plug to the electrical box that is designated to the lot assigned. Extension cords are not allowed to be plugged in to the power box. Only one 30 amp plug or one 50 amp plug is to be utilized at each site. Using more than the electrical box is capable of handling can result in serious injury or death. If it is determined that the RV has overloaded the park's electrical box, it may result in a minimum fine of \$75 or the full cost of repairs incurred by the park.
- (4) Placement of RVs shall be determined by Park Management. In no event shall an RV be located closer than six feet (6') from any building or other RV situated on an adjacent Lot.
- (5) All RVs within the Park must be properly licensed. All owners of RVs shall furnish to Park Management a copy of the registration for the RV immediately upon its siting at the Premises and annually thereafter, or if there is any change in the legal or registered ownership.
- (6) Only fully self-contained trailers and motorhomes are accepted. Buses of any kind are not allowed in the park. Fema Trailers without holding tanks will not be allowed in the park.
- (7) Each RV entering the Park must be in good aesthetic condition and approved by Park Management.
- (8) A certificate of insurance for the RV must be available to Park Management; the certificate of insurance should indicate coverage for duration of Tenant's stay in the Park.

B. Accessory Equipment and Structures. The installation by Tenant of any accessory equipment and structures on the Premises is prohibited without prior Park Management approval.

- (1) Building permits, licenses and other similar permission from government bodies or agencies must be obtained, if so required, before any installation or construction of certain accessory equipment and structures. All such equipment and structures must comply with all laws and ordinances.
- (2) Before beginning a new installation of (or a change in) accessory equipment and structures or a change in any appliance which is to be connected to the Park's utilities (including, but not limited to, the electric or water supply), the tenant shall submit for Park Management's approval a written plan describing in detail the accessory equipment and structures which the tenant proposes to install or change.
- (3) Any accessory equipment, structure or appliance not in compliance with the Park's residency documents shall be removed from the Premises by Tenant within ten (10) days of receipt of written notice.
- (4) Upon termination of tenancy, it is the Tenant's responsibility to remove any accessory equipment and structures which he/she has installed upon the Premises. Failure to do so will result in actual costs of removal/cleanup being charged to Tenant.

C. Standards for Accessory Equipment and Structures. Conditions for specific equipment and structures are as follows:

- (1) Cabanas. The installation of any cabana or permanent building on the Premises is strictly prohibited.
- (2) Air Conditioners. Any air conditioner or evaporative cooler in an RV must be in good operating condition and must not make excessive noise that will be disturbing to any other tenant. Window A/C units are not allowed in the park.
- (3) Decks. The addition of Decks and permanent buildings on the premises are strictly prohibited. There may be times that we may ask you to move your RV in order to make necessary repairs with your site
- (4) Wheelchair Ramps. Must be within proper code of the American Disabilities Act.
- (5) Exterior Storage Buildings. This type of building is strictly prohibited
- (6) Fences. Fences are prohibited.
- (7) Antennas. No exterior antennas, including, but not limited to, TV, ham and CB antennas, may exceed the height of Tenant's Recreational Vehicle by more than twelve feet (12'). A satellite dish must be approved by Park Management and mounted on the RV, not dug or anchored in the ground.
- (8) Sunshades, Windscreens and Privacy Screens. Roll-up, aluminum wind screens or privacy enclosures are not to be used for storage of any items not otherwise permitted outside the RV.

- (9) Clotheslines. Clotheslines are not permitted on the Premises.
- (10) Patio and Carport Awnings. Must have management approval and conform to city, county and state codes. Anchors in the ground are strictly prohibited due to underground water, sewer, & electrical
- (11) Skirting. Skirting is allowed on RV's with Park Management's consent & must be maintained to look clean & orderly.
- (12) Kiddie Pools. Not allowed for use in the park.

C. Use of Wifi & Internet Services. Internet restrictions & provisions are as follows:

(1) Wi-fi and internet service is provided as a courtesy, not a utility. Internet bandwidth, signal strength, speed etc. may vary for a variety of reasons, or may be unavailable do to circumstances out of our control. We reserve the right to limit, filter or monitor internet use at any time.

(2) Wi-fi and internet usage must follow Park Internet Policy, which will be available for review in a separate document. We reserve the right to change the policy at any time.

3. Unauthorized access of our network or network devices is strictly prohibited. Attempts to bypass logins, passwords etc will not be tolerated. The internal network may only be used to access the internet, (following policy guideline) the local network is not for customer use. Attempted access to any devices on the network are strictly prohibited. You may not attempt to access cameras, routers, printers, other people's computers or share data through the internal network, etc. Violation of this is rule is illegal under Louisiana state law.

4, Any illegal activity is strictly prohibited, and network will be monitored. Illegal activity will be reported to appropriate agencies. Types of illegal activity include but not limited to: piracy, fraud, scams, & illegal porn.

5. We have the right to ask you to turn off or refrain from using any device that disrupts our network. Ex: wi-fi extenders, wi-fi devices, electronic toys, radio equipment, etc.

6. The campground network may not be used for commercial purposes. Ex: (cryptocurrency/coin mining, web hosting, ecommerce, etc.)

7. Violations of the policy or provisions could result in immediate expulsion from park with no notice

8. GENERAL MAINTENANCE OF PREMISES.

A. Premises. Each Tenant is responsible for the maintenance and appearance of their lot and recreational vehicle. The Premises shall be kept free of weeds, litter and debris at all times. Trash should not be placed outside of the RV at any time. All trash is to be thrown away in the designated commercial dumpster at the front of the park.

- (1) To avoid damage to underground utilities, Tenant must have Park Management's consent before digging or driving rods or stakes into the

ground. In the event that damage has occurred due to breaking this rule, the Tenant shall bear the cost of repairs to any utilities or Park Property.

- (2) The existing drainage pattern and grading of the Premises may not be changed without Park Management's consent.
- (3) If it is determined that a water spigot has been damaged by fault of the Tenant, it may result in a \$75 fine by discretion of Park Management. Any electrical damaged caused by the Tenant will be charged at actual cost to fix.

B. Landscaping. Tenant may not plant any tree or shrub in the ground. Potted plants are allowed with Park Management's permission.

- (1) Any landscaping which has been installed by Tenant without Park Management approval and/or in violation of these Rules and Regulations must be removed within ten (10) days of written notice.
- (2) Any irrigation system must have prior written approval of Park Management.
- (3) All landscaping installed by Tenant shall be well maintained. Such maintenance shall include, but not be limited to the trimming of all shrubs, vines and bushes in a manner that maintains an attractive shape and prevents such plants from blocking a neighbor's view or from being excessively high or brushing against a neighbor's RV.
- (4) Tenant will not trim trees or shrubs on Park property other than on his or her Premises without Park Management's written consent.
- (5) Tenant must be careful when using water to maintain Tenant's landscaping. To prevent the waste of water, nuisance to other residents, or damage to the roadway, water must be conserved and not permitted to overflow into the Park's streets or onto the yards of neighboring residents.
- (6) Storage. Storage of anything beneath, behind or on the outside of the RV is prohibited. This includes, but is not limited to, storage of boxes, trunks, wood, bottles, tools, appliances, furniture, mops, ladders, paint cans or any item which is unsightly in appearance.

(1) Only outdoor patio furniture and barbecues approved for use by Park Management (such approval shall not be unreasonably withheld) may be used outside the RV.

(2) No appliances, including, but not limited to, water heaters, freezers, refrigerators, washing machines, clothes dryers, may be installed or placed outside of the RV at anytime.

D. Exterior Painting. The exterior paint on the Tenant's Recreational Vehicle, accessory structures and equipment, and the vehicle used to pull the travel trailer or fifth wheel, shall be properly maintained. Proper maintenance shall include,

but not be limited to, the repainting of the exterior whenever the paint begins to fade, peel, flake, chip or deteriorate in any other manner. Written approval must be obtained from Park Management prior to any painting. Any change in color requires advance approval of Park Management. Spray painting is not permitted in the Park.

- E. Dangerous Materials. Anything which creates a threat to health and safety shall not be permitted on the Premises. No flammable, combustible, or explosive fluid, material, chemical or substances (except those customarily used for normal household purposes which shall be properly stored within the RV and/or storage building) may be stored on the Premises and then only in quantities reasonably necessary for normal household purposes.
- F. Electrical Boxes. If it is determined that an electrical box has been damaged by fault of the Tenant, it may result in a minimum \$75 fine or actual damages by discretion of Park Management. This includes plugging in an extension cord to the electrical outlet in addition to the 50 or 30 amp plug already used. The RV MUST BE SELF SUFFICIENT TO RUN OFF A 50 OR 30 AMP PLUG ONLY. Pulling too much power from a box will overload the system & is dangerous. This also includes the use of electric heaters. It is the Tenant's responsibility to ensure that their gas powered heater works to prevent having to use plug in electric heaters.
- G. Sewer System. **No objects that resist breaking down in water (including, but not limited to, facial tissue, disposable wipes, baby wipes, disposable diapers, paper towels, feminine products, condoms, all types of cloth, cotton balls) may be flushed or otherwise deposited into the sewer system. Grease, coffee grounds, baking soda, and sanitary napkins or other inappropriate items shall not be placed in the sewer system.** This is the most common issue that we have to address within the park. Park management has the right to fine Tenants \$75 for violating this rule. Sewer hose must be supported by a sewer hose support, not just laying on the ground.
- H. Draining Black & Gray Tanks. DO NOT keep your black & gray tanks open at all times. Let your tanks fill up, then drain the black tank first, then the gray tank second. Not only is this better to help flush your tanks, it is also much better to keep our underground sewer lines from clogging up.
- I. Garbage and Trash Disposal. Garbage must be in plastic trash bags and kept inside the RV until deposited in the designated disposal dumpster. Sanitary and health laws must be always obeyed. Combustible, noxious, or hazardous materials should be removed from the Park and not placed in dumpster. At no time must the dumpster be loaded with landscaping and pruning matter or other materials as to render the disposal of garbage impossible by other RVers. Bringing trash from outside the Park to dump in the Park's dumpster is not permitted. Construction debris and large items such as mattresses and appliances are not to be disposed of in the dumpster. Trash will be picked up periodically by the local trash hauler. Crawfish, shrimp, & seafood peelings are to be put in garbage bags & taken straight to the dumpster, do not dump peelings on the lawn or bayou. If caught violating these rules, Rver may be charged an appropriate amount deemed by Park Management.

9. ENTRY UPON PREMISES OF TENANT.

A. Park Management shall have a right of entry upon the RV Lot or Premises for maintenance of utilities, for maintenance of the Premises where the Tenant fails to maintain the Premises in accordance with the Rules and Regulations, and for the protection of the Park, at any reasonable time, but Park Management may not do so in a manner or at a time which would interfere with Tenant's quiet enjoyment. Park Management may enter a Recreational Vehicle without the prior written consent of Tenant in the case of an emergency or when Tenant has abandoned the Recreational Vehicle.

10. SWIMMING POOL RULES.

- A. Residents & Guests must check in with Park Management in order to get bracelet to use pool.
- B. Persons using the pool must do so at their own risk. There is no lifeguard on duty.
- C. All persons must shower before using the pool.
- D. Blaring loud music by the pool is prohibited. Playing vulgar music by the pool is prohibited.
- E. Only manufactured swim wear in good condition may be used. No cutoffs or other similar "homemade" swim wear is permitted.
- F. Children under fourteen (14) years of age shall not use the swimming pool or spa pool unless accompanied by an adult.
- G. Unregistered Guests have to pay the day fee of \$5 to use the pool.
- H. Guests are not permitted to use the swimming pool unless accompanied by a Resident.
- I. Children under the age of 5 years old must wear Little Swimmers diapers.
- J. For protection of deck furniture, please place towels over chairs when using suntan oil, creams, or lotions. Suntan oil must be applied properly before entering pool. After applying suntan oil, let dry for 5 minutes, then rinse off excess in the shower, then you may enter pool.
- K. Shoes or sandals must be worn to and from the pool area.
- L. Park Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. Residents are responsible for the conduct of their guests.
- M. No glass containers of any kind are permitted in the pool area.
- N. Pools hours and additional pool rules are posted in the pool area and are incorporated herein by this reference.

11. REST ROOM AND SHOWER FACILITIES.

- A. Rest rooms and showers are provided for the exclusive use of Residents and their accompanied guests. These facilities are available for showering before and/or after using the swimming pool or as a rest room for persons using the laundry room or swimming pool. At all other times, Resident is to use the bathroom(s) located in Resident's RV.
- B. Smoking is prohibited in the rest room & shower facilities.
- C. Cutting & dyeing of hair is prohibited in the rest room & shower facilities.
- D. These facilities will be closed from time to time at Park Management's discretion for cleaning and repairs.

E. No bathing of pets in shower facilities.

12. LAUNDRY FACILITIES.

- A. Laundry hours are posted. These facilities will be closed from time to time at Park Management's discretion for cleaning and repairs.
- B. Washers, dryers, and all other laundry facilities are to be cleaned by RVer, inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry. Dyeing may not be done in the washers. The laundry is to be left in a clean, neat and orderly condition. Pet laundry may not be done in the washers.
- C. Additional rules and regulations governing the use of the laundry and its facilities are posted and are incorporated herein by reference.

13. PARKING.

- A. Not more than two (2) vehicles (other than the RV) may be parked on Tenant's Premises, and all of Tenant's vehicles in excess of two (2) must be parked outside of the Park.
- B. Parking is permitted only in designated limestone areas only. Parking in the grass is strictly prohibited due to underground sewer, electrical, & water pipes.
- C. Each vehicle belonging to Tenant must be registered with Park Management.
- D. No parking is permitted on the streets of the Park. Unless otherwise posted or permitted by these Rules and Regulations, no parking, including the parking of Recreational Vehicles, is permitted on the streets of the Park, except for the purpose of loading and unloading and only during the hours from 7:00 a.m. to 9:00 p.m. Vehicles belonging to repairman, delivery persons, health care personnel or Park employees may be parked for short periods of time on the street where repairs are being performed or where services are being provided.
- E. Vehicles parked on Tenant's Premises may only be parked on the driveway and not on any other areas of the Premises. Parking is not permitted on vacant Premises, grassy, or landscaped areas.
- F. Guests may only park in designated guest parking spaces, on the host Tenant's Premises. Because of the limited parking facilities, traffic congestion and noise, Park Management reserves the right to restrict the number of Guests bringing automobiles or other vehicles into the Park. Park Management also reserves the right to require guests to reposition or remove their car from the Park.
- G. Any vehicle parked in violation of these Rules and Regulations or in violation of signs posted throughout the Park may be towed from the Park at the expense of the vehicle's owner without further notice.
- H. Other than the RV located on the Premises, sleeping in vehicles is prohibited.

I. No automobile may be “stored” on the Premises. “Storage” shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not used for a period exceeding four (4) weeks or the parking of more than one vehicle for the purpose of selling those vehicles as part of a commercial activity. However, Tenants may leave their vehicle in their parking space when on vacation, so long as the Resident informs Park Management of the dates of the vacation.

J. No boats, closed or open trailers may be stored on the Premises unless approved by Park Management in a designated storage area. The storing of boats or trailers will incur an additional fee of \$75 per month.

K. Parking of more than the number of vehicles agreed to in the occupancy agreement/lease is strictly prohibited at any time & will incur an \$75 per vehicle, boat, or trailer.

L. All vehicles within the Park must have current vehicle license plates and current vehicle registration stickers affixed and clearly legible at all times.

M. No permission expressed or implied is intended or given to store any vehicle within Park boundaries for sale, trade, or any other purpose regardless of its operating condition.

N. Only safely operable vehicles in daily use that have been identified to management will normally be permitted to park on the Resident’s Lot.

O. Eighteen wheelers & other large commercial vehicles will need to be approved by mgmt & may incur an additional fee.

P. Any vehicle blocking trash dumpsters, or driveways, or any exit or entranceway is subject to towing at vehicle owner’s expense without further notice.

Q. Owner is not obligated to provide space for all vehicles belonging to RVer and/or their guests.

R. No vehicle may be kept on jacks, blocks, axel stands or otherwise elevated except for simple and expedient changing of flat tires so as to allow vehicle to be safely operated. This includes but is not limited to changing oil, fuel filters, etc. Any violation will result in immediate towing of the offending vehicle from the Park at vehicle owner’s expense.

S. Park and Park Management are not responsible for theft, vandalism, or damage to the vehicles of Tenant or their guests.

T. Tenant and guests are further responsible for obeying all posted regulations and restrictions, which are incorporated herein by reference.

14. MOTOR VEHICLES AND BICYCLES.

A. No vehicle leaking oil or any other substances or fluids shall be allowed in the Park. Any car dripping oil or gasoline must be repaired immediately.

B. For the safety of all persons within the Park, no vehicle may be driven in an unsafe manner. All traffic signs must be obeyed. The speed limit in the Park is

5 miles per hour (MPH). Continued failure to cooperate with rules and regulations related to motor vehicles, their safe operation and parking within the Park may result in the loss of their parking space and/or be considered cause for eviction.

- C. Pedestrians, electric carts and bicycles shall be given the right-of-way.
- D. No vehicle may be operated in the Park by any person who is not properly licensed. All vehicles operated within the Park must be registered and licensed for street usage.
- E. Excessively noisy vehicles are not permitted in the Park.
- F. Blaring of loud music throughout the park is prohibited.
- G. Motorcycles, motor scooters, mini-bikes, or other two and three wheel motorized vehicles entering or leaving the Park must be driven by the most direct route between the Park's entrance and Tenant's Premises and may not otherwise be driven on any other street in the Park. All such vehicles shall be equipped with mufflers or other necessary noise suppressing devices. All such vehicles shall be licensed street legal and driven by a licensed driver only.
- H. Dune buggies, mopeds, dirt bikes, off-road vehicles and all terrain vehicles may not be operated in the Park.
- I. Bicycles may only be driven on the roadways and not on sidewalks, grass, vacant Premises or any other paved area. Bicycles must obey the same traffic regulations as cars.
- J. If driven at night or at dusk, bicycles must be equipped with a light on the front and a reflector in the rear.
- K. Skateboard riding and roller skating are not permitted in the Park.
- L. Vehicles are not permitted in the Park unless they are regularly maintained in normal operating condition and are neat and clean in appearance. This includes, but is not limited to, vehicles whose exterior appearance has deteriorated to a point where they are unsightly and detract from the appearance of the Park, or vehicles which contain unsightly loads that are visible to other persons.
- M. Vehicles operated in the Park must be properly licensed with current vehicle license plates and registration stickers affixed and legible.
- N. Failure to observe these Rules will result in the offending vehicle being removed from the premises at vehicle owner's expense.

15. 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, lewd conduct, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. The use or display of any weapon, including, but not limited to, a bow and arrow,

BB guns, knives, swords, batons, fireworks, explosives, mace, pepper spray, electric "tasers" and guns is expressly forbidden.

- B. Quiet time starts at 10 pm.
- C. Radios, televisions, record players, musical instruments and other devices must be used so as not to disturb others. No loud music or noise is permitted. Radios, CD players, boom boxes, and other such entertainment devices are not permitted outside of the RV, unless used with earphones.
- D. Tenant shall not use a real wood firepit on site, only Park approved gas fireplaces. However, there are designated firepit areas in the park that may be used with adult supervision.
- E. Tenants and their Guests shall not encroach or trespass on any other person's Premises or upon any area which is not open for general use by Tenants and the All Park property which is not for the use of Tenants and their Guests, including, but not limited to, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Park Management, shall not be used, tampered with or interfered with in any way by Tenant.
- F. Tenants and their Guests must be quiet and orderly and shall not be allowed to do anything which might be cause for complaint. Tenants must acquaint all Guests and all occupants of the RV with the Park's Rules and Regulations.
- G. The violation of any law or ordinance of the city, county, state or federal government will not be tolerated. No acts or demeanor shall be permitted which would place the Park Management in violation of any law or ordinance.
- H. Tenant is responsible for the actions and conduct of all other occupants, guests, or residents of Tenant's RV and for the actions and conduct of Tenant's Guests and invitees. Such responsibility shall include, but not be limited to, financial responsibility for any breakage, destruction, or vandalism of the Park's recreational facilities and common areas.
- I. The Premises and Tenant's Recreational Vehicle shall be used only for private residential purposes, and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, the following:
 - (1) Any activity requiring the issuance of a business license or permit by any governmental agency.
 - (2) The leasing, subleasing, sale or exchange of Recreational Vehicles.
 - (3) Child care services, as in babysitting, nursery, etc.
 - (4) Pet Grooming business.
- J. Park-owned chairs and other equipment are not to be removed from their original location.
- K. Tenant is responsible for the actions and conduct of all other occupants of their Recreational Vehicle and for the actions and conduct of Guests and

invitees. Children are also subject to the Park's Guest Policy. Children's behavior must be reasonable and non-destructive. Children are not allowed to enter upon or play on any other Tenant's or Resident's Lot without the express permission of that other Tenant. Children may not enter or play upon vacant sites at any time. Children on the premises must be supervised by a responsible adult at all times.

17. INSURANCE & HOLD HARMLESS AGREEMENT

- A. Park does not carry public liability or property damage insurance to compensate Tenant, Guest or any other person from any loss, damage, theft, or injury except those resulting from actions where Park would be legally liable for such loss, damage or injury.
- B. Park is not liable for any damage or theft when Tenant is using the storage area to store their RV, trailer, boat, or anything else.
- C. Tenant is responsible for obtaining, at own cost, extended coverage for RV, fire and other casualty insurance on the Recreational Vehicle, other improvements and contents to the full insurable value and such other insurance as is necessary to protect themselves or their Guests from loss or liability, and Tenant hereby agrees to indemnify and hold harmless Owner and Park from any liability thereof.

18. PETS.

- A. Permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny an RVer a pet if a proposed pet would pose a threat to the health and safety of other Residents of the Park. No more than two (2) pets are allowed per RV Lot. More than two pets may be subject to a fee.
- B. The types of pets permitted are: a domesticated bird, cat, dog, or aquatic animal kept within an aquarium. **The following breeds (100% or any portion thereof) are prohibited: Akita, Bullmastiff, Doberman, Wolf hybrids, American Pit Bull, Pit Bull, American Staffords, Staffordshire Bull Terrier, Rottweiler.** Any animal that Park Management deems to be aggressive or a nuisance, you may be asked to leave. Park Management reserves the right to add additional breeds defined as "aggressive" to this list at any time.
 - 1. Non-house pets (including farm animals) are prohibited under any circumstances. Strange and exotic pets are not permitted.
 - 2. After moving into the Park, a pet may not be acquired without written permission from the Park Management. Park Management must approve all pets before application to rent is accepted.
 - a. If a pet is lost or dies, written permission to acquire a new pet must be obtained from Park Management.
 - b. If any of the rules regarding pets is violated, and such violation is noted by Park Management or a valid complaint is made by another Resident, the Tenant owner of the pet will receive an official notice in writing stating that the right to keep a pet within the Park is terminated.
 - 3. The following rules must be strictly followed by all pet owners:
 - a. Tenants are required to immediately clean up and dispose of all excrement created by their pet(s), including feces and vomit. Pets

- must be on a leash no longer than eight (8) feet when not inside the RV, and the leash must remain in control of the responsible Tenant.
- b. Any pet running loose in the Park will be taken to Animal Control. Park Management is not responsible for any actions or omissions on the part of Animal Control. Recurring violations of this rule will lead to the loss of the privilege to maintain a pet.
 - c. Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to, barking, growling, biting or any other unusual noises or damage. Under no condition is a pet to invade the privacy of anyone's Homesite, flower beds, shrubs, etc. Pet owners are responsible at all times for their pets, including injury, destruction, and annoyances to other Residents, and the Park and Park Management shall not be liable for any loss, damage or injury of any kind whatsoever caused by Tenant's pet. Tenant must immediately clean up after their pets and properly dispose of any pet excrement.
 - d. No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure.
 - e. Guests are not permitted to bring any pet into the Park, other than guide dogs, signal dogs, and other service dogs as defined by law.
 - f. Feeding of stray cats and other animals is prohibited. Notwithstanding this section, bird feeders are permitted.
 - g. Tenant agrees to indemnify and hold harmless Park Management and/or Owner for any loss, injury, or liability caused by the Tenant's pet, including being bitten.
 - h. Pets are not to be tied up & left outside without supervision of the Tenant.
 - i. Park Management encourages pets to be spayed or neutered. However, in the event of offspring, Park Management must be immediately notified and written permission of Park Management must be obtained for the offspring to stay in the Park for a temporary period not to exceed eight (8) weeks.
 - j. Except as specifically exempted, these Pet Rules are applicable to all animals located in the Park.
 - k. Any Tenants violating any of the above pet rules could be subject to a \$35 fine by the park, actual amount of damages, or may lose right of tenancy to the park.

19. RENTING, SUBLETTING OR ASSIGNMENT.

- A. Tenants shall not sublease, rent or assign Tenant's Recreational Vehicle, the Premises or any rights or interest that Tenant may have under registration agreement or rental agreement. This includes Airbnb & VRBO type services.

20. PARK OFFICE AND MAINTENANCE.

- A. Except in an emergency, please do not telephone or contact Park Management after normal business hours. The Park's office phone is for business and emergency use only.
- (1) Except for emergencies, all complaints must be in writing and signed by the person making the complaint.
 - (2) All community business is conducted during posted office hours.
 - (3) For maintenance issues, please text the Maintenance number the site number that you are in & the issue that you are having.

21. REVISIONS OF RULES.

- A. Park Management reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time. The new rules will be posted on the Park website.

22. Monthly Tenants.

1. Late payments for rent not received by the 5th of each month will be applied to the Tenant's invoice. If rent is not received by the 5th, a \$25 late fee will be assessed & an additional \$5 per day will be added to the invoice. If full rent is not received by the 15th of the month, Park Management will post or hand deliver a 5 day Notice to Vacate. Failure to pay the remaining balance could result in additional fines & court costs.
2. Full or partial refunds will not be granted on monthly spot rentals in the event that Tenant does not use the premises for the duration of the entire month.
3. The Tenant is bound to pay the rent in accordance with the agreed terms; to use the premise as a prudent administrator with the purpose for which it was leased; and to return the premise at the end of the lease in a condition that is the same as it was when the premise was delivered to him, except for normal wear and tear or as otherwise provided hereafter. La C.C. art. 2683.
4. Tenant understands that all payments made to the Park are nonrefundable and are due each month to the Lessor no matter the circumstances throughout the duration of this term