



# TRIPLE-B RV PARK, LAKESIDE – PARK RULES

## Approval, Arrivals, & Departures

- All applicants must pass a background check.
- Check out time is at 11:00 am. Check in time is at 2:00 pm.
- There is a maximum of two (2) customers per site. Our standard fee is based on two adults. See current rates for additional person charge.
- Customers must be adults only, over 18-years old. Children are permitted as visitors to the park only.
- If a reservation is cancelled within two weeks prior to arrival, the security deposit will become non-refundable.
- Deposit for electricity is required for monthly reservations.
- Monthly RV lot rentals are metered and charged for electricity used at a rate specified on the website. Rate may fluctuate.
- Rent is due on the 1st of each month. A late fee of \$25 will be assessed on the 3rd and has an additional increase of \$7 per day for each day thereafter-until the balance of rent, reimbursements and fees are brought current. If all rent payments, reimbursements and fees are not paid by the 7th day of the month, your electricity and water services will be shut off and you will be required to vacate the park immediately.
- A two-week written (or email) move-out notice is required for all monthly rentals.
- No refunds for early departure.
- Owner reserves the right to change the rules and rates without notice. Visit 3BRV.com for the most updated rules and regulations.

## Parking, Boats, and Vehicles

- Two (2) vehicle limit on each site plus your RV. Overflow parking may be available. Please inquire at the office.
- All vehicles and boats, including RV, must have current registration, inspection, and license plates.
- Customers or guests will not park vehicles, RVs, or trailers on Brookhaven Drive or Point.
- Boats or boat trailers are not allowed to be parked on-site.
- All vehicles must be in operational condition.
- Vehicles may not protrude from RV pad into the flow of traffic.
- No type of vehicle, boat, or RV mechanical repair is allowed.
- Parking is allowed in designated parking areas only.
- Semi-trucks, flatbed/other trailers, 3 or 4 wheelers or boats are not allowed in the park.
- Triple-B RV Park does not guarantee the same site, if you choose to extend. Check with management.
- Management can require that you move sites if necessary for maintenance or park improvements.
- Triple-B RV Park is not responsible for any damage to personal property (yours or others) sustained during move-in / move-out.
- Electrical surge protectors are highly recommended. Triple B is not responsible for electrical issues that occur.
- Boats may be docked for a maximum of 3 days.
- No more than 4 boats shall be docked on a single time.
- Boats shall not be moored in front of beach/swimming area or moored anywhere in the cove.
- Boats to be operated in accordance with all laws

## Pet/Animal Rules

- All pets/animals are to be on a leash in owner's hand at all times while outside the RV. Animals are not to be left unattended.
- Clean up after your pet/animal is required.
- Frequent barking will result in your pet being asked to leave.
- A Pet/Animal Agreement must be completed and on file with park management. No aggressive breeds, as decided by park staff, are permitted.
- Pets are required to be up to date on all vaccinations.

## RV and/or Site Appearance

- Triple-B RV Park reserves the right to refuse service to any RV based on its appearance and/or condition.
- Proper leveling blocks are to be used to level a RV.
- Pressure regulators are recommended for your water connection.
- It is mandatory that your sewer and/or gray water hose be kept in an accordion and have a sewer connection (sewer collar/donut) attached to prevent sewer gasses from escaping. Tank is to be kept closed, unless dumping.
- RVs must be kept clean and washed on an as-needed basis.
- No open flames or fireplaces, such as chimineas, open fire pits (small personal grills are allowed on the gravel or pad).
- Outdoor items should be neat and orderly. Mats and satellite dishes should be kept on your pad or gravel.
- Clothes lines are not permitted.
- Your site must be neat and litter free. Trash should be deposited in the receptacle on site. Put all cigarette butts in the trash.
- No storage containers are allowed on your site, unless they are under the RV and maintained in neat appearance.
- No out buildings, fences or structures may be erected without approval from the office.
- No A/C window units are permitted unless approved by staff.
- All cords, cables, and hoses should be bundled.
- Skirting is not allowed. Roof-tarps are not allowed.
- Windows must have blinds or be tinted. No aluminum foil allowed.
- No swimming pools or trampolines are allowed on your site.
- Holiday decorations must be removed within a single (1) week of a holiday.

## General Rules

- Quiet hours are from 9:00 pm – 8:00 am. Loud noise and/or music coming from your lot, RV, or car while driving in the community, at any time, is not allowed and can lead to a fine.
- Subletting sites is not permitted.
- Security deposits are collected against default and damage to site, and will be returned within 30 days of departure with cleaned lot and all accounts current.
- To keep our sewer lines free, do not flush paper towels, diapers, baby wipes, feminine products, condoms, food, grease, etc.
- Discharging or displaying firearms, paintball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
- Customers will be held liable for any damage to buildings, grounds, lots or water/electric meters if damage is due to their or their guest's / visitor's negligence.
- Onerous, noxious or offensive activity, excessive noise, abusive language, nudity, interference with other customers or neighbors, drug use, disturbing the peace and willful or careless destruction of property in any manner will be cause for eviction.
- If law enforcement authorities are called for a disturbance at your site for any reason, you will be required to vacate the park immediately.
- By law, Triple-B RV, LLC is a service-oriented business and therefore does not have a tenant/landlord relationship with any daily / weekly / monthly guests.
- No smoking allowed at laundry facilities or in office.
- No lifeguards, swim at your own risk. All children must be accompanied by an adult at all times.
- No washing RVs or vehicles on site; exception with management approval.
- Common areas around the park may only be used by customers.
- Fishing is permitted, but must be in accordance with all laws.
- Speed limit in the park is 5 mph.

Signature #1

Date

Signature #2

Date