

Park Guidelines (July 1, 2021)

Welcome to Center Point RV Park in Nampa, Idaho! We are excited to have you as our guest. We trust you will enjoy your stay here and we hope that you will treat our park as you would your own property. The following guidelines are based on common sense, common courtesy and your best interest so everyone can enjoy what the park has to offer.

These guidelines are simple to follow and will be enforced for the betterment of the community. Please keep the following in mind:

- **Keep your RV and the area around your vehicle clean**
- Respect your neighbor's rights and be courteous to others
- **Rentals are due on the first day of your stay;** depending on whether you are a nightly or monthly guest please pay your rental on-time to avoid late fees
- **Quiet hours** are from **10:30 PM to 7:30 AM**. Please be quiet and considerate of your neighbors.

Application Process:

All guests staying longer than six nights are required to make an advance application, provided by Center Point RV Park (**no portable screenings**), at least one week in advance of a planned arrival. The application process includes a credit check of the renting guest, a criminal background check of the renting guest and any other adult occupant of the renting guest. An applicant, or an applicant's guest who will be living with the applicant, having been convicted of a Class B or A misdemeanor, or Felonies as defined by Idaho laws will not be accepted as a guest in the park. Applicants must also demonstrate a good credit history with a FICO score of 600 or greater (exceptions may apply).

Rental Agreement:

Prior to admission to his or her site, the guest shall sign the park's *RV Site Services Agreement* form. **The *RV Site Services Agreement* does not constitute a Landlord/Tenant relationship.**

Payments:

All payments are to be made by credit card (Visa, Master Card, or AMEX only). We do not accept cash or checks. Payments for stays between 1 and 6 nights are due prior to arrival and are to be made through the park's website payment link prior to check-in. Renewals of daily and weekly rentals are due 24 hours in advance of the renewal date and shall be paid for the entire length of stay rented / renewed. In addition to the rent paid, the guest shall also pay a deposit equal to the length of the initial stay, said deposit shall be refunded to the tenant's credit card account used at such time the guest has disconnected from all utility services provided by the park, has moved their vehicle from the RV site to the nearest exit to the public roadway, has cleaned the site to its original condition at the time of rental, and has returned any property issued to the guest by the park. Monthly, or extended stay guests shall pay a deposit equal to one month's rental, plus one month's rental in advance of occupying a space. Thereafter an extended guest rent is due on monthly basis and shall be paid, or before the first day of the month. **Any extended stay guest payment received after the 3rd day of the month shall be considered "late" and subject to a "late fee" of \$50.00.** If an extended stay tenant has not made the payment for the upcoming month by the 5th of the month the guest will be considered to be in default of the RV Site Services Agreement and shall be subject to legal action

provided by Idaho law. Deposits for a monthly rental will not be pro-rated for a shortened stay; a deposit for an extended stay guest will be refunded subject to the conditions listed above for a daily or weekly guest and provided the monthly/extended stay guest has remained a guest for the rented length of stay.

Restrictions – RV's & Other Vehicles

A. RV Must be newer than **10 years of age** (exceptions may apply).

- RV's must be street legal and in good and sound condition
- All original type parts shall be installed. There will be no broken glass, doors, or trim
- The exterior must be clean and there shall be no stains, discolorations of any kind, rust, or missing paint on the vehicle.
- Decals and lettering shall be in good shape
- Non-standard writing on the RV is not allowed (e.g. solicitations, political statements, etc.)
- Window air conditioning units are not allowed
- No foil, or non-standard blinds or drapery are allowed
- No tarps or covers will be applied over the body of any vehicle
- **All vehicles must be approved in writing by the management of the park**

B. Two vehicles are allowed per RV site (1-RV and 1-vehicle)

- Vehicles cannot leak oil on its parking surface
- No trash shall be stored in either vehicle
- No mechanical work or maintenance/service can be performed on either vehicle within the park
- Vehicles without mufflers, or otherwise "loud" vehicles are not permitted on the park property
- No boats or non-RV trailers are permitted on the property

C. Parking

- No parking on grassy areas
- No parking on park roadways

D. Antennas/Satellite Dishes

- Antennas/Satellite Dishes must be attached to the RV
- No stand-alone poles are allowed
- All antennas must be approved by management in writing prior to installing on a vehicle

Residents:

A maximum of 2 persons over the age of 18 years are permitted to occupy one RV site. In addition to 2 adult residents occupying an RV site, 1 minor child may occupy the same RV site with the adults, provided that the child is supervised by one of the adults at all times (exceptions may apply). At no time may a minor child be left unattended on a guest's RV site or on the Property.

Speed Limit:

Please keep your speed below 5 MPH within the park.

Pets:

The only pets allowed in the park are domestic cats and non-aggressive breeds of dogs weighing less than 75 lbs. Exotic animals are not permitted in the park. **Your pet is your responsibility.** A pet must be kept secure and under your control at all times. Dogs must be **"on-lead"** at all times when it is not inside your RV, except when it is with you at the fenced dog park. A dog may be off lead while within the dog park. The dog park is usable by all residents; however, you must pick up your animal's waste and dispose of it properly in one of the trash receptacles provided within the dog park. Dogs may not be left unattended at the park or at the guest's RV space. Excessive barking will not be tolerated. If management receives complaints, you may be asked to leave the premises. **Please remove any of your animal's waste deposited on your RV site at all times and dispose of it properly.**

Other:

- No open campfires are permitted. Manufactured outdoor cooking charcoal grills are permitted
- No clotheslines are allowed
- No tent camping or sleeping in vehicles outside of the RV is permitted
- Smoking is prohibited within the park [check on legality of this]
- **No criminal or drug related activity** in or near the park will be tolerated
- Absolutely no discharge or use of firearms or fireworks is allowed
- All weapons shall be kept in compliance with all applicable state and federal laws
- **No open carry of firearms is permitted within the park**
- A sewer hose "donut" or "L" connector is required. Do not put any wipes, female products or any other objects that could stop up the sewer line into the sewer line. If these products cause the sewer to fail and are found in the line the park guest will be responsible for the cost to remedy the problem as determined by the plumbing company.
- **Excessive noise/nuisances created by guest/visitors will not be tolerated**
- Common courtesy shall prevail between all persons within the park. Obnoxious, profane, abusive or threatening language, behavior and/or actions directed at the park's personnel or guests, or that could adversely affect the enjoyment of other parties utilizing our property is prohibited; anyone engaging in such activity will be required to leave the park immediately without a refund at the sole discretion of park management.
- The storage of hazardous materials on the RV site or anywhere on the property is strictly prohibited.