

# Center Point RV Park Terms & Conditions

## **Park Guidelines, Policies, Rules, and Regulations**

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:

- All guests must register in office upon arrival. If after hours, please check in at the office before 10am the following morning.
- **Keep your RV and the area around your site and vehicle clean.**
- Respect your neighbor's rights and be courteous to others by not walking through their site.
- **Payments are due when reservation is booked** online in [www.campspot.com](http://www.campspot.com). Renewed reservations must be booked through Campspot (online or through our office staff) and are subject to availability. See payment policy for multi-month extended stays.
- Quiet hours are from **10:00 PM to 8:00 AM**. Enjoy, don't annoy! Be considerate of your neighbors.
- Please help us keep our community clean by picking up after your pet. Dog waste stations are conveniently located around the park.
- For the health and well-being of our guests, Center Point RV Park is a **non-smoking environment**. Smoking is not allowed anywhere within the park boundaries including within your RV, travel trailer or vehicle.
- Park speed limit is 5 MPH.
- Observe and obey all posted signage throughout the park.
- Check-in 1:00pm / **CHECK-OUT 11:00AM**

## **Reservation Process:**

All guests staying longer than twenty-one nights are required to call our office at (208) 953-7205 for long-term availability. Short-term reservations can be made online through [www.campspot.com](http://www.campspot.com) and/or submitted through our website [CenterPointRV.com](http://CenterPointRV.com). An applicant, or an any adult who will be living in the RV Park with the applicant, having been convicted of a Class A or B misdemeanor, or Felonies as defined by Idaho laws will not be accepted as a guest in the park.

### **Rental Agreement:**

Prior to admission to his/her site, by completing rental payment, guests agree to Center Point RV Park *Terms & Conditions*. **The *Terms & Conditions* agreement does not constitute a Landlord/Tenant relationship.** Blocked Guests in our online reservation system are not authorized on site and must receive Management approval to change blocked status.

### **Payment policy:**

All payments are to be made by credit card (Visa, Master Card, Discover, or AMEX only). Payment in full at time of reservation for everything up to 2 months. For long-term monthly renters (for example, planned stay is anywhere from 2-6 months), first and last month's rent is due upfront. Last month's rent will be held as a deposit until appropriate notice of vacating is provided by the monthly guest.

### **Monthly Renters:**

Automatic payments are required for monthly stays. Invoices will be emailed to the guest 3-5 days prior to the end of the month. Invoices will include the next month's rent and any electricity usage charges for the current month. On the first day of each month, the card on file (used in original reservation) will be charged for the monthly rent & electricity. For electricity billing purposes, "Monthly" is defined as a reservation of 28 days or greater with calculations based on daily use.

Monthly invoices that are unpaid by the 5<sup>th</sup> of the month will be considered past due. A late fee of \$50 will be assessed on the 6<sup>th</sup> of the month to any account that is past due. If monthly rents & electricity usage remain unpaid by the 10<sup>th</sup> of the month, a notice will be served to the guest to vacate the park within 72 hours.

Monthly guest refunds are subject to the conditions indicated in the cancellation policy.

Please note that certain RV sites will transition to short term stays during the peak season. Approximately from April 1<sup>st</sup> to September 30<sup>th</sup> Center Point reserves the right to convert long term spots to short term rentals. The length of stay at these stalls will be limited to two consecutive weeks. It is administered through our reservation system and it will alert interested renters to this limitation.

### **Cancellation/Refund policy:**

#### **Cancellation/Refund policy:**

The purpose of a paid reservation is to assure your booking and make sure we do not offer space that you have reserved to another guest. We do not offer refunds for changes in travel plans.

### **Nightly (less than 28 nights):**

**7+ DAYS NOTICE:** Full refund less a \$25 cancellation fee.

**3-6 DAYS NOTICE:** Refund less amount equal to 1 night's stay plus \$25 cancellation fee.

**0-2 DAYS NOTICE:** No refund. Guest will forfeit the entire amount of the reservation.

Refunds are not offered for early departures on nightly stays. Refunds or credits issued for extenuating circumstances (weather, health reasons, mechanical issues, etc.) are at management's discretion.

### **Monthly/Long-term Guests:**

**30 DAYS+ NOTICE must be provided.** Payments already made on account beyond the rents due for the 30 days notice period will be refunded, less a \$25 cancellation fee and any outstanding electricity charges.

**LESS THAN 30 DAYS NOTICE:** Rents for the full 30 days notice period, a \$25 cancellation fee, and any outstanding electricity charges will be due, either through deduction from deposit paid on account at time of reservation or through a charge billed to the customer debit/credit card on file. Refunds will only be issued for any overpayments on account once the charges described herein have been processed.

Any and all refunds are subject to the conditions indicated in the cancellation policy above. Management reserves the right to use discretion in any cancellation/refund situation. **\*\*Cancellation/Refund policy is subject to change at any time.\*\***

Early departures for any reason are subject to conditions above and re-calculation of prorated nightly rate for applicable refunds.

To avoid a late check-out fee, the tenant's credit card account used at time of reservation may be charged a \$50 fee for the following reasons: a) if the guest has not disconnected from all utility services provided by the park; b) hasn't moved their vehicle from the RV site to the nearest exit to the public roadway; c) hasn't cleaned the site to its original condition at the time of rental; d) hasn't returned any property issued to the guest by the park.

### **Occupancy policy:**

2 adults (age 19 and above) included in monthly rate. Monthly renters will be charged \$2 per day for each additional occupant (unless those additional occupants are under age 19). Maximum of 4 occupants allowed (age 19 and above) per site for monthly guests. Maximum of 8 occupants total (adults & children) allowed per site. No additional occupant charges for nightly rate stays.

Parents are responsible for the conduct of their children. Children must be supervised at all times. At no time may a child be left unattended on a guest's RV site or on the Property.

## **Pet policy:**

Pets are welcome at our park with their responsible owners. A maximum of 3 pets allowed per site (subject to approval). First two pets are permitted at no additional charge. \$3/day added charge for third pet.

Cats and dogs are allowed. If you have other pets, let management know and it will be up to management's discretion for approval. Your pet is your responsibility. A pet must always be kept secure, on a leash, and under your control.

**Please pick up, securely bag, and always remove any of your animal's waste IMMEDIATELY and dispose of it properly**, whether in your space, in common areas of the park, or in the surrounding areas and neighborhoods. Pet waste can transmit diseases to humans and animals. The pet waste stations are for pet waste ONLY. **Any guest that is observed not picking up their pets' waste IMMEDIATELY, will be charged a \$300.00 poop "clean-up" fee to the card on file in their Campspot account. Those who show a disregard for the park guests and staff by not picking up after their pet will be asked to leave the park. That guest's reservation will be cancelled without refund.** Dogs may not be let out of the RV to potty on their own. Dogs must be "on-lead" (by person over age 12) AT ALL TIMES, when it is not in your RV, except when inside the fenced dog park. Pets should not be tied outdoors or left unattended at the guest's RV space. Cables and tethers are not allowed. Use of portable outdoor enclosures & kennels (no fences) are allowed if the pet owner is outside the RV, in the immediate area. Excessive barking will not be tolerated. If management receives complaints, you may be asked to leave the premises.

- Pet owners who are not compliant with the pet policies will be asked to vacate the RV park.
- Service animals of any breed are welcome however these animals may not exhibit aggressive behavior.
- We reserve the right to exclude pets from the RV Park if we deem the pet to be a "problem." Aggressive or barking dogs will not be allowed to remain at the RV park.
- The pet owner is solely responsible for any damage done to persons or property by the pet.
- Only pets that belong to registered RV guests are allowed on property.
- Pets are not allowed in any buildings (shower/bathrooms, hallways, laundry room, kitchen, clubhouse common area, etc).

## **Restrictions - RV's & Other Vehicles**

A. RV must be street legal and in good and sound condition.

- Tiny homes/house on wheels are not permitted.

- 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 dents, stains, discolorations of any kind, rust, or missing paint on the vehicle. Siding must be in next-to-new condition.
- Decals and lettering shall be in good shape.
- Non-standard writing on the RV is not allowed.
- RV skirting must be in pristine condition **and** approved before using.
- 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 waste disposal hookups must be sealed with all hoses and connections free of leaks/odors.

**B. Two vehicles plus RV are allowed per RV site. For monthly rentals, no boat, utility, storage or auto trailers may be parked in the RV site or park.**

**All vehicles must park within site without encroachment of the roadway.**

- Vehicles cannot leak oil or other fluids on its parking surface.
- No trash shall be stored in vehicle or receptacle on RV site.
- No mechanical work or maintenance/service can be performed on either vehicle within the park.
- Vehicles without mufflers, or otherwise "loud" exhaust vehicles are not permitted on the park property. This includes the use of loud stereos.

C. Parking

- No parking on grass or artificial grass areas permitted.
- No parking on a roadway is permitted per fire code.
- Two vehicles are permitted per site provided they fit within the site dimensions.
- Guests are not allowed to park extra vehicles in empty sites.
- Any vehicle parked illegally is subject to being towed (at owner's expense).

D. Antennas/Satellite Dishes

- Antennas/Satellite Dishes must be attached to the RV.
- No stand-alone poles/dishes are allowed.

### **Speed Limit:**

Please keep your speed at 5 MPH or below within the park.

RV's and vehicles must be currently registered, in good running order and operated by a licensed driver. Vehicles with issues such as flat tires, dead battery, leaks, broken windows or if deemed to be in general poor condition, including exterior, may not be parked within the RV Park. Tenant is responsible for cost if towing off property is required.

### **Mail & Packages:**

There are US postal service mailbox assignments for each site. You will be assigned the key associated to your site if you are long-term tenant and utilize that service for mail. There will be a \$25 deposit charged to your credit card. The deposit will not be returned to the guest if mail keys are lost or not turned in at the end of your stay. Contact office personnel for further information.

Packages delivered (by Amazon, UPS, etc.) to the clubhouse will be held in a secure location and must be signed for by the tenant when picked up. Center Point is not responsible for stolen packages or any package/content damage that may have occurred while in possession of the carrier. Center Point is not responsible for packages delivered to, or dropped off at the guest's site.

### **RV Park Facilities**

- All rules regarding the use of these facilities must be observed.
- Management reserves the right to restrict or deny the use of any facility.

Clubhouse - Kitchen/Common area:

Kitchen area (including refrigerator use) is for event-type get togethers only and is on a "first come, first serve" basis. A \$100 deposit hold will be placed on guests Campspot account to reserve the clubhouse for any type of event or usage. To avoid a \$100 clean-up fee to be charged to renters credit card, appropriate clean-up must be completed by organizer/participants at the end of use. Renter is also responsible for any damage repair costs. Please enjoy it but leave it spotless for next guest. Alcoholic beverages are not allowed inside the clubhouse at any time.

Restrooms/Shower & Laundry Areas:

These facilities are here for your convenience so please do your best to leave them as you found them. They are located in the clubhouse and are for registered guests ONLY. Clubhouse inner doors are open during regular office hours. External doors require a key code for entry. Daily cleaning schedule is posted so please avoid use during that time.

Personal belongings may not be stored or left behind. All such items left behind will be discarded.

Laundry room equipment is provided and serviced by a third party. In case of machine malfunction, call service number posted with 5-digit machine ID. Please also alert a park staff member so that a notice can be posted on the machine. Wash/Dry instructions and Fast/Secure Pay Range App instructions are posted. Any refunds due must be issued by the third-party vendor. Park staff are not authorized to issue refunds.

If you find a problem with the restrooms, please let management personnel know immediately.

### **Pickleball court and BBQ/pergola area**

Please enjoy this recreational area at your leisure and clean up after use. Rackets/balls are available in clubhouse - please contact office personnel for details.

### Propane

Propane tank refill requests can be scheduled by contacting office personnel. Propane tanks can be picked up from your site, filled, billed to your card on file, and returned for tanks up to 35 lbs. For monthly renters, if you would like to consider setting up a larger tank/pad directly on your site, we can contact our distributor for you and advise any associated cost. All propane services on Center Point RV Park premises must be handled by Center Point employees or our contracted propane distributor. Competitor distributors are not allowed on site. Please observe/obey all signs posted at propane tank area.

### Fiber Internet

Center Point RV Park offers free Wi-Fi for our registered guests. Upgraded packages are available for purchase. Please contact office personnel for details.

### Other:

- Place trash in plastic garbage bags, close and dispose of in dumpsters.
- No open campfires are permitted. Manufactured outdoor cooking grills (charcoal, propane or electric) are allowed.
- No portable outdoor refrigerators or freezers allowed.
- Only customary outdoor patio/lawn furniture may be left outside.
- No decks/porches are permitted. Nonstandard staircases and steps should be pre-approved by management.
- Excessive generator noise will not be tolerated and should only be used 10am-8pm in consideration of your neighbor's well-being. "No noise is good noise!"
- No clotheslines are allowed.
- No tent camping or sleeping in vehicles outside of the RV is permitted.
- Smoking is prohibited within the park boundaries.
- **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. Sewer connections must be airtight. Do not put any wipes, feminine hygiene products or any other objects that could stop up the sewer line. If these products cause the sewer to not work and are found in the line the park guest will be responsible for the cost to remove the stoppage as determined by the plumbing company.
- **Excessive noise/nuisances/loud stereos created by tenant/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.

- Drunkenness and disorderly conduct will not be tolerated and will be cause for immediate eviction. Alcoholic beverages are to be contained within your own site.
- The storage or disposal of hazardous materials on the RV site or anywhere on the property is strictly prohibited.

**MANAGEMENT RESERVES THE RIGHT TO REFUSE ENTRY AND/OR EVICT ANY PARK RESIDENT OR PERSON AT ANY TIME.**

**Tenants/Guests are responsible for any damage they caused to the RV park.**

Management is not responsible for damage, injury, or loss to either person or property. The owner/management of Center Point RV Park absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather, acts of God, property damage, accident or any other cause whatsoever, and guest agree to save, protect and hold harmless Center Point RV LLC from all such liability.

All Tenants/Guests must abide by and act in accordance with all City of Nampa ordinances.

Any customer or guest destroying/damaging park or other customer's property will be required to make restitution. If your RV has an electrical problem creating a problem with the park electric connection panel and a certified electrician has to be called, you will be responsible for the cost of the electrician's service call and damages.

The Park reserves the right to disconnect utilities in order that repair, alterations or additions may be made. Guests will be notified, when possible, of any planned utility system shutdown.

The Park shall not be responsible for any loss suffered by any guest from planned or emergency shutdowns.

The Park reserves the right to charge guests accordingly for any damages they cause to the grounds and/or park facilities, including but not limited to broken water lines, damages sewer connection, landscaping, etc.

Center Point RV Park retains the right to alter and modify any of the Guidelines, Policies, Rules and Regulations in keeping with the fairness and best interest of all participants.

Management's decisions in all disputes are deemed final. Violation of these guidelines, policies, rules, and regulations that result in damage or destruction to Center Point RV Park property or threaten the safety of park guests will result in the termination of your stay.

Additionally, park management reserves all rights to terminate guests' stay for any reason.

Center Point RV Park, LLC