

Park Rules – Exhibit A

Boulder Creek RV Resort

Office hours are 9:00 am to 5:00 pm (Spring & Summer) and to 4:00 pm (Fall & Winter), closed for lunch between 11:00 am and 12:00 pm. Propane services are available during office hours and no later than 30 minutes before closing. If you are not able to speak with the manager during office hours, call and leave a message requesting a time that will work. In the event of an emergency always call 911, then call the office or resort emergency line (posted at the office). The on-site manager may not always be available.

SPEED LIMIT throughout the resort is 5 MPH **at all times, in all areas.** We realize that this is ridiculously slow. *If you do not feel that you are driving ridiculously slow, then you are driving too fast.* Please watch for pets, elderly guests, children, and bicycles. Please drive only on paved areas and be careful to stay off the grass. Speeding may result in eviction from the resort.

QUIET HOURS are 10:00 PM until 8:00 AM. Please have consideration for your neighbors and do not idle your diesel vehicles, motorcycles or run generators at any time. Remember TV and radio sound travels-keep the volume low. Relax and "listen to the quiet" and be respectful of other guests.

SITE FEES encompass one RV, one vehicle and up to 2 adults. It also includes water, sewer and garbage service and may include but does not guarantee, limited cable TV service and Wi-Fi service for up to 2 devices. Keep in mind, Wi-Fi service is **not** for streaming, usage is routinely monitored, and excessive use may be subject to cancellation of use.

- Only one RV and one vehicle will be allowed in each site, and both must be parked on hard surfaces. Up to one additional vehicle will be allowed for a charge of \$60.00 per month, which will be added to your site fees, and that vehicle will be parked in overflow parking. Cargo/storage trailers are only allowed to be parked in overflow parking for an additional fee. Overflow parking is not guaranteed. Parking is not permitted on the grass, landscaping, street or in vacant sites. Be aware that there are irrigation sprinkler heads and pipes under our lawns that are easily damaged. Guests will be responsible for damages due to driving on the grass.
- Additional occupants 6 or older will incur an extra charge of \$90 per extra person per month with the maximum number of guests per site not to exceed 6. If you have a visitor for the day, there's no charge unless they use our facilities such as the bathroom, social hall, or swimming pool, then a \$5 a day per person charge applies.

SITES assigned should be always kept clean. This applies to EVERYONE staying in the Resort. Do not store anything under your RV. The outside should have minimal items.

- Please respect your neighbors and do not take shortcuts through any sites. Common areas include the resort buildings, roads, sidewalks, stairs, and pet areas. All other areas are part of sites that are rented.
- Pads must be placed under jacks; jacks may not be placed on the grass. Concrete blocks may not be used in place of RV jacks.
- ONLY patio furniture, barbeques, and bicycles may be stored outside your RV. Our sprinklers come on at various times throughout the day. **All exceptions to this must be approved in writing by current management.** This includes but is not limited to coolers, plastic storage containers, ladders, kayaks, wagons, tools, toys, etc. *Please don't leave anything on the grass! This includes those items above as well as patio mats!*
- No more than 4 planters/flowerpots per site.
- No outside garbage cans are permitted on your site, please use the dumpsters provided.
- Patio mats may **ONLY** be used on concrete, asphalt, or rock surfaces.
- No clothing or linens may be hung outside your RV, on your RV, or on a clotheslines, trees nor shrubbery.
- Wood steps, porches, and skirting are not allowed. A single platform step is only allowed if not in the grass. Metal and/or fiberglass steps must be attached to your RV.
- No decorations may be attached or placed on trees, bushes or shrubs or placed into the lawns. Temporary decorations in the lawns must be removed before mowing day each week.
- It is strongly recommended that items such as bicycles and oversize propane tanks be securely locked to deter theft.
- No clotheslines or laundry allowed outside your RV.
- No skirting or tarps are permitted on your RV.
- Stakes of any kind are prohibited in the grass/dirt areas.
- Built-in outdoor televisions are permitted, provided the volume is kept at a suitable level so as not to interfere with your neighbor's enjoyment of the resort and quiet hours are respected.
- Placement of non-RV style satellite dishes on the site are **prohibited without written permission from management.**
- It is recommended that every site use a water pressure regulator and an electrical surge protector.

REPAIRING AND WASHING RV's and vehicles on site is against the rules without prior permission. There is a fee to wash all vehicles and RVs, please check with the office. No vehicle maintenance or repairs are permitted at your site, including oil changes. Any vehicles leaking oil must be repaired immediately or removed from the resort and leaked oil immediately cleaned up.

Initials _____

PETS should be resort friendly and pet owners should understand and follow the pet rules. Please ensure your pet uses designated pet areas, not other RV sites, whether occupied or not.

- We welcome a maximum of 2 pets per site. There will be a charge of \$20 per pet per month.
- *Pets must be leashed whenever outside, and the leash must be always held in hand.* A traditional/retractable leash is the only acceptable type permitted, an electronic leash or training collar **IS NOT ACCEPTABLE**. This goes for cats too; we do not allow cats to roam the park unattended.
- Noisy, messy, destructive, aggressive, or dangerous pets are allowed in our park, and may be cause for immediate termination of this agreement. Please show respect to your neighbors by not allowing your pet to bark and disrupt their peace and privacy.
- If a barking problem persists or pet shows any aggressive behavior, Management may ask you to leave, and you will not be given a refund.
- For health and safety reasons, pets of any kind are not allowed in resort buildings, including the pool area. With the exception for legitimate certified service animals. The only indoor area pets are allowed is the lobby area and only if well mannered.
- It is prohibited in the park to leave our pet(s) outside unattended, whether tethered, tied, chained, or fenced and that those attending to the pet(s) are required to be over the age of 18.
- Pet tie-outs must not be secured to any resort property, including trees and shrubs, service pedestals and picnic tables.
- Playground, waterfall & pond areas as well as flower/cactus beds are off limits to pets, leashed or otherwise. Pets are not allowed to swim in any of the water features.
- Pet kennels, fences, etc. are prohibited on grass areas and are limited to hard surfaces only. Permanent outside pens, fencing or dog houses are strictly prohibited.
- Do not encourage your pet to run on other guests' grass; we love pets, but not everyone feels the same.
- It can really ruin your day when you go out for a walk and step in animal feces. If your pet drops it, you must pick up your pet's waste (feces, poop, doo-doo or whatever term you use) IMMEDIATELY after and dispose of it properly and promptly into the dumpster or pet waste station.

CHILDREN are loved, but not everyone appreciates it when they are unaccompanied. All children under the age of 14 **must always** be supervised by a parent or adult guardian throughout the park.

TENTS, OUTDOOR GAZEBOS AND CANOPIES are not allowed to be put up in RV sites or anywhere within the resort. This also applies to portable **HOT TUBS, JACUZZIS, AND KIDDIE POOLS** as well. Any guest whose RV overhangs the grass assumes all responsibility for damage caused by sprinklers/water hitting the underside of their RV.

FIREPITS are welcome if they are propane burning firepits. **NO WOOD BURNING FIREPITS.**

GRILLS are not furnished at sites. You are welcome to bring a propane or charcoal grill, but please do not grill on the picnic tables for safety reasons and to avoid damage to the picnic tables. **DO NOT DISPOSE** charcoal coals in the dumpster or on the ground, check with office for disposal.

WILDLIFE is to be enjoyed from a distant. Please do not feed the wildlife and this includes stray animals. They can become a nuisance to your neighbors and attract pests. In addition

ACCESS CARDS are used for your security and entry into the Laundry Rooms, Bathrooms, Exercise Room, and Social Hall. Do not prevent the doors from closing at any time and please pull the doors close upon exiting. Please remember to return the access card upon check out to avoid a \$5 fee.

SOCIAL HALL KITCHEN is not for personal use. As a guest in the park, you may rent the social hall & kitchen for \$50 a day (10 am-10pm) and a \$50 deposit (see office for complete rules) for private functions.

TRASH should not be left outside. Guests shall keep the perimeter of their unit clean, tidy, and rubbish free.

BICYCLES AND SCOOTERS must not be ridden after dusk/sunset. Always use caution and yield to pedestrians.

PARKING is not allowed in empty sites that are not assigned to you at any time for any reason. RV's and vehicle(s) must be parked on the hard surfaces only unless parked in Overflow and should not extend into the roadways. Please do not drive or park on rock or grass areas of the park unless designated "Overflow Parking". Overflow parking will be available for all extra vehicles for a fee of \$60 per month per vehicle. Boats, Trailers and vehicles that are not driven on a regular basis will be considered **STORAGE** and will be charged \$90 per month. You must register all vehicles with the office at the time of check-in. Vehicle registration/serviceability must be maintained at all times.

DAY VISITORS AND GUESTS are welcome. If you have a visitor for the day, there is no fee as long as they remain on your site. However, if they use any of the resort facilities (restrooms, social hall, pool, lounge etc.) they must register in the office and a \$5 a day per person fee will be incurred. You are responsible for the conduct and behavior of all your guests.

TREES AND SHRUBS are a natural beauty. Please do not harm our trees or shrubs that live at the resort. Guests/tenants are not permitted under any circumstances to damage trees, including trimming or otherwise cutting branches. Please notify the office if you feel a tree needs maintenance or is interfering with your ability to park your RV. Deliberate damage to trees may be cause for immediate termination of this agreement.

SECURITY the resort is monitored by video and audio surveillance. As well as a Courtesy Patrol Vehicle who strictly monitors and enforces resort rules and regulations. We apologize in advance for the flashing orange light. Please notify management of any security concerns.

Initials _____

SWIMMING POOL is a seasonal pool, from approximately April 15 – October 1 (weather permitting). The hours of operation are daily, 12:00 (Noon) to Sunset/Dusk (weather permitting). SEE POOL RULES located at the pool for additional information and rules.

LAUNDRY ROOMS the resort has two facilities, one accessed from the short end of the Multipurpose Building and the other accessed from the back patio of the Main Office Building. The machines use quarters, or an app (see laundry room poster) and those facilities are open 24/7 for your convenience.

SMOKING, VAPING AND MARIJUANA is not permitted in Yurts, Bathrooms, Laundry Rooms, Multi-Purpose Building, and Office areas. All common areas in the park are designated Smoke-Free areas. We request that if you are smoking outdoors, that you are considerate of your neighbor's health and wellbeing, and any kind of smoking be done on your site and your site only. If evidence / observation of violating the smoking policy, a \$200 fee will be added to your bill.

CONSUMPTION OF ALCOHOL shall be done in a responsible manner. Drunkenness, use of illegal drugs, and disorderly conduct will not be tolerated. Those offending will be evicted from the resort. Anyone using illegal substances will be asked to leave the resort immediately.

FIREARMS AND FIREWORKS are not allowed in on Resort Property. Any guest discharging or public display of firearms, paintball guns, BB/Pellet guns, air guns, slingshots, fireworks, unsheathed knives over 2.5 inches or any other type of weapon will be immediate removal from Resort Property.

DRONES this is a NO DRONE ZONE unless you have a Commercial Drone License and Liability Insurance. Check with the office before flying. **CONDUCT** of a disorderly nature, or other methods of inhibiting the good times of others. Any person who defaces, injures, or destroys resort property or equipment or whose children, pets or guests do so, will be held liable for the full cost of damages. Trespassing on sites or adjoining property is prohibited. The park is not responsible for any accidents or injuries resulting in or around the park. No business may perform any service unless it is pre-approved in writing by the manager. Any permitted service shall be the financial responsibility of the Guest.

- Guests are responsible and liable for any personal injury or damage caused by their pet with regards to another guest's personal property or person, as well as caused injury to guests of another guest. Guests are also responsible and liable for any personal injury or damage caused by their pet to outside contractors, lawn care people, maintenance people, meter readers, etc. and their property, as well as Resort employees and Property. If you or your guests are observed by Management and Staff to be in violation of our pet policies, one verbal warning will be issued. A second violation of our policies will result in an immediate eviction from the park with no refund or credit.
- Management reserves the right to terminate occupancy and remove any RV under CA Civil Code 799. 22 and 799.55 through 799.59 for violation of the above rules, any State or County Statute or willful destruction. By parking your RV and/or accepting a site assignment, you agree that Boulder Creek RV Resort is not responsible for any act of God or damage done to you or your RV while at the resort.
- Boulder Creek RV Resort is committed to providing a safe working environment for all our staff and associates, as well as a safe and pleasant experience for our guests. We reserve the right to refuse service to any person who is or appears to be intoxicated or whose actions, behavior or appearance could be considered disruptive, rude, offensive, threatening, aggressive or violent. This includes the right to refuse service to anyone whose presence interferes with the safety and well-being of employees, other patrons, and the establishment itself, or anyone who is otherwise in violation of any of our resort rules.

VOLUNTERY TERMINATION OF STAY requires a 30-day notice be given when you plan to vacate on the required park form (Thirty Day Notice of Residents Intent to Vacate). You are obliged to pay your site fees for that 30-day period. If you do not stay for the entire 2 months, the monthly rate will be converted to a weekly/daily rate from your arrival date until your departure date. During the initial 2-month period your RV must be in the park until your departure date unless **otherwise approved by management.**

All State of California and City of Redding laws and bylaws apply within Boulder Creek RV Resort.

Lessee certifies that he/she has read and fully understands the conditions and terms set forth in this agreement. Lessee further certifies that he/she has examined the site in which the subject RV is to be place and finds it suitable and acceptable. Lessee also acknowledges receipt of an executed copy of this agreement.

TENANT 1 Signature _____ DATE _____

TENANT 1 Printed Name _____

TENANT 2 Signature _____ DATE _____

TENANT 2 Printed Name _____

MANAGER / LANDLORD _____ DATE _____, 20_____

Name/Title Dayna Hall, Resort Manager