**Placerville KOA**

**4655 Rock Barn Rd**

**Shingle Springs, CA 95682**

**530-676-2267**

**EXTENDED CAMPER INFORMATION & REGULATIONS**

OUR EXTENDED STAY RATES ONLY APPLY TO CAMPERS

MEETING & FOLLOWING PARK REQUIREMENTS AS OUTLINED ON THESE SHEETS

**The below rules and requirements were written for the campground and your benefit.**

The campground can't be kept up, safe, peaceful & enjoyable without these rules. These rules and requirements have been made with lots of helpful advice from KOA Headquarters, top-rated KOA owners with years of experience, and our own personal 25 years of experience. Many of you have chosen to stay here because this is pleasant, safe, clean, campground with high ratings. These rules were made to keep it that way.

**ORIGINAL TENANT** - We rent to the original tenants only and under no circumstances will an additional person(s) be allowed to accommodate the space more than two nights in a row, or on a regular bases without prior approval.

**NUMBER OF PEOPLE** - Limit: **2 Adults Only per site** for extended stay campers (28 day) basis.

**TIME LIMIT** - This is primarily an overnight park. It is not in the business to provide permanent living facilities, but offers extended stay rates to those who meet it's certain qualifications and need to stay for short periods of time. MAXIMUM LENGTH OF CONTINUOUS STAY IS **NOT TO EXCEED 6 MONTHS. NO EXCEPTIONS**. (**At no time may it be over 6-months in any 12-month period of time**).

**RENT** - Rent must be paid one month (term being a 4 week period - **28 days not 30**) in advance by 11:00 AM on registration out date/departure date). Fee for 28-day 30amp site is $835.00 for up to 2 people. Fee for 28-day 50amp site is $895.00 for up to 2 people. As a courtesy we will allow pro-rated pricing for up to 7 days on your final departure. It **must be prepaid** in advance at the time of your final 28-day paid ticket or normal nightly fees (not discounted) will apply. If the Extended Stay Camper has not prepaid or made arrangements with management they may not get to stay. If allowed to stay, the Camper will be charged normal nightly fees with no discount, and may have to move out of theirextended stay site.MasterCard, Visa, or Discover Card may be used to pay unless you are taking advantage of our $40.00 off discounted rate when paying with cash or check. An additional **late charge of $30.00** will be applied to your bill if rent is not received on or before the due date. Also, a handling charge of **$25.00** will be applied for any **returned checks.**

**DEPOSITS** - All **$100.00** **Deposits** paid to reserve your site in advance are **non-refundable.** Your site will not be held in advance without a deposit. Upon arrival if you decide not to stay your deposit will not be refunded.

**REFUNDS**  - There are **NO REFUNDS** on extended stay rates.

**EMPLOYMENT** - Applicant must be gainfully employed or retired and have some visible means of support to be registered as a monthly camper.

**MOBILITY** - A camper who brings a vehicle (RV) into this park must maintain the personal constant ability of the RV, vehicle & hitch) to pull it out or move it at all times. Campers must own and be able to operate (physically & legally) their tow vehicle, RV and/or any vehicle they have on the campground. Vehicles must maintain current registration & insurance.

**ELECTRICITY** - **Generators and electric heaters are prohibited**.

**PROPANE** - Only **10 gallon** (or less) Propane bottles may be used at your site. **Propane fees** must be **paid within 24 hours** after your tank has been filled or you will lose your propane-charging privileges. No more then 3 bottles kept at a site.

**MAIL** - In-coming **mail may not** be delivered to the campground. (We suggest a P.O. Box) Incoming mail will be returned to sender. We will accept boxes or priority mail envelopes and packages. Size, weight and amount of them must be kept to a minimum. We do not send out UPS for campers, but we will send out-going mail. We will not be held responsible for any campers mail or packages in any way.

**VEHICLES** - ALL VEHICLES MUST DISPLAY A **CURRENT CAR PASS.**  RV's must be **newer than 1997** and have **current registration and insurance**. (Truck mounted campers may not be removed from the truck).

**Extra Vehicles** - You are **allowed 2 Motor Vehicles** on the campground (Not including RV) (A Motorcycle is a motor vehicle). **Only one vehicle only may be parked at your site for any period of time**. We will provide a 2nd parking space in one of our lots if needed for a 2nd vehicle. Parking in the road, partially in the road, in the wrong direction, on the grass, on the dirt, in another campsite or in the wrong assigned parking area IS **NOT ACCEPTABLE** for any amount of time. Additional vehicles, trailers, boats, canoes, etc. will not be allowed at your site. We will provide storage for each additional vehicle at $60.00/per month if space is available. All vehicles must be kept clean, without spider webs, all tires inflated, and in working order able to drive off the premises at any time. Vehicles may not have any big work done to them on the campground, be taken apart or have parts laying around. You may not use your vehicle for a storage area (other than actual work equipment for your job). Taking short cuts through other sites or driving the wrong direction on roads are not allowed.

**VISITORS** **- Every visitor must be registered and paid for upon arrival** **no matter how short their visit.** There is a maximum of 8 total people allowed at your site (that includes you). They must have a car pass and pay the visitor fee per person anytime they're on the campground for any period of time. All other visitors must pay for additional sites. They must follow posted visitor hours. Visitors spending the night may only stay occasionally, not often. Guests must park in the visitor parking lot and limit the amount of cars. Gatherings & parties are not allowed unless paid for sites are prearranged with management. You are extended stay, not nightly, so your visitor amount is not the same as a nightly.

**VISITORS & PARK RULES -** All park rules apply to your visitors. **You are responsible for a your guests and their conduct**. If any issues of conduct or rule breaking should arise then, you must, have your visitors correct their conduct or have them leave **immediately**. If we have to evict your visitors, then **you will be evicted also.**

**POT LUCK OR CAMPER GATHERINGS -**  Campers are not allowed to have camper gatherings of any sort without prior approval from management.

**PETS - NO OTHER ANIMALS ARE ALLOWED EXCEPT FOR DOGS & CATS WITHOUT MANAGEMENTS APPROVAL. DOGS/CATS** - **Limit 3 Friendly dogs or cats** approved by management upon arrival only. (**No Pit Bull**/Pit Bull mixed breeds & no aggressive dogs). Before bringing new pets onto the campground, Management must approve them**.** No litters of puppies or kittens are allowed. Your dog/dogs must be kept quiet (not left barking in RV's or outside). Your pet must be kept on lead at all times when outside your rig or car. (Lead must be held by you, not dog or dragging). Your pet must be picked up after immediately. (Disposed of in a bag and put in the trash). Dogs are not allowed on other sites to potty or disturb the other campers. Dogs are not allowed to bother KOA workers in any way as they do their jobs on the grounds. Dogs are not allowed in the group sites 53, 75, 93, 94, or tent sites just because they are vacant. Dogs are not allowed loose on the fishing island. Dog food & water bowls outside, must be kept small in size (no larger then 9"). Dogs may not be tied to the campground trees, picnic tables, chairs, or fences. Large ropes, fat heavy chains, or large ugly leads, may not be left outside for campers to see. All leads of any sort, at your site, may not exceed 10' in length and may not reach the road or outside your site boundaries. Dogs may not be left alone outside your rig when you are not home. Your pet may not be left inside your rig when you are not there if the dog is barking, whining, or in distress. You must have prearranged plans to have yourself, a friend, or family member able come to your rig immediately, to be with your dog, or take it off the campground at anytime if Management calls with a complaint. Failure to do so can make it so the dog, or you both, may be evicted.

**ON SITE REGULATIONS - \*Tenants shall maintain their space in a clean, good condition & orderly manner at all times. At no time should a campground visitor or inspector be able to differentiate an Extended stay guest from Nightly/Short-term guest.** Nightly campers may have things Monthly campers are not allowed to have since they're not staying for a long period of time.

* **NO STRUCTURES MAY BE ERECTED AT ANY TIME.** That includes patio or shade tents, dog pens, clotheslines, tents, fences of any sort, excessive or large holiday decorations, full awning enclosures, and **RV Skirts**, etc…
* **NOTHING MAY BE PILED OR STORED AROUND A CAMPER'S RIG OR SITE**. All monthly sites should be completely free of clutter in the front, sides, back and underneath the RV. This includes personal belongings: storage containers, tarpped items, tools, boxes, work equipment, vehicle parts, garbage cans, flowerpots planted or unplanted (except for 2 small plants in patio area), children's play items, furniture, excessive amount of chairs, dog crates, dog bones & toys, small exercise pen (only one allowed no taller then 4' high and must be **taken down daily**), gardens, excessive or large decorations, excessive amounts or extreme bright lights, staked lights, tall flag poles, large flags, large signs, lumber, pallets (except for ones we give you if you're in a low water area), rugs (rug exception details below). No boats, canoes, sleds, carts, spare tires, barrels, anything of noticeable size. No Refrigerators, appliances, or full sized BBQ's of any kind are permitted. (One Travel BBQ or small item with one or two burners is allowed.) \*Your site should not appear like home.
* **USE OF RUGS** - **Only one 3' x 5'** mat **or one 3' wide by up to 20' long runner** may be used at your site, by your door entrance to your rig. Campers using a pallet by their door may cover one pallet with green in/out door carpet and nail it to the pallet. No tall out door carpet or grass material may be used at any site. Management has the right to reject the use of certain rugs & runners if they feel they don't comply with their design or standard for the campground.

**DOMESTIC DISPUTES AND CONDUCT -** Any potential **domestic disputes**, **drunkenness,** or **disorderly conduct** from you or your guest **will not be tolerated**. The **police will be called** and all of you will immediately vacate the premises (**be evicted**). **No exceptions!** If police are called due to your visitors conduct, you will also be evicted. Campers causing trouble with other campers & management from gossip will also be grounds for eviction.

**DRUG USE:** Any **drug** **use** by you or your guests without legal documentation (available upon request) is cause for **immediate eviction**.

**ARGUING WITH MANAGEMENT/EMPLOYEES -** Not following these conditions, arguing with employees or management at any time, not following park rules, visitor rules, speed limit, parking rules, or failure to pay site fees in advance will be cause for immediate eviction. The **Evicted Camper will not get a refund and would assume all costs of eviction, monies owed, and the costs of obtaining them.**

\***We appreciate 28 days advanced notice** before your departure so that we can reserve the site for future guests.

\*The **approximate amount of time** you need to stay: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

(**At no time may it be over 6-months in a 12-month period**).

\*Your **approved reason for staying** beyond the 2 week limited stay is:

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\*Do you have a **second person** at your site: Yes or No

If yes, the name of second person: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Number of pets**: \_\_\_\_\_\_\_\_\_\_\_\_ Type of Pets: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Breed of Dogs: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Approved Vehicles:**

**#1**  Year \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Make \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Color \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ License Plate # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ EXP Date \_\_\_\_\_\_\_\_\_\_\_

**#2** Year \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Make \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Color \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ License Plate # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ EXP Date \_\_\_\_\_\_\_\_\_\_\_

**\*Placerville KOA maintains the right to modify this agreement at anytime.** If you no longer wish to agree to each new set of terms or if your approved reason for staying is no longer valid you will be expected to leave on your departure date and not renew. You will be expected to follow this contract and all rules until your departure.

**\*Placerville KOA has the right** **to make exceptions:** While we maintain a fair & consistent policy for all rules being followed there are occasional circumstances that require an exception to a rule. In the rare event this happens that specific exception is outlined below.

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**\*Placerville KOA maintains the right to move a camper's site at anytime with a week notice.**

**THIS CONTRACT IS UNDERSTOOD AND AGREED UPON BY THIS CAMPER:**

John or Cindy Simoneau Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owners/Managers Signature Camper/Customer's Signature (below)

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Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_