**San Francisco North/Petaluma KOA, Inc.**

**Country Camping Near The City**

20 Rainsville Road, Petaluma, CA 94952 Phone: (707) 763-1492

**MONTHLY CAMPER INFORMATION & REGULATIONS EFFECTIVE September 1, 2021, to April 30, 2022**

THE FOLLOWING RATES APPLY EXCLUSIVELY TO CAMPERS MEETING PARK REQUIREMENTS OUTLINED ON THIS SHEET & EXCLUDE ELECTRIC METER CHARGES.

**$1350.00 per month for 1 or 2 people - FULL HOOK-UP SITE (Minimum 2 Months)** **Includes water, sewer, cable TV with Cash/Personal Check Discount**

**$1675.00 per month for 1 or 2 people– END OR PATIO SITE (Minimum 2 Months) Includes water, sewer, cable TV with Cash/ Personal Check Discount**

**$ 45.00 per month for each additional person**

**$ 85.00 per month for extra vehicles (2 vehicles included charge for the third (all vehicles parked in designated areas only)**

**RENT -** Must be paid one month in advance by 11 AM on registration out date. Credit will not be extended beyond this date. A late fee of $30.00 will be attached to your bill if rent is not received on or before your registration due date. Additionally, a handling charge of $25 will be required for all checks returned due to insufficient funds. Please check out or register by 11 am.

**DEPOSIT –** A 30 day **WRITTEN** termination notice is required by all monthly contracted sites/guests. A $900.00 deposit is held to be refunded at time of departure if stayed & paid a minimum of two month for site rental and electric usage.

**REFUNDS –** No refunds

**ELECTRIC -** Monthly campers are responsible for their own electric use. Electric will be billed thru the office and paid on the 1st of each month.

**VEHICLES -** ALL VEHICLES MUST DISPLAY A CURRENT CAR PASS. Vehicles older than 2010 or vehicles that do not conform to Calif. Code, sub-standard or unsafe vehicles will not be registered on a monthly basis. A Calif. DOH or RVIA sticker is required. Converted buses, trucks, vans, cars, tents, etc. will not be registered on a monthly basis. Truck mounted campers may not be removed from the truck. In the event of sale of a recreational vehicle to a third party, said recreational vehicle must be removed from the campground.

**EXTRA VEHICLES -** Vehicles that do not fit lengthwise, end to end, on the site are extra vehicles. **Parking in the road, partially in the road or on the grass is not acceptable**. Arrangements for extra cars must be made in the KOA office at the time of registration and another parking space will be assigned. **Maximum: 1 RV & 1 Vehicle per site.** We will provide a 2nd parking space in one of our lots. Extra vehicles over 1 ton will not be registered. **All Other Vehicles Will Be Charged As Extra Vehicles.**

**ORIGINAL TENANT -** We rent to the original tenant only and under no circumstances will an additional person(s) be allowed to move in. Tenant shall not sub-lease, rent or assign tenants recreational vehicle, the premises or any rights or interest that tenant may have under this agreement.

**NUMBER OF PEOPLE - Limit 5 people per site** on a monthly basis.

**DOGS -** Limit Two friendly dogs or cats approved by manager, and TOTAL adherence to dog rules. Pit Bulls, Rottweilers, & Akitas will not be registered on a monthly basis. All pets must be listed on the application and be approved by the manager. After initial registration, new pets must be approved by manager in writing, prior to being brought into the park.

**TIME LIMIT -** The tenancy created under this agreement shall be on a month-to-month basis. In no event will this agreement extend beyond (6) six months. This is an over-night park. KOA is not in the business of providing permanent living facilities but offers discounted rates to those who meet its qualifications and need to stay for short extended periods of time.

**MAXIMUM LENGTH OF CONTINUOUS STAY NOT TO EXCEED 6 MONTHS. No Exceptions.**

**EMPLOYMENT -** Applicant must be gainfully employed or retired and have some visible means of support to be registered as a monthly camper. Applicant agrees to allow KOA to do a credit check & background check.

**MOBILITY -** A camper who brings a vehicle (RV) into this park must maintain the personal/constant ability (vehicle & hitch) to pull it out or move it at all times. Camper must own and operate tow vehicle.

**GUESTS -** Our guest policy for monthlies is simple. If you invite friends or relatives to visit you during your stay at KOA, they will have use any of our facilities to participate in KOA summer activities (i.e. pool, spa, showers, playground, or hayrides, kids games, etc.) it is your responsibility to make sure that they are both registered and paid. The visitor fee is $5.00 per person 3-17 $7.00 18+(children under 3yrs free). This fee must be paid in the KOA office upon arrival and entitles your visitors/guests to visit and use our facilities and activities from 11am to 8pm daily. The maximum number of people per site (monthlies & visitors combined) is 6 people. Visitor’s vehicles must display a car tag and be parked in the visitor’s parking lot only. Please do not give visitors your gate code and allow them to park in the road, grass or on your site.

**RELATIVES & FRIENDS –** If relatives or friends plan to stay overnight, they must register at the office. If your site exceeds six total people, additional persons must register on a second site. Guests staying with you must sleep in your RV and any additional vehicles must be put in the visitor’s parking lot with a current car tag. Daily/Nightly fee charged: $5.00 - 3-17yrs. and $7.00 – 18+yrs. Plus 12 % tax

**ON SITE REGULATIONS -** Tenants shall maintain their space in a clean and orderly manner. No structures may be erected on any site. This includes dog pens, clotheslines, boats, tents, fences, awning enclosures, skirts, etc. NOTHING MAY BE STORED OR PILED AROUND RV. This includes personal belongings, appliances, tools, boxes, rugs, oversized mats (max. size 3 x 5), garbage cans, pallets, lumber, flowerpots, tires, furniture, tents, etc. The premises shall be used as a site to locate and occupy a recreational vehicle for private residential purposes. No business or commercial activity of any nature shall be conducted thereon.

**OBSERVE - SPEED LIMITS: 5 MPH QUIET HOURS: 10 PM TO 8 AM**

**AUTO CAMPER REPAIR WORK** - Major repair or alterations are not permitted**.**

**ORDINANCES AND STATUTES -** Tenant shall comply with all statutes, ordinances and requirements of all municipal, state, and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

any property, occurring on the premises, or any part thereof, or in common areas thereof, and Tenant agrees to hold Owner harmless from any claims no matter how caused.

DEFAULT - If Tenant shall fail to pay rent when due, or perform any term thereof, after written notice of such default given in the manner required by law, the Owner or Manager, at his option, may terminate all rights of Tenant hereunder. If Tenant abandons or vacates his property, while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and dispose of the same in any manner allowed by law. In the event the Owner reasonable believes that such abandoned property has no value, it may be discarded. All property on the premises is hereby subjected to a lien in favor of the Owner for the payment of sums due hereunder, to the maximum extent allowed by law.

ATTORNEYS FEES - In the event that the Owner shall prevail in any legal action brought by either party to enforce the terms hereof or relating to the demised premises, Owner shall be entitled to all costs incurred in connection with such action, including a reasonable attorney’s fee.

WAIVER - No failure of Owner to enforce any term hereof shall be deemed a waiver nor shall any acceptance of partial payment of rent be deemed a waiver of Owner’s right to the full amount thereof.

I have received and read copies of “Monthly Campers Information, Regulations, and Agreement”, “Pet Policy”, and “Campground Policies” and understand that if I or any member of my party do not adhere to any of these rules, I may be asked to leave the campground.

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov/). Depending on an offender’s criminal history, this information will include either an address at which the offender resides or the community of residence and ZIP Code in which he or she resides.