



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, 2018 to April 30, 2019

Thank you for requesting monthly site rental information. Please review the information & regulations outlined below and request to see the park manager who is available Tuesday through Saturday at 10:30 AM in the KOA office. If you do decide to stay with us, a more detailed application and credit information sheet will be given to you by the manager.

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

\$1100.00 per month for 1 or 2 people - FULL HOOK-UP SITE (Minimum 2 Months)
Includes water, sewer, cable TV with Cash/Personal Check Discount

\$1300.00 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 (parked in designated areas only)

PROCEDURE: All prospective monthly campers will be registered for one week initially. After one week, if credit and adherence to park regulations can be established by manager, notification will be recorded at the registration desk. On approval of monthly status, A MAXIMUM OF ONE WEEK'S REGISTRATION FEE will be deducted from the monthly rate. If monthly application is not approved, you will be notified **& may stay a total of one week.** We obtain credit information thru NTN services-Northern California-PO Box 6245 Concord, Ca 94525 phone 800-800-5602. NTN provides us with a Decision Point Instant Residential Selection system where details of your application are carefully verified and a uniform credit criteria is applied. **We recommend all applications be processed before arrival.**

RENT – Rent must be paid one month in advance by 11 AM on registration out date. If you will not be taking advantage of our cash discount rate the normal month base rate is \$1150& \$1350/month which can be paid by VISA or Master Card . 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 \$25.00 will be required for all checks returned due to insufficient funds.

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.

DEPOSIT –. A \$900.00 security deposit is held to guarantee, 30 day move out notice in writing, two months minimum rent paid & payment of all electrical bills.

REFUNDS: You are paying for a month in bulk. There are no refunds for early departures on monthly stays! If leaving in the middle of a month, 30 day notice in writing is required. Please determine what your best rate is, daily, weekly or monthly for all nights stayed less than one month

ELECTRIC: Monthly campers are responsible for their own electric use. Meters will be read monthly, past months usage will be billed with next month's rent.

VEHICLES - ALL VEHICLES MUST DISPLAY A CURRENT CAR PASS. Vehicles older than 2005 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 busses, trucks, vans, cars, tents, tiny houses 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: Extra vehicles are vehicles that do not fit lengthwise, end-to-end, on site. 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 ON SITE = 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 \$85.00 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 sublease, rent or assign tenants recreational vehicle, the premises or any rights or interest that tenant may have under this agreement.

NUMBER OF PEOPLE: Limit: 6 people per site on a monthly basis. Two are included in rate.

DOGS: Limit Two friendly dogs or cats approved by manager, and TOTAL adherence to pet rules. Pit Bulls or Pit bull crosses 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: This is primarily an overnigher park. KOA is not in the business to provide permanent living facilities, but offers monthly rates to those who meet its qualifications and need to stay for short periods of time. MAXIMUM LENGTH OF CONTINUOUS STAY IS NOT TO EXCEED 6 MONTHS. No exceptions.

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. Campers must own and operate tow vehicle at campground.

GUESTS: PLEASE SEE ATTACHED GUEST POLICY.

RELATIVES & FRIENDS – If relatives or friends plan to stay overnight, you must register them at 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 Maximum stay 7 days.

ON SITE REGULATIONS: Tenants shall maintain their space in a clean & 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 A CAMPER. This includes personal belongings, appliances, tools, boxes, rugs, over-sized mats (max =3'x5'), 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.

The above rules and requirements have been developed over a period of 40 years because we have found them to be necessary for the good of all. We care about the appearance of the campground and are concerned about the quality of life and the surroundings at the KOA. If you qualify, ask for an application, if you do not, we would be happy to assist you in finding another park in the area.

Sincerely,

Chris & Pauline Wood