

Welcome to Vallecito Resort

Guidelines

REGISTRATION: Registration must be completed either via email or at the office upon arrival by Campers and their guests. One unit (RV, trailer, pop-up, or tent), two vehicles IF THEY FIT ON SITE, (if not an overflow site must be purchased), 2 adults and 2 children are included in the applicable rate. A fee will be charged for each additional person on the site, up to a maximum of 2 additional persons, a maximum of six persons per site. All such additional persons must register at the office. Additional vehicles must be parked in the overflow parking area.

Registration requires that we obtain photocopies of driver's licenses for all adults.

Agree to abide by rules of park: Your registration agreement is a license to use the Resort on its terms and the rules and regulations of the Resort.

VEHICLES: All vehicles must be in good condition, with no leaks such as oil, anti-freeze or any other substance that could contaminate the campground. RV units or vehicles which do not meet these criteria the Resort in its sole discretion may require removal of any vehicle immediately if it does not meet these requirements. All RV's must be maintained and in good condition. All RV's must pass all safety requirements including propane, plumbing, and electrical inspections. All RV's must have grey and black water holding tanks with valves for dumping. Only electrical connections with standard 30 amp/50 amp plus are allowed. All RV's must have working carbon monoxide and smoke alarms. All propane devices (including tanks) must comply with municipal and federal laws. Only currently conforming propane tanks will be filled at the Resort. Proof of compliance may be required by the Resort at any time. All motor vehicles, including golf carts, must be operated by a licensed operator and proof of insurance must be submitted to the office. Camping unit must be washed a minimum of once a year.

GUESTS: Guests are welcome on the property until 9 p.m., and must be registered by the Camper in person at the office. The daily fee for day guests is \$8 (includes both adults and children). Campers are responsible for ensuring that guests abide by the rules and depart the Resort at 9:00 p.m. Guest vehicles and additional vehicles must park in the parking area outside the Resort gates.

QUIET TIME: Quiet time is 10:00 p.m. and is strictly enforced. We ask that all outdoor TVs, radios and other sources of sound are turned off. In addition, indoor sources of sound must not disturb other campers after 10:00 p.m. Excessive noise or another nuisance will not be tolerated. Campers and their family and guests shall not breach the peace nor shall they become a nuisance to the Campground, management, or staff, nor toward other Seasonal Campers, any Campers and /or their family members or guests.

COMMON COURTESY: Discourteous behavior, as determined by the Resort in its sole discretion, shall be grounds for ejection of the camper. Taunting, intimidation, harassment, videotaping or photographing of other campers without their permission, and other similar behavior shall result in ejection.

PETS: All well-behaved pets are welcome at the campground. Pets must be leashed at all times. Please do not leave a pet tied or unattended outside. Please clean up after your pets at all times. Pet waste bags are available for purchase in the store. Pets are not permitted in the pool area. All pets must have the necessary immunizations and rabies shots. The Camper must provide proof of same at the time of registration.

SPEED LIMIT: The speed limit in the park for all vehicles is 5 m.p.h.

LAUNDRY/GAME ROOM: The laundry is open 24 hours a day. The game room is open until 9:00 p.m.

FIRE RING: Please do not move the fire rings.

WAIVER OF LIABILITY: Owner and management are not liable for any lost or stolen articles or any personal injury or damage for any cause. Guests agree that the use of all the facilities is at their own risk. In the event that any action or omission of the Camper or Guests or the Camper cause the Campground to pay damages to any other person or party, to incur repair, cleaning, security or law enforcement expenses, the Camper shall reimburse the Campground for those damages, as well as any attorney's fees and expenses incurred by the Campground to secure payment by the Camper.

SITE REQUIREMENTS: As a reminder, the following items are the only ones permitted at your site:

- One deck in good repair and not permanently attached
- One screened gazebo with no holes or tears
- One patio set in good condition
- Potted plants-well-kept and attractive
- Garden flags tasteful in nature and well maintained
- One gas or charcoal grill-also one smoker allowed
- One propane fire pit (if preferred)
- One Camp owned picnic table-or a presentable table of your own
- One Camp owned fire ring-or a presentable fire ring of your own

Items that are NOT permitted on sites:

- Fencing, storage units, utility trailers or permanent additions (See the GM for approval on grandfathered units prior to 2022) No permanent additions are permitted to be built 9-11-21 or later
- Indoor furniture used as outdoor furniture
- Clothes lines

- Washers, Dryers, Refrigerators or other household appliances-these may be indoors or enclosed and out of site in an outdoor shed
- Broken windows
- Broken or torn window coverings

With regard to any modification on your site, whether it be in terms of landscaping, gardening, platforms, railings, screen rooms, extra tents, we must insist that you discuss it with us before doing anything. No repairing of vehicles is allowed in the park at any time. Sites must be kept tidy at all times (no clutter around or underneath trailers). We also ask that roofs must be cleaned periodically to remove any pine needles that have accumulated and could pose a fire hazard (and may also alert you to any issues that may have occurred).

GROUND COVER: Rugs, Carpets, Tarps or Plastic may not be used to cover the ground.

TRASH AND SITE: Place all trash in containers provided. Trash container is provided for your trash when you are there and when you leave. Campers are responsible for the cleanliness of their camping site. Lawns must be mowed and driveways free of weeds. No dumping of any waste is allowed in the Resort or adjacent properties.

SEWAGE: Sewer pickups (\$7.50 fee) will be done on Wednesdays. All requests for pickups must be made at office by Tuesday before 5:00 pm. There will be a \$20.00 fee for a pickup at any other time. EMERGENCY PICK-UPS will only be done during office hours and if staffing is available. We would also like to remind you that sanitary napkins/wipes CAN NOT be placed in your RV toilets or the campground facilities. Please arrange for your last sewer pickup before you leave for the season.

BICYCLES: Bicycle riding is not permitted in the Campground after dark.

CHILDREN: Children must be at their campsite by 10:00 p.m. No children of any age may be left unattended in the Resort for any reason.

PROHIBITED: No firearms, explosives, sling shots, BB guns or dangerous weapons are permitted in the Resort. Fireworks are PROHIBITED on Campground property.

GOLF CARTS: Only 1 golf cart is permitted per site and golf carts must be insured for liability with current year certificate on file with your site agreement. No unlicensed drivers of ANY motorized vehicles permitted. The owner is responsible at all times for the supervision of the golf cart. Golf carts are required to follow roads, all posted speed limits, and drivers are expected to drive in a responsible manner. Impaired driving in a golf cart is strictly prohibited. Reckless use of a golf cart is prohibited.

WINTER STORAGE: Seasonal Campers may store their RVs at their own site. This fee is included in your seasonal agreement. A fee will be charged of \$[100] per month for all other requests for storage. For Campers storing their units over the winter, any items (including golf carts, boats, hoses, cords, ladders, flowerpots, garden utensils, firewood, Astroturf, etc....) must

be stored properly on your site. Please dispose of any unwanted items prior to leaving park for the off season.

REMOVAL OF UNIT: At the termination of the period of stay for any Camper, the Camper will remove the Unit and all other personal property of the Camper from the Campground, quietly and peacefully. The Camper is responsible for removing the unit with appropriate care for the Campsite and other campers, and to restore the Campsite to its original condition. If a Unit remains on the Campsite or Resort, the Camper agrees that the Unit has been abandoned. The Camper agrees that all other personal property inside and outside of the Unit also is abandoned personal property. The Resort may remove the Unit and personal property by: (i) moving and placing the unit on other property of the Resort until the Camper pays all fees due and retrieves the Unit; (ii) selling or disposing of on terms which the Resort deems reasonable in its sole discretion. The Camper is liable for the Resort's expenses to remove and dispose of the Unit, plus a flat fee of \$250 and storage costs of \$10 per day. If the Resort sells the Unit, the proceeds of the sale belong to the Resort. The Resort may pay any net proceeds to the Camper at the discretion of the Resort.

TRANSFER OR ASSIGNMENT: The Camper may not transfer this Agreement to any other person or persons, or assign the Camper's obligations to any other person. The sale or repossession of a Unit shall result in termination of occupancy and removal of the Unit unless the Resort agrees, at its sole discretion, to enter into a new agreement with a new owner.