

## Walnut Hills Campground Monthly Site Rules

Welcome to Walnut Hills Campground. We are glad you have chosen our facilities for an extended stay, but want to ensure that your expectations are compatible with ours. We therefore believe it is important for you to understand that WE ARE PRIMARILY A RECREATIONAL FACILITY, **NOT** A RESIDENTIAL COMMUNITY. Although we offer a discount for campers who want to stay with us for a month or more, we do not offer long-term leases, nor is there an automatic renewal of reservations for campers who have stayed with us for a month or more—such extended stays are contingent on how well a camper respects our efforts to maintain a park-like environment.

Accordingly, long-term campers are asked to read, understand and accept the following conditions:

1. Monthly rental fee applies to two adults and up to 2 children 12 or under; additional adults or children, to a maximum of six persons per site, will be charged \$35 a month.
2. **Campers who wish to stay longer than 30 days must meet with the owner of the campground prior to renewing their reservations.** This is our home, too, and we want to know our neighbors—and hope you would want to know us also.
3. **The use of the park is for the camper(s) only.** Sites are not to be sublet, and persons under the age of 18 are not to use sites or campground facilities in the registered camper's absence.
4. **Campsites must be kept neat in appearance and must not create a sense of permanence.** This means outdoor refrigerators, clotheslines, tarps, "hard shell" awnings, sheds or storage bins are **not** permitted. If the area beneath a trailer is used for storage, it must be screened with latticework; similarly, the area beneath the front of a fifth-wheel may be used for storage, but only if screened with a commercially available cover. LPG tanks over 30 pounds are not permitted until after Nov. 1 and must be removed by March 30. Any items on the site that, in management's opinion, cause a negative impression of the site or the park are subject to being removed and discarded. Fees will be charged and you may be asked to leave if park personnel must clean your site.
5. Extended-stay campers agree to comply with ALL "Campground Rules" provided at registration and attached to this document. This agreement supersedes any contradictions between the campground rules and monthly site rules.
6. **A maximum of two personal vehicles or one commercial vehicle** owned by the camper **will be allowed on site**; a third personal vehicle may be parked in a visitors' parking lot without additional charge. All vehicles must have current tags and applicable stickers and must display a current campground parking pass hung from the rearview mirror. Any vehicles beyond the three permitted also must be parked in a visitors' parking lot, must be registered with the front office and are charged a rate of \$5 per day, \$25 per week, or \$60 per month.
7. **All visitors must register with the front desk when arriving and may not enter the campground after 9 p.m.** Visitors already on the campground must inform the front desk

before office-closing time if they will be spending the night, but otherwise will be expected to leave by 10 p.m. Daily visitor fees are waived except on premium/holiday weekends, but fees always apply for overnight guests. Visitors must park in a visitors' parking lot and display a current Walnut Hills Campground parking pass at all times. Please do not erect a tent on your site to accommodate guests without first consulting with management.

8. **Extended-stay campers must pay for their own electric usage and will be required to pay a \$75 service and utility deposit at check-in.** Meters are read the last day of each calendar month and utility bills will be delivered to each site within two days. Payment must be made at the campground office no later than the 15<sup>th</sup> of each month; late payments will incur a \$9 late fee, and non-payment by the 25<sup>th</sup> of the month may result in termination of service. Should your services, charges, or utilities exceed the deposit amount, you may receive an invoice from the front office to cover the difference.
9. Extended-stay campers may leave a refundable \$100 deposit to ensure their site will be held for the following month, pending management review. Such deposits will be applied to the last month's rent, provided you give 30 days' notice prior to leaving, but will be forfeited if such notice is not given. Campers who do not choose to pay a hold deposit are not guaranteed use of the site at the end of their month's stay.
10. We do not prorate stays of less than a month at monthly rates. Extended-stay campers wishing to stay beyond the end of their month will be required to pay a standard daily or weekly rate.
11. **Daily site charges will be applied starting the fifth day after a monthly site fee is due but not received, and will continue until a monthly fee is received, at which time a new monthly period will commence.**
12. By signing this agreement, you agree to release Walnut Hills Campground, its owners and our employees from any and all liability for loss or damage to property and injury to your person from the use of our facilities and agree to indemnify the campground, its owners and employees against any claims. You also agree to carry your own property and liability insurance to cover against damage claims or injury.

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*(Camper's name and date signed)*

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*(Representative of Walnut Hills Campground)*