



Gopher Gulch RV & Campground

Terms and Conditions

2343 Hwy 66

Mead, Colorado 80504

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By completing your reservation, you, the registered guest, agree to be bound by the terms and conditions, policies, rules and regulations, and release of liability of Gopher Gulch RV & Campground, hereby referred to as GG.

POLICIES, TERMS AND CONDITIONS PAYMENT POLICY

All guests (nightly, weekly and monthly) require payment in full, upon booking. Monthly guests will only be required to pay for the month ahead. Weekly and monthly guests will have their security deposit authorized on their credit card, if the reservation is paid in cash, the security deposit will be taken in cash. Some or all of the deposit may not be returned if the site is damaged, not clean, and/or if the guest has any outstanding balances.

Extended stay guests (guests wishing to stay for 28 nights or more) will be allowed to book one month to start, as a trial period. The guest will be allowed to continue their reservation, once their first month is completed and GG has determined, in its sole discretion, that the guests have abided by GG terms, policies, rules, regulations, and liability release outlined in this document.

CANCELLATION POLICY

Cancellation at least 7 days in advance of the reservation start date will be refunded in full to the payment form in which it was paid, less a \$25 cancellation fee. Payments will not be refunded for cancellations within 7 days of reservation, with the exception of weekly deposits. No refunds will be given after arrival or for partial stays. Refunds are the sole discretion of GG Park staff.

Guests who do not arrive within 24 hours of check-in will have their reservation canceled and will forfeit their deposit. To request a change to your arrival date contact our office by phone or email. We will work to the best of our ability to accommodate change requests, change fees may apply.

Refund Policy

Refunds may take from 3-14 business days depending on damage to site and/or the cardholder's bank. Refunds will be made to the payment form in which the payment and deposit was paid.

No refunds will be issued based on weather conditions, voluntary departure, acts of nature, or if your stay is canceled by GG staff for rules violation by you or members of your party. Refunds will not be issued due to temporary utility outages or limited access to other park amenities such as laundry or showers.

TERMS AND CONDITIONS

GG is a family owned and operated RV park. Guests to the park accept the privilege of staying in our park with the understanding that they fully release GG, it's owners, staff and contractors of all liability for loss or damage to property or injury to you or members of your party arising out of the use of the property, its amenities and facilities.

For the safety and enjoyment of all guests of GG, you agree to abide by the rules of the park and will be held responsible and liable for the conduct of everyone in your party. As such you must communicate the rules and regulations to every person in your party. Failure to comply with the park rules can result in immediate cancellation of your reservations and removal from the park without refund at the sole discretion of park management.

You hereby authorize GG to perform a background check on you and any other guests who will be accessing the park, if requested by GG. Your access to the park is contingent upon clearance of such background check. If GG, in its sole discretion, is not satisfied with the results of the background check, GG may terminate your access to the park. The background check will only be used for purposes of determining if you are eligible to stay at the park and will be kept strictly confidential. If GG elects to perform a background check, you will be responsible for reimbursing GG for the cost of such report.

Our objective is to make GG a fun and safe place to stay and play, if something isn't right please let us know! Our team will work hard to immediately correct any issues. We want you to come again, if a situation arises that warrants it, a full or partial refund may be given at the sole discretion of GG management or staff.

Emergencies

For emergency emergencies call 911

For campground emergencies, text (720)745-9614 or call (970) 212-0401

Office email office@Gophergulchrv.com

Errors

Please review your confirmation email and receipt carefully, errors made in online bookings are your responsibility to identify. Contact our office immediately at (970) 212-0401 or office@Gophergulchrv.com to correct errors in your reservation.

CHECK-IN AND CHECK -OUT

GG check-in is from 2:00pm to 7pm. Checkout time is no later than 12pm (noon). A late checkout fee of \$25.00 will automatically be applied to your credit card after 12:30pm. An additional non-refundable (one) nights stay will be added to your reservation automatically if you have not vacated your spot after 1:30pm. Vehicle(s) and trailers occupying your site may be towed at your expense.

To make arrangements for after hours arrival, call our main office at (970) 212-040 before 6pm. To extend your stay beyond your initial reservation please contact our office 24 hours in advance. Extensions are based on availability and cannot be guaranteed. You may be required to move sites.

SITE OCCUPANCY

Reservations are limited to the occupancy stated in our rates. Fees apply for each additional adult or child related or unrelated over 5 years old. The maximum capacity is six (6) persons per site. All minors must be accompanied by an adult.

For extended-stay guests no more than 3 unrelated persons may occupy a site. Extended-stay guests must provide the name, age and contact details for each member of their party.

Site must only be occupied by the registered guest and their party. You may not lease, sub-let, VRBO, or Airbnb all or any part of your site or RV.

Proof of Current Registration and Insurance on all RV's and vehicles, including motorcycles, are required upon application. Copies of current driver's licenses of licensed guests are also required upon application.

Guests of GG are paying for a site space, for a predetermined amount of time. Any transaction with GG is not considered a residential rental. Guest(s) who fail(s) to pay for their occupancy in a park or who fails to comply with reasonable and written policies, terms and conditions, and rules and regulations of the park, given to the guest(s) at registration or during the time of their occupancy in the park will be in default. If guest(s) are asked to vacate the property, guest(s) agree to do so immediately.

Guests may be required to move their RV from time to time to demonstrate that their RV is readily mobile.

PET OCCUPANCY

Up to 3 (three) pets are allowed per site. A pet fee applies. See our rates to check the pet fee. Management reserves the right to restrict disruptive pets, exotic pets, and pets that are considered to be aggressive.

Pets must be up-to-date on all vaccines and records must be presented at the time of check-in.

VEHICLE & RV RESTRICTIONS

Class A, B and C motorhomes are welcome as well as 5th wheel, travel trailer, pop-up, truck campers and vans. All sites are at least 30' wide to accommodate slideouts on both sides of your RV.

All RVs must be in good condition and fully contained, with kitchen, bathroom and shower on board. They must be registered and insured as a recreational vehicle (RV). GG reserves the right to deny your reservation based on the condition of your RV. Registration and insurance must be presented upon request of park staff.

RVs must be 10 years or younger or like-new at managers discretion. Restored vintage RVs will be considered, please send photos to office@Gophergulchrv.com to receive written approval prior to making reservations.

On-site vehicle repairs and cleaning are prohibited. On-site RV repairs and cleaning are only permitted by mobile repair services with management approval.

If you have questions about the eligibility of your RV, please contact our office at (970) 212-0401 or send emails to office@Gophrgulchrv.com

Sites are allowed one (1) pull vehicle and one (1) tow-behind unit OR one (1) RV and one (1) vehicle. Additional vehicle parking can be added to your nightly, weekly, or monthly reservations, for a fee. Some sites may not be eligible for an additional vehicle.

If you have a tow-behind RV (travel trailer, 5th wheel, truck camper) the primary vehicle on your reservation must be a vehicle that can tow your RV. This tow vehicle cannot be stored off-property.

Unoccupied RVs

All RVs must be readily mobile in case of a natural disaster/emergency (ex: flood, fire, etc.). RVs are NOT allowed to be unoccupied for more than 24 hours. If a guest is planning to be away from their RV for more than 24 hours, they will need to notify the ERV Office and provide an RV evacuation plan to the office. Failure to do so may result in removal of the RV from the property.

GG RULES AND REGULATIONS

Our goal is to provide a safe, quality experience, with clean, safe, modern facilities and conveniences. To ensure the enjoyment of everyone who stays with us, please respect the facility and the other guests by following our park rules.

Violations of the rules may result in the cancellation of your reservation without refund and the registered guest and party will be required to vacate the property.

For your safety and security, GG is patrolled throughout the day and night by professional staff and the clubhouse, roads and gates are monitored 24/7 by professional video surveillance.

We consider any disturbance to your enjoyment of the park to be a problem, if you have any questions or concerns, please contact the office at (970) 212-0401.

The registered guest is responsible for everyone in their party, including guests in their party, to know and abide by the rules, regulations, terms and conditions of GG. GG is not responsible for any personal injury or property loss or damage to the registered guest or their party.

YEAR ROUND RULES AND REGULATIONS

1. Cleanliness: Dispose of trash in the nearest dumpster, not next to it. Dumpsters are for registered guests of GG Park only. All waste must be bagged and tied. Boxes must be broken down. Place recyclables in the appropriate bins. Do not leave garbage outside of your RV. No furniture, mattresses, electronics, batteries, oil, hazardous items/materials, and/or items larger than a kitchen trash bag may be disposed of in the dumpster. RV sites must be maintained in a neat and sanitary condition, this may include removing weeds and brush from the lot. Your lot must maintain an orderly appearance at all times, tanks, coolers, storage bins, trash cans, etc. must be stored in your

camper. **Nothing can impede the ability of your RV to be readily mobile.** This rule is also for the safety of your belongings, as there are high winds that come through the park.

2. RVs and vehicles must be parked inline in your designated lot, out of the right of way, demonstrating a valid parking permit. Do not park on the grass/mulch. Do not block the road.
3. Children under the age of 8 must be accompanied to the club house by an adult or teenage sibling 16 or older. Do not leave children or personal items unattended in the clubhouse at any time.
4. Clubhouse showers, game room and laundry facilities are for the sole use and enjoyment of the registered guests.
5. Use designated walkways. Do not walk/or shortcut through occupied lots.
6. The speed limit throughout the park is 10 mph. You are required to stop at ALL stop signs.
7. Pets must be restrained at all times and may not be left unattended. **Clean up after your pet immediately.** Pet waste receptacles are available throughout the park. Aggressive pets are not permitted. Excessive barking will not be tolerated.
8. Pet enclosures are permitted, enclosures may be used and kept outdoors under the following conditions: the pet fence is a wired and temporary fence (like the ones found at Petco), it can only be up to 3 feet tall and up to 6 feet in diameter, it cannot use stakes, **pet waste must be picked up immediately**, and must not protrude into your neighboring guest's site.
9. Gas grills and campfires are permitted. **Wood firepits supplied upon request.** Do not leave grills and campfires unattended at any time.
10. Sewer hook-ups are provided at each RV spot, a positive sewer seal is required at both ends of the sewer hose. Guests are responsible for providing or purchasing this seal.
11. Do not put the following items down your toilet or the clubhouse toilets: diapers, wipes of any kind, napkins, paper towels, tissue paper, feminine hygiene products. Use toilet paper that is "RV SAFE".
6. Window A/C units are not permitted.
7. Quiet hours are between 10pm and 7am.
8. Fireworks are prohibited.

Discharging of firearms is prohibited. Firearms of any kind, including, without limitation open and concealed carry of firearms are prohibited.

Disorderly conduct, public drunkenness, illegal drug use and or vulgar behavior will not be tolerated at any time. Any person acting under the influence of alcohol or drugs will be asked to leave the property immediately.

11. Tent camping is prohibited. Tents and canopies are allowed for day use only.

Matters requiring police intervention may result in immediate termination of reservations without refund.

13. The building and all public areas in GG are non-smoking, except within your personal vehicles.

NO ACTIVITY IS ALLOWED in/on the pond on site. Anyone found violating this rule assumes full responsibility for any injury, damage, fine, or property ejection that may occur as a result of violation of this rule. Legal guardians will assume such responsibility if any minor(s) are found violating this rule.

WINTER RULES RULES AND REGULATIONS ADDENDUM

1. Guests are required to have a heated waterline that is good to -20 Degrees Farenheit. Guests are responsible for keeping the water hose from the water connection to their RV thawed at all times. ERV is not responsible for water past the spigot or damages resulting from occupant's connection to the water supply.
2. Sewer pipe heating and insulating is not allowed. We highly recommend using a rubber sewer hose or 3 inch PVC sewer lines.
3. Guests must dump their tank when full. They may not leave the valve open.
4. Guests are not allowed to keep faucets running to prevent freezing.
5. Only one item and your RV can be plugged into your pedestals. Anything else must be plugged directly into your RV, not the pedestal.
6. GG will disconnect the following items without notice:
 - a. Leaking hoses
 - b. Non-comercially manufactured heated water hose.
 - c. Adaptors that do not have heat tape wrapped around them.
 - d. Hoses with a water filter attached. Please use an indoor filter during winter.
7. 100 lb propane tanks or smaller allowed. No more than 2 tanks.

Please note that the cost to repair any park equipment due to failure in following these winter rules will be the guest's responsibility.