Sitka Sportsman's Association RV Park Rules and Rental Terms

By using The Park, The Renter, their family and guests agree to the following terms and conditions. Terms addressing RV occupancy, utilities, pets, and amenities apply where relevant to an occupied RV space; rent, payment, vehicle/storage, property, liability, and other applicable terms also govern boat/trailer and extra-vehicle storage:

a. **RENT:** Rent for short term renters is due in advance. Rent for long term renters is due between the 1st and 5th of each month at the amount(s) recorded on the renter's registration form, based on the current rate schedule published on the SSA website. If rent remains unpaid on the 7th, a late fee equal to 10% of the unpaid monthly rent will be assessed. An additional 5% of that monthly rent will be assessed on the 14th and again on the 21st if rent remains unpaid. Total late fees for any month's rent shall not exceed 20% of that month's rent. If a scheduled credit or debit card payment is declined because of insufficient funds or another issue with the renter's payment method, a $25 administrative fee will be assessed for that failed scheduled payment. Retrying that same scheduled payment does not create another failed-payment fee. Rent and applicable late fees remain due. Renters who are more than 30 days late with their rent are subject to eviction. Payment must be made by credit/debit card through an SSA-approved payment system or deposited in the RV drop box. Rent includes sales tax, utilities (where appropriate), use of the restrooms/showers and coin operated laundry. Any senior renters who are exempt from sales tax will have the sales tax portion of their rent removed if they provide their senior sales tax exempt number to The Park. Long term renters shall give at least two weeks notice prior to vacating in order to receive a pro-rated refund.

b. **AUTHORIZED VEHICLES & OCCUPANTS:** For renters of RV spaces, rent includes space for one RV and up to two vehicles. All vehicle information and long term occupant information must be included on the renter's registration form. Any changes must be authorized by The Park.

c. **INSURANCE/REGISTRATION/CONDITION:** Vehicles/RVs must be properly insured, must be currently registered in the name of the renter, and must remain immediately operable or moveable. Renters must furnish proof of insurance to The Park if requested.

d. **EXTRA VEHICLES:** Any vehicles beyond the two permitted with the RV site are subject to a monthly vehicle storage fee. The Park reserves the right to allow or exclude extra vehicles and to determine where extra vehicles are parked.

e. **VISITORS:** Guests must be in the presence of the Renter at all times, and are not permitted to use the shower or laundry facilities. We do not have capacity for large group gatherings. Gatherings in excess of 10 people require prior approval.

f. **UTILITIES**:

Electrical, water and sewer hook-ups are available at RV sites. No chemicals will be used in RV tanks. During the winter months, Renters are responsible for keeping the water hose from the spigot to the RV thawed. The Park shall be responsible only for the water line up to the spigot. .

g. **APPEARANCE**: To help maintain an acceptable appearance:
    a. RVs must be in good condition, washed on a regular basis, and well maintained.
    b. Before erecting or building anything at a site, Renters must first get approval from The Park. The Park reserves the right to charge for each additional structure on site.
    c. RV sites shall remain neat and orderly at all times.
    d. RV sites must remain free from trash and unused items. Items that can easily blow away or become trash when exposed to weather are not permitted to be stored outside.
    e. The Park reserves the right at any time to ask Renters to remove any item on their site or to remove or disassemble anything built or erected on the site.

h. **TRASH AND GARBAGE CANS**: City ordinances prohibit Renters from putting trash in the trashcan before the day of pickup. Renters are subject to receiving a citation from local or state law enforcement for violations of this ordinance. The Park will not be responsible for any such citations Renters may receive.
i. **PETS**: Pets must be on a leash at all times when outside. Failure to clean up after a pet or to keep it on a leash are grounds for terminating this rental agreement. Dogs determined by The Park to be aggressive are not permitted.
j. **LAUNDRY ROOM**: The laundry room is coin operated and for renters' convenience only. Please be clean and courteous. Don't leave laundry in the washer or the dryer for someone else to remove. Be sure the door is securely closed as you leave. Please use laundromats in town for extra bulky or extra dirty belongings.
k. **RESTROOM AND SHOWERS**: Please keep clean by picking up and wiping down after yourself. Bring your own soaps, towels and toiletries for use. Be sure the door is securely closed as you leave.
l. **YARD**: There is a picnic area, fire pit and BBQ area for your use. Please pickup after yourself and keep the area clean. The shooting range is fenced for protection and we ask that you do not enter into that area
m. **RENT INCREASE**: The Park agrees to supply Renters with written notification of any rent increase at least 30 days prior to the increase.
n. **ABANDONED PROPERTY:** Any property left behind after the term of the agreement shall be considered abandoned and is subject to disposal. Any costs incurred from said disposal will be billed to the renter.
o. **LIABILITY:** The use of The Park's facilities is at the user's own risk. Renters are responsible for their visitors. The Park assumes no responsibility or liability for the safety and security of RV tenants/campers/visitors or their vehicles, RVs, or other personal property. The Park is not responsible for loss or damage to Renter's or guest's property due to theft, vandalism, fire, any casualty, or act of God. Renters and all other users of this property expressly assume all risk of such loss or damage and must carry their own insurance.
p. **DISCLAIMER**: The Park provides its services, including but not limited to its sites, utilities, and amenities on an "as is"" basis and makes no representations or warranties of any kind, either express or implied. By staying at or using The Park's facilities, you agree to these terms and that under no circumstances will The Park be liable for direct, indirect, incidental or any other type of damages resulting from your use of any part of The Park. This includes, but is not limited to, loss or injury caused in whole or in part by our negligence or things beyond our control. Renters shall report any unsafe conditions to The Park manager ASAP.
q. **INDEMNIFICATION**: Renters and their guests shall indemnify and hold harmless The Park, its officers, board members, and employees from all claims, liability, and expenses, including but not limited to attorney and other professional fees, for injury to persons, loss of life, or damage to property arising out of the tenant's or their guests use of the facilities
r. **RESERVATION OF RIGHTS**: The Park reserves the right to amend these rules at any time; long term Renters will be notified of any such changes in writing. The Park is private property and reserves the right to refuse entry to any person and to evict current renters without a refund for violation of any of these rules or for being more than 30 days late with rent. The Park also reserves the right to refuse returning guests that have violated these rules and /or have vacated The Park without paying all rents and fees.
s. **Definitions:**
    a. Vehicle means a motor vehicle, trailer (with or without a boat), or RV trailer that is not stored in an RV space.
    b. RV means a motorized or pull behind live in vehicle being stored in an RV space.
    c. Short term rental means a period of less than one month.
    d. Long term rental means month to month.