

Waiiaka RV Park: Rules & Regulations

To help keep Waiiaka RV Park looking its best, we will be checking to make sure that ALL rules of the park are met. Waiiaka RV Park management has the right to revise the rules as needed.

Vehicle Parking:

In addition to your RV, up to 1 vehicle(s) are allowed at your specific site. Rental price allows up to 2 vehicles total per rental contract. This includes cars, trucks, hauling trailers, boats, motorcycles, ATV`s. (anything with wheels other than bicycles). Your vehicle(s) must fit within the park designated parking space for your site without protruding into the street. All additional vehicles must be parked in one of the park designated extra vehicle parking areas and obtain a mirror tag from office to display in vehicle. The speed limit in the park is five mph. Anyone violating our parking regulations repeatedly will result in an eviction.

Use of Area Around RV

Please inspect your area and see that it meets these guidelines:

1. Your area stays free of litter, clutter, and animal waste on a daily basis.
2. No items may be stored outside except:
 - A. Up to 2 Flowers or plants in pots with bottom tray. Maximum size is 5 gallons. Only pots with living plants/flowers. (No planting in ground or park planters)
 - B. Up to 2 outdoor use lawn chairs or loungers
 - C. BBQ Grill & 2 propane tanks
 - D. One Ladder tucked neatly under you R.V. or attached to R.V.
 - E. A porch with a maximum size of 4x5 with steps or ramp that has hand rails. No walls or roof may be constructed as part of any porch.
 - F. To add a porch/stairs/ramp to your RV, you must have permission from Waiiaka RV Park office in advance. No enclosed porches/sunrooms will be allowed in the park.
3. Water usage is to be kept to a minimum:
 - A. Watering of personal plants in pots only
 - B. For cleaning RVs up to twice a year
 - C. Hoses MUST have auto water turn off nozzle attached to hose to conserve water usage.
4. RV Park dumpsters are only to dispose of household trash. All other items must be disposed of outside of park at the tenants own cost.

No fireplaces (open flames) at sites!

Setup Requirements

1. Sewer connection must be sloped towards the drain and in a trough or on a ramp. No part of the sewer line can be in contact with the ground
2. Please periodically inspect water and sewer connections for leaks or blocks in lines.
3. All drainage and sewage disposal systems on the RV`s must be functioning and maintained at all times.

Site Maintenance

Tenant will be responsible for maintaining the gravel area of their site and 2 foot perimeter around RV/vehicles. Area must be kept weed and grass free, including underneath the RV. Use of string trimmers can throw rocks and is discouraged. Tenant is responsible for any damage caused by use of power tools. No use of torches to burn weeds.

Tenant Disputes & Mediation

Establishing friendly habits towards others in your community is a good way to create a peaceful environment for everyone. Sometimes disagreements are made between individuals and it is important to create a resolution. Listed below are some issues that may occur and the steps to take to resolve those issues.

1. Disputes:

Any tenants that create physical or verbal abuse to other tenants or park staff will be subject to termination of Waiiaka RV Park park agreement. All tenant disputes must be reported to management immediately to be investigated. Any negative interaction between tenants is a violation of the agreement. Concerns regarding another tenant's behavior should be informed to management so it can be documented or investigated. Any verbal disputes that occur without proof or witnesses (of no relation) to verify who is at fault will be documented and both parties involved may receive a notice of violation.

If you have issues with your neighbor and you feel uncomfortable living next to them you may ask the office to be put on a waiting list to move to another site when one comes available.

You do not have to like your neighbors, but you do have to get along with them or overlook them in order to live in Waiiaka RV Park. We strive to create a friendly peaceful environment for everyone and therefore we will not allow those who demonstrate unruly behavior toward other tenants or park staff.

2. Discrimination:

To discriminate against an individual is to treat someone differently, usually in a negative way, due to a given characteristic. Federal law prohibits discrimination on the basis of skin color, race, gender, national origin, disability, age, pregnancy, medical background, religion, or even genetic information. Anyone who is caught discriminating against another will be subject to eviction.

3. Mediation:

Management may initiate mediation of a dispute with one or more tenants, between management and tenant, or a dispute between two or more tenants. No parties are required to reach agreement to resolve the dispute, but they are required to participate in good faith.

General Rules

- 1) Loud music/TV is prohibited. Park quiet hours are from 10 p.m. – 8 a.m.
- 2) No minor (Tenant/resident or guest) may ride bikes, tricycles, skateboards, wagons, or any other such device in the streets or otherwise play in the street without the presence and supervision of an adult (Tenant/resident or guest). No minor (Tenant/resident or guest) may be in the play area without the presence and supervision of an adult (Tenant/resident or guest) at all times. There shall be no trespassing on other Tenant's spaces. Toys shall not be left unattended anywhere in the Park.
- 3) Damage to or destruction of property by adults, children, and/or animals is the financial responsibility of the Tenant who is the host of the person or owner of the animal causing damage.

- 4) Landlord shall have no liability to Tenant for loss or destruction of Tenant's property or Tenant's guest's property or for injury to Tenant or guest unless caused solely by the willful negligence of Landlord and Landlord's agents or employees.
- 5) No "junk" or unlicensed vehicles will be allowed to remain or be stored on Tenant's space. "Junk" includes any vehicle that was bought to strip for parts or is no longer usable on a public street. All vehicles must be in good/running condition and be currently titled.
- 6) Drunkenness, belligerent conduct, or conduct constituting a disturbance or annoyance to other Tenants will not be tolerated.
- 7) No signs, flags, banners, or other displays of any kind which may be considered aggressive, inciting, or containing (or alluding to) profane language may be displayed in public view anywhere within park.
- 8) Guests must be registered with the office on the day of arrival. Anyone who has unregistered guests will receive a notice of violation. Tenants are responsible for any damages their guests may cause.
- 9) Waiiaka RV Park staff shall be treated with respect. Discourteous behavior towards park employees will not be tolerated and could lead to termination of your rental agreement.

Waiiaka RV Park has the right to revise these rules at any time.

Tenant(s) agree to follow park rules and acknowledge that failure to do so may result in termination of their rental agreement with park.

Lessees Signature(s): _____ Date: _____

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