

# **RANCHERO VILLAGE RULES and REGULATIONS**

## **RV PARK**

REVISED 1/27/2024

Ranchero Village has park rules so that the residents will know what is expected of them. Adherence to these rules is required of all Ranchero residents. It will ensure that we all have a pleasant stay at Ranchero Village.

### **RULES:**

- (1.) City, County and State laws are enforced in the park. You shall not use the park or your lot for any illegal purposes, or in any manner to create a nuisance or trespass. Conducting a business with the park is prohibited. Good neighbors make the entire park a better place to live.
- (2.) This is a senior park for people at least 55 years of age. We will accept couples where one person is over 55 is the other is at least 40 years old. Children and adults under 55 are not accepted as permanent residents but may visit and stay with a resident for up to two weeks per season. Residents will be charged a \$10.00 fee per week per person for any guest who stays longer than two weeks. Residents **MUST** buy an identification badge for their guests.
- (3.) Ranchero Village amenities are here for the use of Ranchero Residents and their overnight guests. Ranchero Village amenities are not open for use to the general public. Residents **MUST** accompany any guest under 18 while using ANY amenities. Name badges should be worn at all park functions.
- (4.) Fences and outside clotheslines are prohibited. Absolutely no personal laundry can be hung outside your units. Only bathing suits and towels are allowed to dry outside.
- (5.) **NO** sheds, either permanent or portable are allowed to be installed in the RV Park. Nothing is to be left on your site upon leaving. If you have stairs, we have a storage area for them. Please see management to make arrangements to store them.
- (6.) No vehicle repairs are allowed in the park. The Park speed limit is no more than 15 mph and must be obeyed. **NO** ATVs are allowed in the park. All golf carts **MUST** have lights or flashers after dark. Only licensed drivers are permitted to drive golf carts. Any driver under 18 **MUST** be accompanied by the golf cart owner. For purposes of identification of your golf cart, place your lot number on your cart where it is visible. If walking after dark, please wear reflective clothing or carry a light for your safety.
- (7.) Pets must be on a 6 ft. leash when outside your home. We have a pet park where you can exercise your pet. It is sprayed for fleas and bugs weekly. No pet fences or outdoor pets are allowed. You must clean up after your pet. There is a maximum of two (2) pets per lot and weighing no more than 25 lbs. each; however, when one passes away, you cannot get another. Pets are not allowed in the recreation hall, pool area, laundry area or other residents' yards. **DO NOT FEED STRAY ANIMALS.**

- (8.) Alcoholic beverages are strictly prohibited in recreation areas. The owners have approved personal alcohol consumption at Thanksgiving, Christmas, and Easter dinners, and Friday dances only.
- (9.) Out of respect for your neighbors' privacy, please avoid cutting through lots. Evening "Quiet Time" in the park from Sunday through Thursday begins at 10 p.m. Evening "Quiet Time" in the park on Friday and Saturday begins at 11 p.m.
- (10.) Mowing and trimming will be done on Mondays and Tuesdays, weather permitting. Please remove all items from the grass around your pad by 7 a.m. Monday to ensure the safety of your belongings as well as that of our staff.
- (11.) Wells are to be used for washing your rig, car, or pad – NOT for drinking. City water is for inside use ONLY. Sewer hoses must have a rubber donut at the sewer connection. Do NOT water the grass, as we treat it for bug prevention. All spray used by the park is pet friendly. Only one hose is allowed to be connected to the faucet. If you need more, you must connect a hose at least 2 feet and hook it up through that.
- (12.) Outside contractors working in Rancho Village must be insured, bonded, and carry Workman's Compensation insurance, and register at the office every time they enter the park.
- (13.) All RVs trailers, utility trailers, etcetera, that are not being used as your place of residence must be stored in the Bull Pen area. Storage fee is \$30.00/month. Only 1 RV/dolly combo or other trailer/boat combo allowed per lot. Lot number must be securely attached and visible to prevent potential towing.
- (14.) All rents and fees are due on the first of each month. A late charge of \$15.00 may be added after 5 days past due and a fee of \$25.00 will be assessed for all checks returned due to insufficient funds or any other reason. Payments will be applied first to any past due amounts, including but not limited to late charges, check charges, and utility bills owed by the tenant. Once those items are paid, any remainder is applied to past due rent, if any, and then to currently due bills.
- (15.) The Owners and Management absolve themselves of all liability and responsibility for any loss, property damage, fire, theft, etc. of any resident's person or property.

As in all things, common sense prevails. Thank you for choosing to be part of the Rancho Village family!

RESIDENT \_\_\_\_\_ LOT # \_\_\_\_\_

RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

MANAGEMENT \_\_\_\_\_