

WILD COUNTRY RV PARK RULES AND REGULATIONS

29521 WCR 398, Keenesburg, CO 80643

303-732-4579

Wildcountryrv@gmail.com

1. **Incorporation:** These terms and conditions apply to any Wild Country RV Park Site Rental Agreement and are incorporated therein by reference in full force and effect as if contained therein verbatim.
2. **Quiet Hours:** By Town ordinance, quiet hours are in effect from 11:00 pm to 7:00 am and must be strictly adhered to.
3. **Site Fees:** All fees are due and payable in advance and are non-refundable.

Month-to-Month rate: Site fees are due on the 1st of each month. A late fee in the amount of 5% of the past due balance (minimum \$50) will be assessed if site fees are not paid by the 5th of each month.

Half-Month rate: Site fees are due by 5:00 pm on the 1st & 15th of each month. If site fees under a half-month rate are not paid by the due date, the agreement shall require the payment of the daily rate until all amounts due and owing are satisfied.

Weekly Rate: Site fees are due every Monday by 5:00 pm. If site fees are not paid by the due date, then the agreement shall require the payment of the daily rate until all amounts due and owing are satisfied.

Daily Rate: Site fees are due upon reservation.

Note: Management reserves the right to refuse or deny accommodations, facilities, and the privileges of this establishment if the guest camper is unwilling or unable to demonstrate ability to pay.

4. **Check-In:** The following documents must be provided at the time of check-in:
 - a. Proof of Current Insurance for RV and all vehicles, including motorcycles.
 - b. Proof of Current Registration for RV and all vehicles, including motorcycles.
 - c. A valid driver's license is required for all campers operating a motor vehicle on the premises.
 - d. Proof of rabies vaccine for each pet.
5. **Maximum Occupancy:** No more than 4 campers and one self-contained RV per site, and up to 2 vehicles (car, motorcycle, pickup, passenger vans or SUVs only).
All hauling trailers (including ATV, Utility & Cargo) cannot be kept at the lot unless they are 12' or under in length, and the required "3rd parked item" paperwork and additional monthly fee (\$75.00/\$90 depending on size plus tax fee) have been arranged with the WCRV Office.

Absolutely no inoperable vehicles are allowed in your lot. This includes but is not limited to: junk cars, inoperable, wrecked, dismantled, abandoned, etc.

Sec. 8-2-40 Inoperable vehicles prohibited in the town ordinances

6. Guests:

No more than 4 visitors at any given time, unless approved by Wild Country RV Park ahead of time.

- a. Camper must inform Wild Country RV Park of any guest or visitor they have invited onto the premises or direct their guest or visitor to check in upon arrival. Failure to do so may result in Wild Country RV Park asking such guest or visitor to leave immediately, and Camper agrees to ensure they do so.
- b. Camper is responsible for their visitors and guests, and is liable for their conduct or injuries or damages arising from their conduct while on the premises.

7. Space Occupancy: Campers must not change RV sites without the explicit permission of Wild Country RV Park.

8. Postal Box: Camper may obtain an assigned box and key by taking their park fee receipt and photo ID to the Keenesburg post office.

9. Storage: Camper may have a storage box or small shed not to exceed 6'L x 4'W x 3'H. You may not have any additional structures including: tents, auto shelters, wall tents or shade structures not manufactured by the RV.

Sec. 16-2-40(6) Accessory uses and structures in town ordinances

10. Additional Vehicles or Trailers: Camper may request and rent storage space for additional vehicles, ATVs, & trailers.

11. Children: A Camper with children on the premises must supervise them at all times. The Camper is responsible for all actions and behaviors of their children.

12. Landing: Wild Country RV Park must approve any landing before placement, but not limited to the following rules:

- a. Campers are allowed 1 landing at the entrance of the RV.
- b. Landings may not extend beyond the designated site.
- c. Landings may not exceed 25 square feet (5' x 5').
- d. Landings may not be staked/attached to the ground or attached to the RV. But they must be heavy enough to withstand winds.
- e. Landings must be removed from the property upon exit from Wild Country RV Park. They may not be left at the site or in/by the park dumpsters.

13. Water: Camper must not dispose of any water on the ground. Causing or allowing ground disposal of wastewater or water from car washing (including RVs) is strictly prohibited. You will be fined if caught doing this.

14. Winterizing:

- a. RVs must be skirted or insulated with secured plywood. Camper may not use straw bales, styrofoam, or any loose materials to winterize.

- b. The camper must ensure the water hose from the water connection is thawed at all times.
- c. Wild Country RV Park is not responsible for water past the spigot or damages resulting from the Camper's connection to the water supply.
- d. Camper must cover the water spigot with a suitable insulation cover or secure a five-gallon bucket during the winter months.

15. Trash: Camper must keep campsites neat and orderly at all times. Lots must be free from trash, debris, and unused items.

Note: Dumpsters are for bagged trash only. Absolutely NO large items are to be placed in or around the dumpsters. (I.e. furniture, appliances, skirting, construction, etc.)

Large items must be taken to:

Buffalo Ridge Landfill - 11655 WCR 59, Keenesburg, CO 80634

(800) 963-4776 * **Violations will result in a fine.**

Sec 7-1-30(a) Refuse and rubbish accumulation prohibited in the town ordinances

16. Prohibited Activities: Campers must not engage in, or permit their guests, visitors, or children to engage in any of the following activities:

- a. The storage of any flammable liquids or hazardous materials beneath an RV or around the campsite is prohibited.
- b. The repair or storage of any disabled vehicle on the premises.
- c. The alteration of any campsite.
- d. The starting of an open fire of any kind.
- e. The use of any firearm.
- f. The use of any fireworks.
- g. Any disruptive or illegal behavior, including: fighting, harassment, Intimidation, drunkenness, verbal altercations or yelling at other campers or in the town of Keenesburg. Camper and guests must obey the rules of the town of Keenesburg.
- h. No climbing of any tree or fence on premises.
- i. The tying of any pet to a tree, post, or fence on the premises.
- j. The use of any ATV, 3-wheeler, 4-wheeler, motorized scooter, go-cart, or any similar vehicle.
- k. The use of any motorcycle not in connection with transportation to and from the premises.
- l. The mounting of any outside clothesline or drying of clothing outside.
- m. Indoor furniture may not be kept outside around the camper.

17. Appliance Door Removal: If you have a fridge or freezer outside, the door must be secured with a lock and it must be kept on at all times,

Sec. 7-1-90 Appliance Door Removal Required in the town ordinances

18. Mowing Season: The maintenance Crew at WCRV does all the mowing and weed eating needed in the park during the warm weather season. So the following rules need to be adhered to:

- a. Yard items, games, art, dog ties, and flags cannot be kept in the grass, but can be in the gravel areas.
- b. Keep all vehicles and fences 12 inches away from grass edges.

19. Roads:

- a. Camper must observe all posted speed limit signs and watch for children and pets. 5 MPH. You will be fined if caught going excessive speeds.
- b. Camper must only drive on designated roads.
- c. Camper must park only in designated space(s) assigned to the rented RV site or some other place specifically designated for such parking.
- d. Camper must not park or drive through the grass or where the grass is supposed to be. You will be fined if found driving or parking in the grass.

20. Electricity:

- a. Camper must not use the 110 outlets for anything. These are for your heated hose and the hydrant heaters only.
- b. Camper may use the 30-amp or 50-amp outlets. **Not Both**
- c. Camper must **NOT** turn off the breakers at sites when leaving, as the heated hydrants will freeze and Camper may be subject to liability for any ensuing damage.
- d. **Electric Vehicles will automatically be charged an extra \$120 per month**

21. Water Hookup:

- a. The camper must ensure the water pressure is set to the maximum setting to prevent leaks and to protect the Town of Keenesburg's water supply from contamination.
- b. The camper must leave the backflow preventer in place. Failure to do so will result in a \$50 charge. (Note: The backflow preventer is not a pressure regulator.)

22. Propane: Please contact Weld LP Gas at (970) 785-2819 for propane and delivery.

23. Emergencies:

- a. In an emergency, always call 911.
- b. Power Outage: Contact United Power at (303) 637-1350 or (303) 637-1300.
- c. Non-Emergency Dispatch for Keenesburg Police Department: 970-350-9600 ext. 1
- d. Police Administration/Records (M-F, 8 am through 5 pm): (720) 702-2521.

24. Deposit: Deposit is due upon reservation and shall be returned within 60 days of the termination of this agreement or the surrender of the premises, whichever is later, unless:

- a. Camper failed to pay any site fees due and owing by the 5th day of the month.
- b. Camper abandons the premises.
- c. Camper leaves the site in such a condition as to require repair, cleaning, or maintenance of any kind beyond normal wear and tear.
- d. Camper violates rules regarding cleaning up their own animal feces anywhere on the premises.
- e. If any of the above conditions apply, Camper will be notified of any amount deducted from the deposit, or an itemized bill will be sent to the camper's last known address, showing the amount of the deposit remaining after all charges have been totaled and deducted from the security deposit.

25. Pets: Read and refer to the WCRV Park Pet Addendum. All pets must be registered with the office upon arrival.

The only pets permitted are as follows: dogs, cats, guinea pig, hamster, mice, turtles, fish, caged birds, snakes and reptiles.

Sec 7-6-10(3) Pet Animals in town ordinances

Legalities:

Non-Residential Character: The operation of this agreement does not create any tenancy or residence; the use and enjoyment of the park is for recreation only.

Failure to Comply: Failure to comply with any rule or provision of this agreement (or the Pet Addendum) will result in a default and immediate removal from the property. Campers expressly agree to vacate the property immediately upon request.

Prevailing Party: Costs and attorney's fees in connection with any action brought pursuant to this Agreement shall be awarded to the "prevailing party" in that action to the extent permitted by law.

Non-Waiver: The failure of any party to this Agreement to insist upon strict performance of any of the terms, conditions, and provisions of the Agreement shall not be construed as a waiver or relinquishment of future compliance therewith, and said terms, conditions, and provisions shall remain in full force and effect. No waiver of any term or condition of the Agreement on the part of either party shall be effective for any purpose whatsoever unless such waiver is in writing and signed by such party.

Integration: This Agreement constitutes the entire agreement among the parties hereto about the subject matter hereof and supersedes all prior agreements and understandings pertaining thereto.

Severability: If any provision of this Agreement is held illegal or unenforceable in a judicial proceeding (or other proceeding with the same force and effect as a judicial proceeding), such provision shall be severed and shall be inoperative, the remainder of this Agreement shall remain operative and binding on the parties.

Liability: The use of Wild Country RV Park facilities is at the user's own risk. Campers are responsible for their guests, including their own safety and security. Campers are responsible for any loss and damage caused to their property or their person due to theft, vandalism, fire, any casualty, or act of God. Campers and all other users of the property expressly assume all risk of such loss or damage, and must carry their own insurance.

Effect of Signing Addendums: All addendums completed by a Camper and Wild Country RV Park shall be incorporated into this Agreement and shall be in full force and effect as if contained herein. If any term incorporated by addendum contradicts any term contained herein before any incorporation, such term contained herein before any incorporation will control.

Choice of Law: The parties agree that this contract shall be governed by the laws of Colorado, notwithstanding any conflict of laws provisions contained therein. Any matter or action arising from this agreement shall be subject to arbitration, and the arbiter shall be an independent arbiter with no conflict of interest or relationship to the parties whatsoever.

Construction: Headings and titles are for convenience only and are not to be construed as terms or interpretations of terms of this Agreement or any addendum incorporated herein. The singular shall mean the plural, and the plural shall mean the singular. The use of any pronoun shall mean any other pronoun.

Infractions of Rules: Any infraction/violation of the rules listed above is subject to fines or dismissal from the park.

Wild Country RV Park is located within the Town of Keenesburg which means all RV owners utilizing the park as either a temporary or permanent dwelling location are required to adhere to the Keenesburg municipal code. The most common code violations were listed and noted in the above rules, however, other violations may occur.

To find further information for the Keenesburg town ordinances and the code enforcements, please visit <http://www.townofkeenesburg.com/keenesburg-municipal-code.htm>