

# GRAYSTONE RV, LLC

## Park Rules and Regulations

(Subject to change by management without notice)

DO NOT DRIVE IN THE AREAS BETWEEN THE BACK END OF CAMPER.  
THIS IS THE SEPTIC FIELD AS WELL AS WHERE THE WATER LINES ARE.  
DRIVE ONLY ON THE ROADS AND PARKING AREAS.

### GENERAL:

1. All campers, visitors, and pets must be registered with management. Anyone who occupies a camper must be accompanied by an adult 21 or over.
2. Check-in: 2:00 PM. Check-out: 12:00 PM. Please contact management if special arrangements are needed.
3. Checks are accepted only for long-term rental. There will be an additional \$50 charge for any check returned for nonsufficient funds.
4. QUIET HOURS are from 10:00 PM to 7:00 AM. Additionally, loud music, loud talking, loud television are not allowed. If your neighbor can hear it, it's too loud. This includes car radios.
5. Speed Limit is 5 MPH.
6. RVs should be in good repair and not older than 10 years.
7. Two vehicles and One RV per site. Parking on vacant sites is strictly prohibited. All vehicles must be parked on your site.
8. One small enclosed trailer per lot is allowed if you have only one vehicle.
9. One gazebo-type tent is allowed, but any other tents are strictly prohibited.
10. Nothing is to be attached to the trees. Please do not break limbs, drive nails into, or disfigure trees in any way.
11. Please drive in roadways only.
12. Loud motorcycles may only be cranked after exiting the property and must be turned off before re-entering the property.
13. DO NOT use the laundry without calling or texting the office to schedule a time.

**\*\*\* Anyone** who engages in domestic violence, becomes obviously intoxicated, rowdy, using profanity will be required to leave the premises with no refund. **The use of recreational drugs of any kind is strictly prohibited, will be reported immediately to law enforcement with no advance notice to the offender, and will result in immediate removal from the premises with no refund.**

### PETS:

1. Graystone is a pet-friendly park; however, any vicious breed of dog is strictly prohibited, as well as any dog that exhibits aggressive behavior toward other dogs or people. Cats must be kept inside your RV. Owners are totally responsible for their pets at all times.
2. Dogs must be on a leash at all times, and that leash must be connected to a human's hand.
3. A pet is **NEVER** to be tied up and/or left unattended outside an RV. Failure to abide by this rule will result in the RV and its occupants leaving the premises immediately with no refund.
4. **Please be a Courteous Camper:**
  - a. Pet waste is to be cleaned up **immediately. Failure to adhere will result in immediate removal from the park with NO REFUND.**
  - b. No excessive barking, barking at night.
  - c. Please do not walk pets on other sites.

### GARBAGE:

1. Please keep your site clean and clutter free, including no storage under camper.
2. All trash must be put in garbage bags, tied, and placed in the dumpster. **Please do not leave trash outside overnight.**
3. Only household garbage is allowed in the dumpster.
4. Cardboard boxes are to be broken down flat before placed in the dumpster.

### PLAY EQUIPMENT:

1. Your child's use of the play equipment constitutes your agreement that Graystone is not held liable should any injuries occur. Your children are YOUR responsibility.

### VEHICLES:

1. Washing vehicles is not allowed.
2. Inoperable vehicles may not remain on site for longer than 14 days, then must be removed from property.
3. **Long-term RVers must personally wash their RV twice a year.** If an outside service comes in to wash an RV, they must furnish their own water. Otherwise, there will be a \$20 usage fee.

4. Auto repairs are not allowed on-site.
5. Oil or gasoline leaks must be addressed quickly

**FIRES:**

1. Fires are only allowed in your personal fire pit, with no high blazes. Personal barbecue grills are permitted.
2. **Please do not throw cigarette butts on the ground! If you smoke outside, you must have a container outside for cigarette butts.**

**SEWER SYSTEM:**

1. Please be courteous to your neighbors and keep your black water tank closed at all times except when you're emptying it.
2. The sewer system at Graystone is a septic tank system.
3. There are ONLY two things that can go into the toilet and ultimately into the septic system:
  - a. human biological waste,
  - b. toilet paper specifically formulated for RV or marine use.
4. Do not flush any non-biodegradable items or grease into the system. Non-biodegradable items include, but are not limited to:
  - a. baby wipes
  - b. sanitary napkins
  - c. tampons
  - d. panty liners
  - e. "flushable" wipes
  - f. Tide pods in the laundry or if you have a washing machine
  - g. Cigarette butts
5. Please use a plastic or metal container to put grease in, then dispose of it in your household garbage.
6. **If you have to stop to think about it, don't do it. See #3 above. Please read this to mean that NOTHING, NADA, ZILCH, ZERO other than what is in #3 is to go into the septic system.**

**THE FOLLOWING ARE STRICTLY PROHIBITED AND WILL RESULT IN REMOVAL FROM THE PARK:** fireworks, firearms, wastewater discharge on grounds, public domestic arguments, illegal drugs.

**GRAYSTONE RV, LLC, IS NOT RESPONSIBLE FOR ANY ACCIDENTS, INJURIES, OR LOSSES OF ANY KIND.** Registered RVers and their visitors/guests will use all facilities **at their own risk** and release Graystone RV, LLC, its officers and employees, from all liability for loss or damage to property and injury against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered renters arising out of the use of the Park facilities.

**Monthly Rental** is due on the 1<sup>st</sup> of each month. Rental fee includes laundry, water, sewer, and electric up to 450 kilowatt hours. There will be an additional pass-through charge (based on what Baldwin EMC charges, presently \$.12/kWh) for electric usage over 450 kWh.

**LATE FEE:** Unless prior agreement has been obtained from Park management, payment after the 5th day of the month will incur an additional \$45 penalty.