



### **Park Rules Adherence**

• As a camper (RV Guest/s) you commit, along with your kids, guests, and any potential party crashers, to abide by the Park Rules, be it on our website ([www.yonderwoodsrv.com](http://www.yonderwoodsrv.com)), signposts around Yonder Woods RV Park, or as conveyed by our team. Campers (RV Guest/s) acknowledge that the right to use the campsite is granted as a license agreement and does not constitute a lease agreement, thereby acknowledging that Camper/RV Guest/s do not acquire any property interest or tenancy rights. By making a reservation, I, the Camper/RV Guest, hereby attest that all information provided, including but not limited to name, address, and party size, is accurate and valid; I, the Camper/RV Guest/s, understand that any false information may result in legal action to the fullest extent of the law.

### **Stay Rules & Limit**

- Occupancy by an individual or group of individuals in any form of permitted temporary, movable or portable shelter or recreational vehicle shall be for a period of **no longer than 90 days in any twelve-month period, unless otherwise approved by management. (Management may approve an extended 90 days, at their discretion.**
- Each site rental allows for a maximum of four (4) campers. Exceeding this occupancy limit is strictly prohibited. Any additional campers must secure a separate site rental or obtain explicit written approval from management. Violation of this occupancy limit may result in additional charges, eviction from the site, or other actions deemed necessary by management.

### **Additional Guests**

- The reservation is valid only for the number of guests specified at the time of booking. Any additional guests beyond the stated limit are not permitted without prior approval and may result in additional charges or the cancellation of the reservation.

### **Quiet Hours**

- Quiet hours are observed between 10:00 PM – 7:00 AM.

### **Campfires**

- All fires must be contained in the designated fire rings.
- Never leave fires unattended.
- Flames must not exceed 2 feet in height.
- All fires must be fully extinguished when done, and extinguished by midnight.

## **Vehicles and Parking**

- Each camper, or group, may park up to two (2) cars. All vehicles must be parked within their specified site limits, ensuring compliance with campground regulations, and avoiding any encroachment onto neighboring sites. No parking is permitted on any site or area other than your licensed site.
- No parking of unsightly or damaged vehicles permitted on the campsite premises.
- No parking of commercial vehicles permitted on the premises, except where management has allowed with prior permission.
- No motor vehicles, dirt bikes, all-terrain vehicles, mopeds, or other similar electric or gas-powered vehicles which create excessive noise are permitted to be operated within the community without prior permission from management AND adhering to rules/regulations set forth here.
- The operation of any motorized vehicle, including golf carts, under the influence of alcohol, drugs, or any impairing substances within the property is strictly prohibited. Violation of this rule may result in immediate removal from the campground.
- By signing this agreement, you acknowledge and consent to the right of Yonder Woods RV Park to tow any vehicle, recreational vehicle (RV), trailer, or similar item if the camper(s) and/or guest(s) are in violation of park rules, parked on unauthorized sites or areas, or remaining on the premises beyond the reservation end date. This action may be taken at the owner's expense, in accordance with applicable state and local laws.

## **Safety and Conduct**

- Any actions or behavior that may reasonably be deemed to endanger the safety or well-being of oneself or others will result in immediate removal from the premises.

## **Animals**

- All animals must be securely leashed at all times, including your own site area unless they are securely fenced in. Owners should be diligent in disposing of pet waste (bags are provided, just ask!)
- For the safety and enjoyment of all guests, aggressive pets are strictly prohibited on the property, without exception. This includes, but is not limited to, pets with a known history of aggression or any behavior that poses a threat to other guests, staff, or animals. Yonder Woods RV Park reserves the sole and absolute right to evaluate and determine whether a pet exhibits aggressive tendencies based on observed behavior or documented history. Any camper found in violation of this policy shall be required to immediately remove the pet from the premises, and the pet shall not be permitted to return under any circumstances. The Camper/RV Guest/s hereby represent and warrant that any pets registered under your/his/her name have not displayed aggressive tendencies or behaviors.
- Yonder Woods RV Park management reserves the sole discretion to evaluate, approve, deny, or revoke permission for any pet on the property, with or without cause and at any time. Such approval may be granted or withheld on a case-by-case basis and may be conditioned upon the submission of documentation deemed necessary by management, including but not limited to vaccination records, behavioral assessments, proof of training, or other evidence of the pet's temperament, history, or suitability.

## **Supervision of Minors**

- All children under the age of 10 must be under constant supervision by a parent or guardian at all times while playing, riding bicycles, using common areas, or engaging in any activities within the campground premises. The campground assumes no responsibility for the safety or supervision of children. Parents or guardians are solely responsible for ensuring the safety and appropriate behavior of their children.
- All toys and play items must be kept within the bounds of your assigned site and must not be left on roads or in the sites of other guests. Any items found outside of your site may be removed by campground staff. The campground is not responsible for lost or removed items.
- Please ensure that Children under 14 years old wear a bicycle helmet when riding a bicycle as a passenger or operator. This also applies to children under 14 riding in-line skates, skateboards, or scooters. Failure to comply with this safety requirement may result in disciplinary action, including but not limited to, removal from the park premises.

## **Schooling**

- Children of campers or guests staying at Yonder Woods RV Park, **MUST speak with Management** prior to attempting enrollment or attendance in the local schools during their stay. This is a short-term, transient RV space agreement, it is not long-term and this information must be provided to local schools. It is preferred that children of campers or guests are not here long enough to need enrollment in local schools.

## **Damage to Property**

- If any damage is caused to any property or equipment in the community by the camper, by negligence, misuse or intent, or by that of his/her family, visitors, or any agent of the camper, the camper shall be responsible for this damage. The damage shall be measured by the restoration or replacement cost resulting from the act. The cost to cure such damage shall be considered additional site rent and charged directly to the camper.

## **Hold Harmless and Indemnification Agreement**

- Yonder Woods RV Park (hereinafter referred to as “Campground”) shall not be liable for any damage, loss, or injury to any person or property within the Campground premises. By entering and/or using the facilities and amenities of the Campground, the guests (hereinafter referred to as “Campers”), including their family members, friends, or any other agents of the Campers, agree to the following terms:
  1. **Assumption of Risk:** The Campers acknowledge and accept that camping and related activities involve inherent risks, including but not limited to, the risk of personal injury, property damage, and loss. The Campers and their family members, friends, or any other agents involved with the Campers assume all risks associated with the use of the Campground’s facilities and amenities.
  2. **Release of Liability:** The Campers, including their family members, friends, or any other agents involved with the Campers, hereby release, waive, and discharge the Campground, its owners, directors, officers, employees, agents, and volunteers from any and all liability, claims, demands, actions, or causes of action whatsoever arising out of or related to any loss, damage, injury, or death, that may be sustained by the Campers, their family members, friends, or any other agents involved with the Campers, or any of their property, while participating in activities or using the facilities at the Campground.
  3. **Indemnification:** The Campers agree to indemnify, defend, and hold harmless the

Campground, its owners, directors, officers, employees, agents, and volunteers from and against any and all claims, damages, losses, liabilities, costs, and expenses, including attorney's fees, arising out of or resulting from the Campers' or their family members', friends', or any other agents' use of the Campground's facilities and amenities or any act or omission of the Campers or their family members, friends, or any other agents of the Campers.

4. **Damage to Property:** The Campers are solely responsible for any and all damage to their RVs, vehicles, or other personal property while on the Campground premises. The Campground shall not be liable for any loss or damage caused by weather, falling trees or branches, wildlife, theft, vandalism, or any other cause.
5. **Medical Emergencies:** In the event of a medical emergency, the Campers acknowledge that the Campground may not have immediate medical facilities or personnel available. The Campers assume all responsibility for obtaining necessary medical care and release the Campground from any liability related to the delay or absence of such care.
6. **Compliance with Rules:** The Campers agree to comply with all Campground rules and regulations. Failure to adhere to the Campground's rules and regulations may result in termination of the Campers' stay without refund.

- By entering the Campground premises, the Campers acknowledge that they and their family members, friends, or any other agents involved with the Campers have read, understand, and agree to the terms and conditions set forth in this Hold Harmless and Indemnification Agreement.

### **Pricing Policy**

- Yonder Woods RV Park reserves the right to adjust pricing at its discretion, and such adjustments may be implemented at any time during the license term. Notice of any price changes will be provided to the camper prior to their following billing cycle.

### **Nature's Whims and Refunds**

- Sorry, but Mother Nature's mood swings don't get you a refund. Our cancellation and refund policy varies based on when you let us know you can't make it. Exceptions may be made at the discretion of Park Management, so please call if you have extenuating circumstances. All are detailed in our Cancellation Policy.

### **Check-In and Check-Out**

- Check-In after 2:00pm; Check-Out before 2:00pm. Late Check-Outs past 2:00pm will incur a pro-rated hourly fee based on the nightly rate.

### **Electricity**

- An allowance of \$125.00 per 30 day billing cycle is available for electric use. Any additional charge must be paid by the customer. By entering into this agreement, the customer agrees that we reserve the right to charge the balance immediately to the card on file upon receipt of the bill, with or without notice. If no card is on file, you will be notified by Management via text, and/or letter posted on the RV door, of the additional amount due for electricity.

## **Site Integrity**

- Physical alterations to the site, or anywhere on the premises, are strictly prohibited. This prohibition includes, but is not limited to, any hard piping, decks, porches, built steps, or other forms of physical modification to the campsite or surrounding areas. All campsites and amenities must remain in their original condition as provided.

## **Early Departure from Weekly or Monthly Stays**

- In the event of an early departure by a weekly or monthly stayer, there is NO refund.

## **RV Parking Assistance:**

- Should you need help parking your RV, our team might guide you, but ensure you're positioned without causing a scene or taking out any trees. Any mishaps during this process? Camper accepts full responsibility.

## **Drivability Requirement:**

- All RVs and/or campers must be capable of being driven or towed by the owner (or an owner designated representative) within a 24-hour notice.

## **Our RV Park, Our Rules:**

- Campground management reserves the right to request a guest to leave at any time and for any reason deemed necessary, including but not limited to violation of campground rules, disruptive behavior, or failure to comply with staff instructions. Such decisions are final and non-negotiable.

## **Payments and Outstanding Dues:**

- You are required to pay all reservation charges in full prior to the check-in date (or by any earlier payment deadline we provide). If any amounts remain unpaid after the applicable deadline, you authorize us to charge the credit card on file for the outstanding balance (including any applicable taxes and fees).
- All billing is in advance of the coming week or month's stay. We reserve the right to auto-bill the payment method on file on due dates if the payment has not been satisfied by the camper.
- We reserve the right to automatically bill the camper for any outstanding utility charges.
- In the event of delinquent payment, the camper is obligated to vacate the campground immediately. Failure to settle outstanding fees within 48 hours will result in immediate expulsion from the premises.
- In the event of a delinquent payment, if the camper is to remain on the campground, the camper agrees to provide a valid secondary source of payment.
- A valid payment method must remain on file for any stay longer than one week. Failure to do so will constitute grounds for eviction.
- In the event of late payment, a flat late fee of \$20 per day will be imposed until the outstanding amount is settled.

## **Assignment Agreement**

- Camper/RV Guest/s acknowledges that your license is exclusive to you. You shall neither assign this license nor sublet the Premises in whole or in part. Platforms like AirBnB, VRBO, or any other similar services are strictly off the table. Any violation of this clause may lead to immediate termination of this agreement and potential legal action.

## **Campsite Cleanliness & Care**

- During your stay, you are responsible for maintaining a tidy and organized campsite, ensuring it is free of debris, garbage, unused items, or any unsightly objects.
- Outside clothing racks, whether for drying or display, are strictly prohibited. Any violation of this policy may result in fines or other penalties, as deemed appropriate.
- Upon departure, the campsite must reflect a condition comparable to its initial state at arrival. This means it should be clean and free from any garbage.
- All trash should find its way to the designated dumpsters. Should the campsite not meet these cleanliness standards, Yonder Woods RV Park Management reserves the right to charge a cleaning fee to the associated credit card that is reflective of the level of mess or damage found.
- All damages, whether minor or significant, must be reported promptly. This applies to any harm caused by Campers/RV Guest/s, accompanying minors, guests, or pets. Failure to report damages will result in appropriate charges after a detailed assessment by Yonder Woods RV Park Management.

## **Animal Etiquette & Responsibility**

- Yonder Wood RV Park Management reserves the right to disallow specific breeds or individual animals based on behavior, health concerns, or other relevant factors.
- Pets must remain leashed or confined at all times. Leaving them unattended is strictly forbidden. Any disturbance caused by your pet (be it noise or aggressive behavior) must be promptly addressed.
- If your pet is found to be a persistent disruptor or poses a threat, alternative housing outside the campground may be required. Non-compliance might result in the termination of your stay without any refunds.

## **Firearm & Explosives Restrictions**

- Firearms and weapons, (air rifles, guns, bows, arrows, fireworks, paint balls, knives, and explosives, etc) must be stored and/or holstered properly, including proper documentation, such as conceal carry permits, etc. We understand it is your right to bear arms for your own protection, but sincerely hope it is never called for while staying with Yonder Woods RV Park.

## **Camper Age Restrictions**

- Campers intending to stay for longer than one month must ensure that their camping vehicles (RVs, trailers, etc.) are manufactured in 2016 or later. If the Camper/RV Guest/s would like a waiver, please call and arrange to send pictures of the Camper/RV from all sides to verify its condition. This policy is implemented to maintain the quality and safety standards of our campground facilities. Campers found in violation of this policy may be subject to eviction without refund.

## **No Waiver**

- The decision by management or ownership not to insist on strict compliance with these Terms & Conditions shall not be deemed a waiver of any such Terms & Conditions, a waiver of the right to subsequently enforce such Terms & Conditions or a waiver of any rights or remedies possessed by Yonder Woods RV Park herein.

## **Changes to Rules and Regulations**

- These Rules and Regulations may be amended, supplemented, revised or modified as deemed necessary by management. The Camper/RV Guest/s, along with his/her family and guests, agree to accept and abide by the revised terms without the need for explicit consent or notification.

## **Eviction**

- In the event of eviction from Yonder Woods RV Park for any reason, the evicted individual or group shall be permanently prohibited from returning to or re-entering the premises.

## **Payment Policy:**

- Booking: Full payment is due at booking. We accept Visa, Mastercard, Discover, and American Express.
- Declined/Charged back payments will invoke the cancellation policy.
- We aim to process refunds swiftly. Expect those funds to return to your account in 7-14 business days, but it depends on the banks and their systems how long it might take.

## **Cancellation Policy:**

There are no refunds due to the discomforts of nature. This policy applies regardless of unforeseen circumstances, including COVID-19.

- 14+ Days Prior: Refund minus a \$25 cancellation fee, or choose a full camp credit.
- If it falls somewhere between 14 and 7 days, we will try to accommodate you at a later date, within a year of the reservation.
- Less Than 7 Days: Full reservation forfeited.

## **Refund Policy:**

Refunds aren't given for weather events, early departures, acts of nature (natural disasters exempt; more information in the "Natural Disaster Clause"), evictions, or issues beyond our control.

- Payment Form: Refunds are issued in the original form of payment. For card payments, the refund will go back to the card used. No exceptions.
- Reservation Credit: You can opt for reservation credit valid for one year from the issue date.

**Change Policy:**

Outside Cancellation Window (14+ Days):

- First-time changes: No fee.
- Subsequent changes: \$15 service fee.
- Inside Cancellation Window: No changes to reservation dates allowed.

Defining a Change: A 'change' refers to the adjustment of reservation details such as adding/subtracting days, swapping to a different campsite type, or deciding you want to be closer/further from that pesky raccoon. First, changes are on us; subsequent ones come with a tiny fee.

**Unforeseen Circumstances & COVID-19:** While our standard policy is no refunds due to unforeseen circumstances, including pandemics like COVID-19, should there be government-mandated lockdowns or travel bans making it impossible for you to get here, we'll work with you to find the best solution. It might be a credit or a reschedule.

**Discomforts of Nature Clarification:** No refunds due to discomforts of nature. This includes, but isn't limited to, the unexpected nighttime serenades of owls, the surprise early morning rooster wake-up calls, and yes, even neighboring Campers/RV Guests having deep conversations and laughs! Also, See Quiet Hours

**No-Show Policy:**

Reservations are held till the day after your scheduled arrival. If we don't see your cheerful face by noon the following day of your scheduled arrival, we'll assume you've decided to embark on another adventure. After this period, reservations will be considered a no-show, and all funds will be forfeited.

**Natural Disaster Clause:**

The policy may be amended if:

- A severe weather warning (blizzard, hurricane, storm) is announced in the camp area or guest's residence within 48 hours of reservation.
- Mandatory evacuation is declared, causing prolonged closure of the camp.