

BEACH RV PARK
2505 Portola Drive
Santa Cruz CA 95062

PARK RULES & REGULATIONS

Welcome to Beach RV. The following rules are designed to make your stay safe and pleasant.

QUIET HOURS: 10:00 p.m. until 8:00 a.m. RV exterior lights are to be extinguished by 10:00 p.m. Please be considerate of others with your TV, radio and all outdoor activities.

MONTHLY RATE: \$830 per month, six (6) month maximum stay. Subject to Approval. Application & Credit Check Required

RETURNED CHECK FEE: \$75.00

CAMPFIRES: ARE NOT ALLOWED! All BBQ's must not be placed on Beach RV picnic table tops.

MAIL: Personal mail not accepted. It will be returned to sender for incorrect address; renters must get a post office box at the local post office or UPS store.

SMOKING: There is no smoking within 25' of RVs. There is no smoking allowed in or near restrooms or laundry area. Please do not throw cigarette butts on the ground.

WATER RESTRICTIONS: Each Site is entitled to one water hook up to their RV. If you have other hoses hooked-up, please disconnect them and put into storage. No watering of plants (suggest using your grey water). No washing RV's and cars. No running of water features or water falls.

BATHROOMS: Guests should only be permitted to use onsite bathrooms with the door code entered by the tenant. Please do not give out the door code to non-tenants. Please do not couple in bathrooms, they are public and not for private use, be considerate to others. DO NOT flush feminine products or other objects down drains. You must remove all sand before entering the shower. Alert management ASAP if problem persists.

VEHICLES AND OCCUPANCY: A maximum of TWO persons per site; guests must be approved by management. All RV's must be under current legal registration and able to move under their own power or have a tow vehicle available at all times. At each site, only one vehicle is allowed in front of your RV, as long as it does not obstruct traffic. **WE DO NOT HAVE GUEST PARKING.** Each tenant must own their own functioning self-contained recreational vehicle and utilize hook-ups appropriately.

SPECIAL OCCUPANCY RULES:

PETS: Pets allowed at discretion of management. Pets are to be kept on a leash at all times when outside and must be cleaned up after immediately. Pets are not to be left alone tied to a vehicle. If you leave your pet in your RV, make sure there is adequate ventilation. Dogs who excessively bark when left alone will not be permitted to stay.

STORAGE: Tenants must store all belongings inside their RV. You are generally allowed to have a table, two chairs, a BBQ, and a few plants outside and it must be in the confines of your space and approved by park management.

- **Outside appliances, and other electrical apparatus, are not allowed. This includes but not limited to indoor and outdoor electrical heaters.**

TRASH: Please put trash in trash bags and place them in the park trash bins. Recycling Containers are Blue. Greenwaste containers are Green. Do not leave large items near the dumpster. Large items disposal is the responsibility of the tenant.

PRESENTATION: All RV's and vehicles must be kept clean, presentable, and in roadworthy condition. RV sites must be kept clean for the enjoyment of all our tenants. RV's must be no older than 10 years except by permission. Support jacks are to be painted and in good repair. Outside (Indoor/Outdoor) carpeting permitted if in one piece and maintained in good repair.

Not allowed are: Fencing or barriers/Rope, wire, or string attached to any vehicle, trees, vegetation, poles, Car canopies, Tarps, Skirting and Sheds are not allowed.

COMMERCIAL ACTIVITY: No commercial activity allowed. Subletting is not allowed.

REPAIRS: You are responsible to control sewage or water leaks immediately and repair them completely within 3 days. Tenants are not allowed to do repair and/or maintenance work on vehicles in the park, especially oil changes. Disabled vehicles not permitted. No car or RV washing in park. We will attempt to accommodate your needs if the work is strictly of an emergency nature and approval of park management is obtained in advance.

SEWAGE: Tenants are requested to use their holding tanks to allow sewage to decompose and to dump them at minimum on a weekly basis. Please do not dump waste-water anywhere except in sewage disposal equipment.

DISRUPTIVE BEHAVIOR: Courtesy is the best strategy! Drugs, alcohol consumption outside RV living quarters, weapons, excessive noise, fighting, lewd or inappropriate sexual conduct, reckless driving, public intoxication, threatening or disruptive behavior, speeding, motorized/non-motorized scooters and skateboards are not permitted. All federal, state, and local laws must be obeyed while in the RV Park. Any violators of Beach RV Park rules may be asked to leave the property immediately without refund of fees. Disruptive parties are prohibited, police will be called, and you will be required to leave without refund. No electronic transmission which disturbs the T.V or Radio reception of others is permitted. Creation of any disturbance, public intoxication or annoyances of any kind including loud music or TV is strictly prohibited. No running water falls or any chimes or noise items allowed.

SUPERVISION: Any guests, their children or visitors who become a nuisance or disruptive will be asked to leave. Parents are responsible for the supervision, conduct, and behavior of their children at all times.

GENERAL RULES:

SERVICE: Management reserves the right to refuse service to anyone and to offer special permissions on an individual basis. We reserve the right to make changes in the rules, regulations and fees that we deem necessary. Management and property owner assumes no liability for loss or damage to property and injury to their person or party arising out of use of its facilities or caused by others while on the premises. Renters and all other users of this property are liable for all property damages. Maintain your own insurance on your unit. We are not responsible for your losses due to theft, fire, storms, accidents or moving water.

QUESTIONS/DISAGREEMENTS/COMPLAINTS: All complaints shall be, in writing, signed and submitted to the park office. Questions, compliance problems, or disagreement regarding RV Park rules must be resolved at time of application and reading of these rules.

NOTIFICATION - Signs, posted notices and directives of Beach RV Park management must be obeyed. Occupants and their vehicles may be removed without a judicial hearing by law enforcement offices upon 72 hours written notice for failure to pay full amount of space rental when due or for failure to comply with written rules and regulations of the Park. (Pursuant to California Civil Codes Ch. 2.6 Sections 799.22, 799.25 et al) Local Traffic Law Enforcement 796-2160

In case of emergency or any other condition that requires immediate attention, please contact (831) 462-2505 or 911 if appropriate.