



## Rock Springs General RV Park Rules & Regulations

**Check-In:** 2:00PM or later

**Check-Out:** 11:00AM

**Quiet Hours:** 10:00PM - 8:00AM

**Please Note: Failure to comply with the following rules can result in expulsion from the park. There are no refunds for expulsion.**

- **Booking Policies:**

- ❖ Rock Springs RV Park's booking staff has the right to move reservations to different sites of equal or greater value (at no additional cost) to accommodate additional park guests.
- ❖ If you desire to lock in your site and ensure no changes are made to your booking, you may pay an additional \$50 locking fee.

- **Cancellation Policies:**

- ❖ **All site cancellations** made at least 14 days prior to arrival will receive a refund minus \$25 processing fee.
- ❖ **Short-Term site cancellations** made at least 13 to 4 days prior to arrival will receive a refund minus the \$25 processing fee plus a fee equivalent to a standard one-night stay.
- ❖ **Short-Term site cancellations** made less than 3 days prior to arrival will not receive a refund.
- ❖ **Monthly site cancellations** made less than 14 days prior to arrival will not receive a refund.

- **Daily/Weekly Rates:**

- ❖ Rates are based on 4 people, 2 pets, and 2 automobiles per RV site.
- ❖ An additional \$15/weekly fee will be applied per guest beyond the 4 guests noted above.
- ❖ Daily/Weekly rates are:
  - Pull-Through Site
    - Daily= \$47
    - Weekly= \$310
  - Standard Back-In Site
    - Daily= \$42
    - Weekly= \$275
  - Premium Back-In Site
    - Daily= \$47
    - Weekly= \$310

- **SPEED LIMIT IS 5 MPH**

- **RV Appearance-** All RVs are expected to meet the following guidelines:
  - ❖ Manufacturing dates within the last 10 years, unless approved by the park owners via date-stamped pictures.
  - ❖ The exterior must be clean and well maintained.
  - ❖ The RV that is pulled into your site upon arrival is expected to match the year, make, and model stated on your booking form.
  - ❖ We reserve the right to deny you service upon arrival if we deem your RV does not meet our park standards without issuing a refund.
  - ❖ Washing of vehicles and RVs is allowed but please keep the water usage to a minimum to prevent an additional fee.
  - ❖ We do recommend using a water pressure gauge on your RV and set at 45 psi. Our park does have high water pressure.

**Site Appearance-** All sites are expected to meet the following guidelines:

- ❖ All RV sites will be kept neat and orderly.
- ❖ No clotheslines, tarps, tents, electric cooler/refrigerators outside of RV. Grills may be used, but should be stored neatly at the front of your camper.
- ❖ No RV lawn furniture other than camp chairs or outdoor decorations allowed.
- ❖ No building of decks/porches/patios outside of designated areas and no window a/c units allowed.
- ❖ No utility trailers are allowed on site without approval from the property manager, if approved, there is an additional fee.
- ❖ All Propane tanks not in use must be placed at the rear of your RV and out of sight. No propane tanks greater than 100 lbs. (During cold weather season, propane tanks in use can be placed on gravel close to your LP connections.)
- ❖ You must leave your site in the same condition you found it. Clean up fines will be assessed for any personal items or trash left behind.

**Garbage & Septic-**

- ❖ Please place all household trash in the appropriate receptacle. Placing trash outside the receptacle may result in fines.
- ❖ A sewer donut (threaded connection) **MUST** be used on all sewage hoses. When not connected to sewage, please close the sewage receptacle with a cap. This is a health ordinance.
- ❖ It is imperative that all park patrons are aware that they **CANNOT FLUSH FEMININE PRODUCTS OR ANY TYPE OF WIPES** down the drain. Even if they say flushable, they **CANNOT** be flushed through a septic system pump. **If this is caught, a \$300 fine will be charged. This causes the septic system to fail, and therefore creates issues for the entire RV park.**

**Pets-**

- ❖ Aggressive dog breeds are not permitted on Rock Springs RV Park's grounds.
- ❖ Pets must be leashed and under control at all times when outside your RV per county ordinance.
- ❖ All pet owner(s) MUST PICK UP their pet's waste IMMEDIATELY.
- ❖ Pets may never be left unattended outside. No fencing, runs, or staking is allowed at your site. The dog park is available for off-leash exercise time. Owners must be present with their pet(s) while in the dog park.
- ❖ All pets should be healthy and free from contagious diseases, parasites, fleas, and ticks.
- ❖ All Pets must have proof of vaccines. All pets must be neutered or spayed.
- ❖ All Pet owner(s) are responsible for the behavior of their pet(s). The owner(s) is liable for any damage to property, persons, or other pets caused by their pet(s).

**Fire Pits & Firewood-**

- ❖ Fire pits are permitted and provided for sites. All fires MUST be supervised by an adult.
- ❖ In compliance with the USDA & Georgia Forestry Commission, bringing firewood into the park from out of state is prohibited due to the devastation of transporting destructive foreign pests.
- ❖ Firewood bundles are available for purchase. Please contact your onsite host.

**Parking & Visitors-**

- ❖ A maximum of 2 vehicles per site are allowed, and all vehicles must be parked in your designated RV site
- ❖ NO PARKING in roads or in empty RV sites.
- ❖ Please make the office aware of visitors. All visitors must park in the public parking area, NOT at the site nor along the road.
- ❖ All guests are responsible for the behavior & control of themselves, their children, their visiting guests, & their pets.

**Not Permitted-**

- ❖ All illegal substances are strictly prohibited. NO public intoxication.
- ❖ Please be conscious of our family-friendly environment when choosing music, language, ... etc.
- ❖ Any violation of Park, County or State law/rules while on Rock Springs RV Park property will result in an immediate eviction/ejection.

# Rock Springs Month-to-Month RV Park Rules & Regulations

## Month-to-Month Reservation Policies:

- ❖ **Please note that a background check will be done on all adults requesting a monthly reservation.**
- ❖ A Month-to-Month reservation will be booked for 30 days at a time with an understanding that additional months can only be guaranteed and approved by the property manager if guests are in compliance with ALL Rock Springs RV Parks Rules and Regulations.
- ❖ All monthly stay reservations must complete and return an application (all adults), and a deposit of \$200 (\$25 application fee + \$175 electricity deposit) before a reservation can be guaranteed.
- ❖ If an additional month of stay is requested and approved, you will not need to pay a second booking deposit.
- ❖ The \$175 electricity deposit will be applied to the final month's electricity bill.
- ❖ Your first month's site fee is due in **FULL prior to arrival.**
- ❖ All monthly guests will pay via ACH or check over the phone or through an emailed invoice to guests. Credit Card processing is available for a 2.5% fee.
- ❖ You will forfeit any deposits or payments made if you fail to show up for your reservation. (Please see cancellation policies below)
- ❖ You must be 21 or older to reserve an RV site.
- ❖ **No permanent residence allowed**
- ❖ **No Refunds or pro-rating after check-in**

## Month-to-Month Rates:

- ❖ Month-to-Month rates are:
  - Standard Site \$535 (plus tax) in addition to the cost of electric usage
  - Premium Site \$565 (plus tax) in addition to the cost of electric usage
- ❖ Electric cost is \$0.16 per kWh with no taxes or fees, and electricity billing is done through the office.
- ❖ Rates are based on 4 people, 2 pets, and 2 automobiles per RV site with a maximum of 6 people.
- ❖ A fee of \$50 per month for each additional person of 17 yrs. and under; \$100 for 18 yrs. and over.
- ❖ A fee of \$25 per month for additional pets with the max number of pets not to exceed 3.
- ❖ A washer/dryer fee of \$50 per month will be applied to those with units in their RV due to the additional water and electricity being used. *There are also coin operated laundry facilities onsite.*

## Monthly Booking Deposit:

- ❖ A \$25 application fee and a \$175 electricity deposit, is due upon booking. Total deposit amount is \$200.
- ❖ The \$175 deposit will be held for the final month's electricity bill and/or any outstanding account balances. If the amount exceeds the electricity bill and no account balances are present the surplus will be refunded shortly following departure date.

**Monthly Billing Statements:**

- ❖ If a second month of stay is requested and approved, your new monthly statement (New rent & prior month's power usage) is due on the 1st of every month. A \$25 late fee will be added if paid after 5 days of the statement date. If payments are not received by 10 days of the statement date you may be ejected. If eviction/ejection is filed there will be an additional \$100.00 fee. You will receive no other notice than this document.
- ❖ All reservations are NOT subject to subleasing. All guests are "transient guests". NO PERMANENT RESIDENT ALLOWED!

**● Cancellation Policies:**

- ❖ **All site cancellations** made at least 14 days prior to arrival will receive a refund minus \$25 processing fee.
- ❖ **Monthly site cancellations** made less than 14 days prior to arrival will not receive a refund.

**Mail- I understand that I cannot use Rock Springs RV Park address as my mailing address or as any other address services such as: driver's license, vehicle registration, credit cards, or other billing address. I understand that I may receive packages from USPS, UPS, FedEx, Amazon, or other carriers but after 2 weeks of non-pickup packages will be labeled "return to sender." No proof of residency will be provided.**

**Rock Springs RV Park's owners, management, or staff are not responsible for any damages, lost or stolen property of any kind, or any personal injury to persons, pets, or their guests that occur while on Rock Springs RV Park property. Guests are financially responsible for any damage to Rock Springs RV Park property, intentional or accidental. Willful damage or defacing of park property will be cause for immediate eviction and prosecution. In the event of an emergency pertaining to the above, please call 911 first then call the park manager when it is safe to do so.**

**By checking the agreement box noted at the time of payment, I acknowledge and agree to abide by the rules and regulations stated in the rules and regulations above.**