

ODIAK CAMPER PARK RULES & REGULATIONS

1. PURPOSE

The purpose of this document is to outline the regulations that apply to persons and vehicles while residing in the park.

2. ELIGIBILITY

All necessary documentation, current address, current contact information and or registration or rental agreement, shall be provided before a space may be occupied. The lease will be valid only so long as the resident is residing in the vehicle. If the resident moves out or takes up residence elsewhere, the lease automatically terminates. Brief leaves of absence or vacations are accepted.

3. SPACE ASSIGNMENT

Residents will be notified which space number is available to them. All spaces are assigned according to the date of the original reservation or application. It is our responsibility to be mindful of the size of trailers vs. the square footage available in each rental space and or any other safety concerns a requested space is not gaurenteed. The space number given may change on a yearly basis if a size or safety issue is a concern. The trading of spaces once assigned by this office is prohibited. Disregard to this condition may lead to eviction.

4. VEHICLE REQUIREMENTS

Any commercially manufactured motor home or trailer which meets all conditions listed under this section is eligible for consideration for a space in the park. Tents, tent trailers, buses, slide in truck mounted campers, vans and autos are as well permitted. It is expected that all vehicles with in the park will be properly registered, titled and insured by the owner or resident of the vehicle and or vehicles.

The length of the unit shall include any extensions, awnings or other attachments, as well as hitches or other mounting devices. No part of the residence vehicle or its equipment or attachments may extend beyond its allotted parking space or intrude upon the space of another resident's vehicle, or encroach on the surrounding flora or fencing.

All vehicles and or sleeping spaces must be structurally sound and must be adequately sealed against the weather. Adequate space and vehicle suited for habitation must be provided. All vehicles must be kept in working order at all times.

A. MOTOR HOMES

Vehicles must be maintained in good running condition throughout their time in the park. It is expected that drivable vehicles will not be a resident's primary means of transportation, and will be rarely moved from the park.

B. STRUCTURAL INTEGRITY AND MOBILITY

Roof must be weather tight.

Floor must be in good condition, without dry rot or holes.

Vehicles waste and supply plumbing must not leak.

Doors and windows must be intact.

All vents must be unobstructed.

Vehicles structure must not be damaged, nor modified to reduce its structural integrity.

Vehicle must be capable of being taken out on the road.

Wheel bearings and brakes must be functional.

Tires must be safe and road worthy. Road lighting (brakes, running lights) must be operational.

C. COOKING FACILITIES FOR THE PREPARATION OF FOOD

Permanently installed liquefied propane (LP) gas-powered cooking facilities (stove/range) are recommended. All gas appliances must be properly vented to the outside of the vehicle. Electric appliances with exposed heating surfaces (electric ranges and hot plates) are to be used at your own digression and risk. Microwave ovens or toaster ovens are preferred (see "electricity").

D. PROPANE

Plumbing must be in good repair. Hoses and pipes must be in good condition and free of leaks. Propane bottles must be properly secured. Gas pressure regulator must work properly. Propane appliances such as stove tops, ovens, water heaters and space heaters must function properly. It is advised that vehicles using propane have approved propane leak detectors properly installed and fully operable.

ELECTRICAL SYSTEM

All electrical systems and outlets must be grounded. Wiring, outlets, electrical devises and appliances must be in good repair. Electrical loads must not exceed rated capacity of wiring. Extension cords must not exceed 15ft and must be safely run as to avoid any tripping or falling hazards. Electrical cords should not be run out of any open windows or doors. (See cautions under "Electricity").

E. LIGHTING

Adequate electric interior and entry way lighting is required. No LP or gas lighting systems will be permitted. The use of portable gas lanterns is not permitted. It is advisable that at least one flashlight is kept within your camping area.

F. HEATING

Adequate heating must be provided with either an LP gas catalytic heater, permanently installed and properly vented or a portable electric heater drawing no more than 1500 watts. Electric space heaters, where used, must have tip-over shut offs and must be placed away from combustible materials per manufacturers recommendations.

G. SMOKE DETECTOR AND FIRE SAFETY

At least one smoke detector, with test button, and one fire extinguisher, with current certification tag displayed, must be installed in an appropriate location and remain operable at all times. Smoke detectors must have silencer buttons. If you are operating anything other than electric heat it is required that at least one carbon monoxide detector is installed in the vehicle.

H. WATER ACCESS,DISPENCE AND STORAGE

No gray water can be dumped on the ground, but must be dumped at the dumping station. Domestic water and gray water holding tanks must not leak. All connections must be water tight.

I. HEATED WATER

Hot water heaters are not required (they are recommended), but the unit must have some method for heating water for sanitary purposes.

J. TOILETS

Toilets are not required, but if installed, must have adequate and operable brown water storage system. There is a dumping station at the park for your use. There is a community bathroom that you may use in accordance with the rules.

K. SHOWERS

Showers are not required, but if so equipped, the unit should have adequate gray water storage capacity. All disposable hoses must be clearly water tight. All unit sites must use the dump station to empty gray and brown water systems. There is a community bathroom that you may use in accordance with the rules.

L. VEHICLE STABILIZING AND PARKING

At least one wheel on each side of the vehicle must be adequately blocked front and rear at all times to prevent rolling. All trailers must have sufficient jacks or jack devices to stabilize the unit on a long term basis. Blocking or jacks should be securely and properly placed so as to be stable and not damage vehicle undercarriage.

7. LIVING IN THE PARK

A. ELECTRICITY

Electricity will be billed separately. The electrical power at each site is designed for basic interior lighting and small appliance use only. It is unsafe for use in other ways and will falter if overloaded by use of too many appliances at one time or with the use of larger foreign appliances. We do ask that residents are conscious of excessive usage that may result in power outages or excessive damage to power receptacles. In the event of receptacle damage the resident may be held responsible for payment of damages.

B. LEAVES OF ABSENCE

The office requires notification of any and all leaves of absence which would deem a vehicle vacant for any period of time. We request written notice to be kept on file at least ten days prior to such vacancy. It as well is requested that during vacancy a key to the vehicle be left with the camper park manager. This key would be kept in a secure place by the manager and only used in the event of an emergency.

C. SECURITY

Residents are advised to keep their vehicles locked. City of Cordova assumes no responsibility for any damage to resident's possessions from any causes, including, but not limited to, fallen limbs, wind damage, trespassers, other campers or theft.

D. SUBLETTING

Subletting is not permitted.

E. NOISE

In general, every attempt should be made to keep noise from carrying beyond one's own residence. Residents must significantly reduce or eliminate noise when asked to do so. Residents are encouraged to talk to each other before making a complaint to the management.

F. PETS

Pets are allowed at the camper park provided that the resident has notified the office and can give proof of the proper vaccinations. Dogs must be kept on a leash at all times and their noise level and behavior must not disrupt or offend other residents. The owner will be responsible for any damages the animal may cause to park property or that of another resident. The owner also must maintain the area around the camper and dispose of any animal waste.

G. REPAIRS

Only minor maintenance on vehicles is permitted in the park. Engine rebuilding, brake rebuilding, structural repairs, or similar work that requires the vehicle to be inoperable for more than a few hours is not permitted. No additions, improvements, painting or other alterations to the exterior of the resident's vehicle are permitted unless approved by the management in advance. No alterations to the plumbing, electrical, gas or other mechanical systems of the vehicle, beyond minor repairs, are permitted unless approved by the management in advance. Residents are responsible for the cleanup and removal of all trash and debris and the proper disposal of all oil and used parts. Proper steps should be taken to prevent oil or grease spills on the ground. It is expected that the resident's vehicle will only be moved on rare occasion. All residents units must be kept in good working order at all times so that they may be moved on short notice.

H. TRAILER SPACE AND STORAGE

Residents are responsible for keeping their residence and immediate area in a neat and orderly fashion. No additional storage is available. Recreational equipment may be placed outside providing the items are safe, useable and not unattractive. Quantities should be limited, and residents may be asked to remove excess items. Only furniture designed for outdoor use is permitted outside the resident's vehicle. Upholstered furniture, futons, and other items intended for indoor use must be kept indoors. Residents are required to remove outside items or clean up their site when asked by staff. Nothing may be placed or stored beyond the confines of the residents allotted space. It is requested that the residents use proper storage containers and that this is kept as minimal as possible in regards to the outside area. Homemade storage containers are discouraged and if the construction is found to be unsafe the resident may be asked to remove them. Storing loose items on top of the residence is not allowed due to the high wind factor of the area. No net mending or boat storage is permitted.

Residents are responsible for the removal from the park and the proper disposal of any hazardous materials, including paints, pesticides, household cleaners and other materials.

I. COMMON FACILITIES

Residents and their guests are expected to use the community facility with due care and respect. No alterations or damage to this area is permitted. The community area includes a bathroom with coin operated showers and a picnic area. Children are not allowed to play inside the bathroom area and are expected to be supervised at all times. No sleeping or cooking is permitted inside the restroom portion of the community facility. No used toilet paper in the trash receptacles. Any and all used toilet paper should be properly flushed.

J. MAINTENANCE

Residents may call our office in the event that the park is in need of repair. It is expected that notice of any damage to the park will be given promptly so that our staff may resolve the issue. Residents may be held responsible for any damage caused by negligence or action of the resident or their guest to park property.

*The management reserves the right to allow the maintenance staff to enter a resident's vehicle or surrounding area in the event of an emergency. The maintenance staff will not disrupt or damage a resident's privacy, belongings or vehicle at any point unless it is deemed absolutely necessary for the safety of the resident, the surrounding residents, personal or park property.

8. MOVING OUT

If the resident does not have a tentative move out date set with the office they are required to give 7 days' notice prior to leaving the park. This allows for punctual billing and payment as well as the available rental to another possible resident. **Residents are expected to contact the office within 24 hours prior to leaving to confirm that there are no pending charges, that all debts have been paid and to confirm that an additional space is now open and no extensions on the residents stay are being made.**

Residents are expected to return the campsite in the manner of which they received it. The campsite should be free of any and all trash or debris. Residents may be held responsible for any damage done to the site due to negligence or action. If the resident fails to remove any personal property upon returning the campsite the item may be deemed abandoned and removed from the premises.

9. ADDITIONAL INFORMATION

A. All rules and regulations pertain to park residents and their guests. Residents are responsible for being familiar with and abiding by applicable rules and regulations, as well as the local, state and federal laws.

B. Fire prevention safety shall be enforced. Open fires in the park are not permitted and charcoal fires are only permitted outdoor away from any other burnable substance. Gasoline and other highly flammable materials should not be stored inside the units or outside except in an approved fireproof container.

C. Due to extreme fire hazards, candles, lanterns and other open flame sources are not permitted in or around vehicles. We realize that cooking, water heating, and similar functions require pilot lights and flames, but extreme caution is advised.

D. LP gas for cooking and heating must be properly stored. Propane tanks should be secured to prevent movement and must be protected from the sun. No other material of a combustible nature, including fuel, oil, or explosives shall be stored on the premises.

E. Residents and guests may not engage in any commercial activities at the campgrounds. Residents and guests may not engage in any illegal activities at the campground at any time.

F. Residents are responsible for the actions of their guests.

10. CHANGES

The regulations are subject to change and written notice will be given to any existing residents at that time.

BY SIGNING THE ODIK CAMPER PARK APPLICATION REGISTRATION & TERMS AND CONDITIONS AGREEMENT FORMS, YOU ARE VERIFYING THAT YOU HAVE READ AND UNDERSTAND THESE REGULATIONS. PLEASE CONTACT OUR OFFICE IF YOU HAVE ANY QUESTIONS.