

Terms for Riverbend Arena RV Park 3/1/2022

By paying rent, the Tenant and those residing with the Tenant agree to the following because these are the times we live in:

To be considered for tenancy 3 references are required and will be verified before rental is approved. Printed Driver's License or state ID for all adults is required

Monthly Rent is due on the same date each month should Riverbend RV Park decide and agree to extend the Tenants stay. Example, Tenant arrives on June 15th and pays for a month, the following month rent is due on July 15th.

MONTHLY RENTAL:

Monthly rent is \$650 total, consisting of lot rent, which is \$300, plus \$350 for utilities and use of on-site facilities including shower and laundry.

WEEKLY RENTAL:

Weekly Rent is \$280 total, consisting of lot rent, which is \$130, plus \$150 for utilities and use of on-site facilities including shower and laundry.

DAILY RENTAL:

Daily Rent is \$50 total, consisting of lot rent, which is \$25, plus \$25 for utilities and use of on-site facilities including shower and laundry.

LATE FEES:

Regardless of rental type (monthly, daily, weekly) the Tenant agrees to pay \$50 late fee, per day that rent is late. As RVs can support themselves, utilities are shut off and access to onsite facilities are revoked until the Tenant pays in full.

Facilities are defined as main building shower, parking, restrooms and laundry.

ADDITIONAL OCCUPANT FEES:

There may not be more than 5 occupants per RV, consisting of two adults and three children under the age of 18 years old. The Tenant

agrees to pay \$3/day for each additional adult. All occupants must be noted with Property Management.

Children may not be left unattended. Tenant must pick up after their children and ensure that items are not left on the ground that may be run over by and/or cause damage to mowers and weed eaters used for regular maintenance.

VEHICLES:

Tenant's must have their own transportation.

Tenant will not contact other Tenants, Riverbend Property Management or Riverbend's customers or clients for transportation.

Each lot is allowed one vehicle. Additional vehicles must park in the area designated by Property Management. Depending on the size of the vehicle, an additional fee may be required.

Do not drive over 5 miles per hour anywhere on Riverbend property.

Do not block the main driveway round the RV Park.

The Tenant's vehicle must be within the bounds of the gravel on their lot and will not be parked on the grass around their lot.

Never driver through the field in front of the RV park.

GUESTS:

Tenant may not have overnight guests unless there is prior approval by Property Management. Guest must abide by all rules set forth by Property Management within these guidelines. The Tenant agrees to pay an additional \$50 fee for approved overnight guests.

THIRD PARTY RENTALS:

Tenant may not rent or sublease their RV or RV lot space without approval from management. This includes Airbnb, Vrbo and the like.

ROOMMATES:

Any additional occupants living on the premises after the initial rent is paid require approval from Property Management. Additional fees may apply.

PETS:

The Tenant' dogs and cats are not allowed to keep people awake or disturb neighbors' belongings. If the Tenant has problems controlling their animals, the Tenant will leave.

PARK RULES:

RVs must be in good working condition and must remain so throughout the stay.

Cinder blocks, wood or any form of bolster is not allowed for holding up slides.

RV must have proper water and sewage functionality. Tenant must have running water a fully functioning bathroom inside their RV.

All sewer and electrical lines will run directly, as close to under or under the RV.

Tarps for leaks are not allowed without consent from Management.

At no time will trash or extra items be left out around the Tenant's RV lot. The Tenant can have totes out of view and covered under their RV.

If extra space for belongings is needed, please contact property management.

The Tenant(s) is responsible for all bug, insect and vermin spray/control. If the Tenant's RV is found to be infested with any unwanted critters, the Tenant will be asked to leave.

No noise after 10 p.m.

The Tenant must be respectful of neighbors in every way.

Do not walk across the neighbor's lawn or parking area.

The Tenant will not touch any neighbors' belongings including their RV or cars without their permission. Failure to comply with this rule is grounds for immediate termination of living at Riverbend RV Park.

The Tenant's RV must have a water regulator due to high pressure water. If the Tenant is gone from the RV for more than 4 hours the Tenant must shut off their water. There will be a \$200 charge for water leaks.

RVs that are 30 amp must be in 30 amp spots. The Tenant is not allowed to be in a 50 amp spot with a 30 amp hookup.

During the winter months water pumps and sewer lines must be insulated by the Tenant. Any freezes in lines or pumps will be paid for by the Tenant and clean-up will be done by the Tenant. New pumps are \$50 and labor to install a new pump is \$150. Sewer clean-up is \$800 if Property Management must resolve the issue.

Riverbend is not responsible for fried wiring due to the Tenant plugging in too much electricity in the Tenant's RVs. If the Tenant burns out an

electrical box, the Tenant will be charged \$800 for the box and \$800 for labor.

Pick up all trash surrounding the Tenant's RV or vehicle immediately. Continued problems will be immediate eviction.

Cars must be functioning while on property.

Do not wash your RV or vehicles in the RV park.

No loud music, bass or video games in vehicles or RVs at any time. Loud refers being audible from outside the vehicle or RV.

No liquid fabric softeners, bleach, strong chemicals or oils will go down drains in RVs or laundry room.

When cooking outside, the Tenant will need to keep the space tidy and not leave raw meat, meat liquids or vegetables in the grass or dirt or any other area.

Property Management is available via call or text between 8am and 5pm, Monday through Friday and by appointment on the weekends. In the event there is an urgent matter, please leave a single voicemail or text message and it will be returned as soon as possible.

The Tenant will not verbally or physically assault anyone. Violation of this rule is grounds for immediate termination, rent is forfeit and the Tenant will vacate the premises immediately.

By living here, the Tenant agree not to leave bad reviews about this property or any managers.

The Tenants are not allowed to build a campfire on this property without consent from management. Do not build rock piles in the grass.

No fireworks or explosives of any kind on Riverbend's property and specifically in the RV and Arena area.

The Tenant is not allowed to cut down any trees on the Riverbend property for firewood or building.

The Tenant are not allowed to build structures or fences on Riverbend's property.

Riverbend RV Park or Riverbend Arena will not hire the Tenant in lieu of rent or utilities.

The Tenant is not allowed on or in or on Property Management vehicles, bikes, tractor, golf carts, out buildings, sheds, equipment rooms.

Tenants are not allowed to use our equipment or other property. Tenants may not use our gas unless the Tenant has express permission from Property Management.

Do not enter the fields or pond areas without a release form signed and on file with Property Management.

Do not open or force open gates, doors, stalls, pasture gates or bay doors if locked or down. If a gate, stall or door is open and there is a concern for animal safety, please do close the gate, stall or door.

Tenants are not allowed to pick a lock or cut a lock for any reason.

Mail can be sent to Riverbend @12900 E. 600 Rd, Inola, OK 74036

With your name and lot number. Packages should be directed to the black table at restaurant or office inside the building. When you move out you are required to redirect your own mail and your mail will not be held or screened for you to know over the phone what is in your mail. All mail upon move out will be marked returned to sender. Mail must be picked up at minimum every three days. The mailbox is at the front main gate. Do not leave the mailbox open to elements. Do not take mail that is not yours. You may get a PO box in Inola. Do not open other peoples mail or Riverbends mail.

The Tenant is not allowed to hook up to an RV spot or campsite without permission.

Do not climb trees or fences on any of the property of Riverbend.

Never block the dumpsters. Trash days are Monday and Thursdays. Do not leave trash outside of dumpsters. Inola has a free dump.

Riverbend does not have a storm shelter. Contact Inola City hall for more information.

Do not walk or drive on Riverbend's neighbor's property (trespass) to fish or hunt on their property.

Do not throw trash out of vehicles or let trash blow out of vehicles on or near Riverbend or any of the neighboring homes, streets or highways.

Laundry and Shower room rules are in the rooms. Do not break the rules or the Tenant will lose privileges. Loss of privilege does not decrease the amount due for rent.

Any criminal offence is grounds for immediate eviction.

If there is mud and the Tenant walk in it the Tenant will lose their shoes forever. Go around the mud because we will not go in after the Tenant's shoes, wallet, keys or anything else.

Be aware that Riverbend is in the country and nature is all around the Tenant. Use caution and be aware at all times as in any nature setting.

Do not feed the horses or animals unless given express permission by Riverbend Property Management or the animal's owner. Do not scare them for any reason. Do not get in pens or stalls with any of the animals. Do not stick your hand out to any animal on this property and expect to not get bit.

Do not drop cigarette butts or anything glass, anywhere on the property and do not smoke in any part of any building.

Do not go Muddin' in any of our parking lots or fields without permission.

DUMPSTER:

No Metal
No Mattresses
No Furniture
No Appliances

PARKING:

No parking in empty RV lots.
No parking on grass, unless specified.

PETS:

Tenant is responsible for picking up after their dogs and cats.

At no time will any items of the Tenant's personal or animals' belongings be attached to Riverbends property. Do not leave leashes or chains outside for mower to hit. You will be responsible for labor and parts of any of our equipment that is broke due to leashes, chains, toys or tools.

MISCELLANEOUS:

If the Tenant's RV catches fire, the tenant is responsible for moving their RV and all trash out immediately the following day. The Tenant will not use Riverbend's dumpsters or equipment.

If you have Covid or any other disease that is contagious through contact by cough or touch do not walk towards any of our other residence, staff or management, do not touch anything in our buildings. Stay in your trailer and contact management to make arrangements for anything pertaining to your stay here.

Riverbend is not public property. Riverbend is private property.