

# LAZY ROCK RV PARK & CAMPGROUND RENTAL UNIT AGREEMENT

Please read each of the rules carefully in order to avoid any danger or damage/cleaning fees required post check-out.

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## Welcome!

We're so happy you chose Lazy Rock as a place to Rest, Relax & Recharge. Before you settle in and get comfortable, we would like to make you aware of the Rental Unit Rules. Understanding and complying with these rules will make for a safe, comfortable and fun stay for everybody!

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## CHECK IN 1pm & CHECK OUT 11am

Please ask if a late check-out is possible. :)

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### Cleaning & Damages

Please treat our unit with the same respect as you would your own or a friends' home and leave it in the same condition as you found it.

Be sure to maintain a good level of cleanliness throughout your stay as this will make it much easier when check-out time comes and help to avoid any additional cleaning fees.

Cleaning products are located under the kitchen sink. If any products run out during your stay, please let us know so we can replace them for you.

In case of any accidental damage or missing items, we'll look into the issue internally to decide if and how much the deduction or repair cost will be.

Please make sure you switch off lights, fans or any other small electrical appliances when you go out. Keep windows and doors closed when using heat or A/C to prevent costly damage and help us be as eco-friendly as possible!

**Discovering guests have been smoking or allowed pets inside the unit will result in an automatic \$150 cleaning fee.**

### Water & Sewage

Please remember your unit is not hooked up to a septic system and try to conserve water usage accordingly. **If you require additional waste or water removal within the first 48 hours, fees will be incurred.**

Washing the dishes in an RV is the most likely cause of prematurely filling up your grey water tank. Doing loads of dishes multiple times per day and/or running water to rinse dishes instead of filling up the rinse sink a small amount tend to be the main culprits. If you notice water backing up into your sink, chances are you've overfilled your tank and will require a pump-out.

Frequent, long showers are also a great way to fill up your tank quicker than necessary. Remember, we have large park showers with separate stalls where you can shower for as long as you'd like without running out of hot water or overfilling your tank! :)

Please do not flush anything other than the provided toilet paper and natural waste even if it says 'flushable'. Use provided garbage bins for everything else including ladies sanitary items.

Do not dump grease or oil down the drains.

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### Maintenance

Guests are to allow Lazy Rock maintenance personnel access to the rental unit for repair and inspection. Lazy Rock will exercise this right of access in a reasonable manner and advise beforehand where possible.

In the event of incoming bad weather and high winds, Lazy Rock maintenance personnel may arrive to secure potential hazards. No compensation will be given for any temporary outage of electricity, gas or water.

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## Cooking

**You must turn on the fan to prevent hazardous gas build up before using the stove or oven and ventilate the kitchen after cooking anything that could leave a strong smell behind.**

Deep frying or the use of a deep fryer is strictly prohibited in the rental unit.

Use the provided BBQ lighter to light the propane stove. If you have any difficulty operating the stove, please turn off all burners and contact the office immediately.

The pilot light for the oven is off. Follow the instruction sheet located above the range to safely light it should you need to operate the oven. If you experience any difficulties, please contact the office for assistance.

Please use the designated barbecue utensils and not the regular kitchen utensils on the BBQ. Ensure you turn the propane tank off after using the BBQ.

To simplify the inventory process, please return any kitchen items back to where you originally found them.

**All rental units are equipped with a fire extinguisher, propane gas leak detector and carbon monoxide/smoke alarm. If an alarm sounds, all occupants need to exit the rental unit immediately and contact the office.**

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## Fridge & Freezer

Your rental unit is equipped with an RV fridge and freezer; please do not operate any buttons on the front of the unit or adjust the temperature inside.

The fridge has been pre-set to optimal settings. Pushing buttons on the unit or attempting to adjust the temperature may result in permanent damage.

RV fridges will take a little longer to come back up to temperature when the door is left open for long periods of time and after loading it. Please give it up to a few hours and do not be alarmed.

If your fridge does not return to a safe temperature or is not operating correctly please contact the office.

## Guests & Visitors

We've set the occupancy level based on wear and tear on our units through the season, provided supplies, water levels, septic use, and to keep within our occupancy limits. As such, **only guests listed on your rental unit agreement are to be occupying the unit.**

We appreciate that you may want to have a few friends or family members drop by for a visit however, based on our unit, guest and park occupancy levels we may or may not be able to accommodate this request.

Please ask management for approval as to whether we would be able to accommodate a visit or not.

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## Non-Compliance

**In consideration for myself, and all persons entering under my supervision, being permitted to occupy this rental unit agree to abide by the rules and regulations as found within this rental unit agreement.**

**I understand I will be required to pay for any undue damage to the rental unit or property caused by any willful or negligent conduct.**

**We reserve the right to evict any guests or visitors from the property who refuse to follow these rental unit rules without refund.**

Site # \_\_\_\_\_

Date: \_\_\_\_\_

Guest 1 \_\_\_\_\_

Guest 2 \_\_\_\_\_

Guest 3 \_\_\_\_\_

Guest 4 \_\_\_\_\_

Signature \_\_\_\_\_

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Contact us through Room Service or Visit the Office  
Should You Have any Questions or Concerns Throughout Your Stay  
Hope You Have a Wonderful Experience! :D