

# SUN VALLEY RV COURT

2<sup>nd</sup> Ave NE Beulah North Dakota  
701-873-4637

## RULES AND REGULATIONS

### INTRODUCTION

Our Rules and Regulations have been developed as a basis for good relations within the Sun Valley RV Court. We trust we will have your complete cooperation not only to keep park standards high and to maintain a happy and friendly atmosphere, but also to assure each occupant a maximum of convenience and comfort.

### RESERVATIONS AND PAYMENT OF RENT

*Reservations can be made by calling Beulah City Hall at 701-873-4637.*

- Long-term reservations can be made thirty (30) days in advance. A non-refundable deposit of one-half the rental amount is required to confirm your reservation for long-term stays.
- Rent is due on the date of check in. Rent is to be paid at the Beulah City Hall located at 120 Central Ave North, Beulah ND. Office hours are 8AM to 5PM Monday through Friday so please plan accordingly. Any rent paid after the due date will be assessed a late fee of 5% if received within the first five (5) days. Any rent received between six (6) and ten (10) days late will be assessed a late fee of 10%. Any rent due that is more than ten (10) days late will be assessed a 20% fee and guest may be subject to dismissal from the park.
- Lots delinquent on payment after 15 Days – The guest shall be removed from the premises and an eviction action will be pursued under N.D.C.C. § 47-16.
- Pursuant to N.D.C.C. § 47-16-30.1, property with a total estimated value of not more than two thousand five hundred dollars which is left on the premises may be retained by the City and disposed of without legal process twenty-eight or more days after the City received actual notice that the renter has vacated the premises or twenty-eight or more days after it reasonably appears to the City that the renter has vacated the premises. The City is entitled to the proceeds from the sale of the property. The City may recover, from the renter's security deposit, any storage and moving expenses in excess of the proceeds from the sale incurred in disposing of the property. If the City removes the abandoned property from the dwelling unit after a judgment of eviction has been obtained and the special execution has been served, the City has a lien upon the property for the reasonable amount of any storage and moving expenses and may retain possession of the property until the charges have been paid. The lien does not have priority over a prior perfected security interest in the property.
- Property exceeding two-thousand five hundred dollars in value that remains on the premises for a period of forty-eight (48) continuous hours or more after consent of the City has been revoked will be deemed "Abandoned personal property" or "Abandoned motor vehicle" and subject to disposal according to Beulah City Ordinance #368.
- Individuals must be 18 years or older to rent a campsite.

## RATES

### Summer - April through October:

Daily	\$30
Weekly	\$175
Monthly	\$450

### Winter - November through March:

Daily	\$35
Weekly	\$175
Monthly	\$500

No refunds for any reason. Sub leasing is not permitted.

## TYPES OF RECREATIONAL VEHICLES

Sun Valley RV Court accepts Class A, B, and C Motor homes and Coaches, Fifth-Wheel Trailers, Travel Trailers and Pop-up campers. No tents or "home-made" camping units are permitted. Sleeping in a vehicle other than those above-listed vehicles shall be prohibited.

## GENERAL MAINTENANCE OF PREMISES

Each guest is responsible for the maintenance and appearance of their premises and recreational vehicle. The premises shall be kept free of litter and debris at all times.

- To avoid damage to underground utilities, guests must have Park Management's consent before digging or driving rods or stakes into the ground. Guests shall bear the cost of repairs to any utilities or Park property damaged by guest.
- Storage of anything beneath, behind or on the outside of the recreational vehicle is prohibited. This includes, but is not limited to, storage of boxes, trunks, wood, pipe, bottles, tools, mops, ladders, paint cans or any item which is unsightly in appearance.
- Only outdoor patio furniture and barbecues approved for use by Park Management may be used outside the RV. Such approval shall not be unreasonably withheld.
- Camp fires are allowed in designated fire places or kettles when attended by an individual 18 years of age or older. Campfires may be prohibited based on rangeland fire dangers.
- Fireworks are prohibited.
- Be mindful of electrical load. Running multiple electrical appliances and/or heating or air conditioning units will overload the breakers causing them to trip.

## COMFORT STATION - RESTROOM, SHOWER, LAUNDRY FACILITIES

- Smoking is strictly prohibited in the Comfort Station
- Pets are strictly prohibited in the Comfort Station.
- The Comfort Station, including the rest rooms, showers, laundry facilities and kitchen area are provided for the exclusive use of paying guests and their accompanied guests.

- Washers, dryers, and all other laundry facilities are to be cleaned by guest inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry. The laundry facilities are to be left in a clean, neat and orderly condition.
- Kitchen area is to be cleaned by guest after use.
- Cleaning of game or fish in or around Comfort Station is prohibited.

## PETS

Pets will be permitted in the Park providing the following rules and Beulah Municipal Ordinance No. 378 are adhered to at all times. Pets running loose in the RV park are subject to removal without notice by the local authorities. Additional rules will be enforced at all times:

- Pets are never to be tethered outside without supervision and any waste must be immediately cleaned.
- Pets must be leashed at all times. Dogs at large are prohibited pursuant to Beulah Municipal Ordinance No. 378, § 5.0205 and said ordinance will be enforced pursuant to Beulah Municipal Ordinance No. 378.
- Outside pens and kennels are not allowed. Violators of this rule will be subject to one (1) verbal warning and if not adhered to will be asked to leave the park.
- Noisy dogs, as defined in Beulah Municipal Ordinance No. 378, § 5.0209 as any dog that disturbs the peace by habitually howling, barking, whining, or making other disagreeable noises, are prohibited pursuant to Beulah Municipal Ordinance No. 378, §§ 5.0209-5.0210.
- Dangerous animals, which are defined pursuant to Beulah Municipal Ordinance No. 378, § 5.0211 as any animal having a propensity, tendency, or disposition to attack, bite, cause injury to, or to otherwise endanger the safety of or menace human beings or domestic animals; any animal which attacks, bites, or injures a human being or another domestic animal one or more times without provocation; any unmuzzled animal which, when unprovoked, in a malicious, vicious, or terrorizing manner approaches any person in an apparent attitude of attack upon the streets, sidewalks, or any public grounds or places or any place where such person may lawfully be, public or private; any animal owned or harbored primarily for or in part for purposes of fighting or attacking or any animal trained for fighting or attacking; any animal which has been determined to be dangerous by the city council or municipal court pursuant to any state statute of the Beulah Municipal Ordinances; or any animal which has been deemed dangerous or vicious by any government agency or entity, shall be prohibited. Any violation of this clause shall be adjudicated pursuant to Beulah Municipal Ordinance No. 378, § 5.0211.
- Pursuant to Beulah Municipal Ordinance No. 378, § 5.0207, all pets must be vaccinated against rabies. Such owner or keeper shall present a certificate or statement from a licensed veterinarian showing that all rabies shots required have been given when he makes payment of his first rent payment.
- Pets must not be allowed to dig or otherwise damage and destroy park property, and the guest who is caring for the pet shall be liable for all damage caused by the guest's pets.
- Pets are not permitted in the Comfort Station unless the dog has certification as a service dog.
- Pets must not be allowed to enter neighboring sites.
- No more than two (2) dogs per site shall be allowed.

## GARBAGE

Only garbage generated inside the park is allowed to be dumped in the dumpsters located by Lot 108. All garbage must be bagged, securely fastened, and placed in the dumpsters. Do not place any of the following in the dumpster: off-site garbage, tires, carpet, lumber or trash from outside the park. Individual outside garbage cans or containers are not allowed on any site.

## PARKING

- Your registration showing your lot number and “paid to” date must be displayed in your RV at all times in a location that is easily visible from the street.
- Not more than two (2) vehicles (other than the RV) may be parked on guest’s premises. One additional item (Boat or ATV) may be parked at the guest’s premises.
- Parking on the grass is NOT permitted.

## AUTO WORK

- Washing of vehicles is not permitted.
- No maintenance, repair or other work of any kind on any vehicle, boat or recreational vehicle may be done on the premises without Park Management’s consent. This includes, but is not limited to, the changing of oil.
- Vehicles that are leaking oil or fuel must be repaired immediately and any spills must be cleaned up by guest.

## DAMAGE

Guests agree to immediately reimburse Sun Valley RV Court for any damage caused by them or their guests to park property. Damage includes, but is not limited to, sewer damage, water connectors, electric meters and site utility posts. Also included is any damage in or near the Comfort Station, which includes all items and fixtures in the Comfort Station.

## QUIET HOURS

Quiet hours are between 10:00 p.m. and 8:00 a.m. Loud music or gatherings are not acceptable at any time. Renters are responsible for all of their guests. Please be considerate of your neighbors.

## PARTIES

Parties are not allowed and are a violation of your reservation and rental. If your neighbor is disturbing you, please call the local police and then leave a message with the City. Notice will be sent to all renters who violate this policy. The City reserves the right to immediately remove any renters who violate this policy.