



474827 E. 610 RD. Watts, OK 74964

PAPPY'S RIVERSIDE RV PARK & CABINS RENTAL AGREEMENT

TENANT: _____

PHONE: _____ LOT ID: _____

***Additional Tenants:** _____

****Additional tenants are allowable upon APPROVAL ONLY. To add tenants after the Rental Agreement is signed, please contact management.***

Driver's License #: _____ State Issued: _____

Current Employer: _____

Emergency Contact: _____

Date of Arrival: _____ Date of Departure: _____

RV Make/Model: _____ Year: _____

License Plate: _____ State: _____

Rental Rate: \$550/MTH. _____ \$250/WEEK _____ \$40/DAY _____

ALL RENTAL AGREEMENTS ARE NON-TRANSFERABLE

****No Refund Policy****

*Any payments **10-days past your original move-in date** will be charged **\$10/per day late fee**. If prior arrangements have been established with Pappy's Riverside RV, late fees may not apply.*

PAPPY'S RIVERSIDE RV PARK & CABINS - RULES & REGULATIONS

**The above tenant, _____, agrees to abide by the rules below:*

- This is a recreational area for temporary or extended use. The reservation limit is up to the owner's discretion. No group activities or assemblies will be held in the park without permission.
- Children are welcome at our park. We do ask that you please be responsible for your children and ensure they are always under supervision. They are to be courteous of other tenants and their property as well. We want the children to be safe and have a great time, but always under the watchful eyes of a guardian. *The Parent/Guardian accepts ALL liability for their children. Pappy's Riverside RV is NOT responsible for safety, wellbeing, or behavior.*
- Fishing is allowed on Pappy's River Bank, at your own discretion. ***Please be safe and use good judgment.***

PAPPY'S RIVERSIDE RV - QUIET HOURS: 11:00PM-6:00AM

- There should be **NO GENERATORS**, loud music or excessive noise including the use of 4-wheelers, razors, and other ATV's, during this time.
- Offensive parties may be cited and/or asked to vacate the property. We ask that our guests are courteous to one another. Please be considerate with your noise level, as the

park has several residents that work outside of normal business hours.

SECURITY:

- Pappy's Riverside RV is monitored regularly by the Grand River Dam Authority (GRDA), Adair County Law Enforcement, and the Cherokee Nation Marshal Service may frequent the park. This is for your protection and safety.
- Surveillance cameras are in use to monitor in the case of robbery, vandalism, and other activities that may involve legal matters.
- **SPEED LIMIT:** *Please observe a speed limit of no more than 5 mph. Be cautious of children and guests.*
- **NO FIREWORKS OR FIREARMS PERMITTED**

CODE OF CONDUCT:

- Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive or vulgar behavior will not be tolerated. They will be the reason for immediate eviction without refund.
- **DRUG REGULATIONS:** Illegal use of any form is prohibited on the property of Pappy's RV Park. Person(s) caught in violation of this rule are subject to immediate eviction without a refund. Person(s) knowing of an illegal activity are encouraged to notify the management immediately. Any information provided will remain anonymous.

- Pappy's Riverside RV promises to be fair, honest, and understanding of guests who abide by this signed rental agreement.

PAPPY'S RIVERSIDE RV & CABINS - CAMPING COURTESY:

- Please park your vehicle beside your assigned lot number. No more than two vehicles are permitted without the owner's approval. Please respect each other's space and boundaries.
- **Additional Guests:** Guests are welcome but limited to 1-week on their visit, unless prior agreements have been discussed with management. After that the tenant may be charged an additional *\$50/per person, including additional children*. Remember limited parking space is limited per site.
- Excessive water usage is prohibited - such as to wash vehicles, homes, etc. The park is operated by the rural water district, not a private well.
- *Pappy's RV reserves the right to bill for excessive water usage, at the discretion of management.*
- Rural Water may be billed to you if the leak is on your trailer side due to pressure regulators, hose breakage and negligence on your part.
- We do recommend that you **shut off your water** if you are gone for an extended period of time.
- No clothes-lines are allowed outside of your RV.
- Excessive usage of utilities is prohibited, within reason. Pappy's RV has the right to bill residents for excessive overages. ***Most campgrounds allow a maximum of***

\$130/per camper. The amount limit is based upon the property owner's discretion.

- Portable Buildings or Storage Units are not allowed without management's approval.
- **SEWER:** Sewer Connection – a positive sewer seal at both ends of sewer hose is required. Some states require that a sewer hose must be fastened using a connector or a rubber donut.
- **TRASH:** A dumpster is provided in the park. All garbage must be bagged and tied. Boxes are to be broken down.
- **DO NOT LEAVE GARBAGE OUTSIDE OF YOUR RV**
- Cleanliness of the park is very important to us and our guests. Keeping your RV in good condition is required.
- **INTERNET:** Call OZARKS Electric if you are interested in internet installation. This cost is up to the tenant - not provided by Pappy's Riverside RV Park.

ATV REGULATIONS:

- ***ATV's are permitted***, however, please refrain from driving through the hayfield/pasture area. Stay on the road provided leading to the river. Refrain from using the hillside area as well.
- No mudding, tearing, and other property damages or excessive noise will not be tolerated.
- Pappy's Riverside RV is **NOT** responsible for accidents or injuries, especially of those who do not have a valid driver's license.

- Please refrain from driving back-and-forth in front of other campers. Be responsible drivers and courteous to others.

*The ATV Regulations will remain allowable, if rules are followed.
If problems persist, these regulations will be disbanded.*

PET POLICY:

While pets are permitted in the campgrounds, the pet owner is responsible AND liable to maintain control and behavior of their animal. Residents are not to exceed a 2-pet limit unless approved by management. Pitbulls and Rottweilers **are not** allowed on the premises.

OWNERS MUST PICK-UP AFTER THEIR PETS

- Do not leave pets tethered, leashed, or chained outside for extended periods of time. Pets should not be left outdoors overnight while the pet-owner is not present. *Cats are only permitted indoors.* These rules are for the health and safety of others. No aggressive dog breeds are allowed on the property. Pets must be approved by management and could be accepted or denied, based on the discretion of the property owners.

NO PITBULLS, ROTTWEILERS or AGGRESSIVE BREED DOGS

Fines will be enforced if any pet regulations are out of compliance with this signed Rental Agreement.

Liability Disclaimer: *All park facilities and equipment of the park is intended for the convenience of the guests. Any and all persons using*

the facilities do so at their own risk. Park Management is NOT responsible for accidents due to fire, theft, natural disaster, personal negligence, or other unfortunate circumstances. The registered guest is responsible for all individuals/pets at their site and for any/all damages to the park or other guests personal property. Pappy's RV is not responsible for fire or water damages to your RV or possessions.

MESSAGE FROM MANAGEMENT:

Pappy's Riverside RV Park & Cabins hopes to make this an enjoyable recreational experience for our guests and residents.

If you have any questions or concerns in regard to this Rental Agreement, please contact Bart or Lori Snyder.

Bart Snyder - 918.207.5063 Lori Snyder - 918.696.9108

We also encourage feedback and recommendations to enhance the property.

Pleasure doing business with you, enjoy your stay at Pappy's. We Appreciate You!

Attestation: *I attest that I have read and understand the terms and conditions discussed within Pappy's Riverside RV Park & Cabins - Rental Agreement. Furthermore, I accept responsibility and liability for myself, guests, and pets that are associated within my assigned trailer lot.*

Name: _____ **Date:** _____

Signature: _____

PAPPY'S
RV PARK