



Blue Sky RV Park, LLC. Rules

Blue Sky RV Park, LLC.
9002 302nd Ave SE
Issaquah, WA 98027

1. **PARKING:** Tenants and/or their guests may not park vehicles which obstruct other sites/roadway. **A vacant RV site may not be used for parking at any time.** Guest may also park in designated overflow for up 48 hours. Cargo/utility trailers, boats, ATVs etc. **SHALL NOT** be parked and/or stored within site or overflow areas. Non-operating vehicles are prohibited. 3rd vehicles are subject to an additional charge and need Park approval prior to arriving on premises.
2. **VEHICLE MAINTENANCE:** No fluid changes or major vehicle repairs are allowed on the premises. No oil or fluids shall be dumped on the ground, down sewer, storm water drains, or in the dumpster.
3. **SPEED LIMIT:** 10 MHP at all times. Management may assess a fine up to \$20 for infraction.
4. **NOISE:** Quiet hours are from 9:00p until 8:00a daily. Excessive dog barking is not permitted. Loud mufflers (vehicle or motorcycles) are not permitted and may you be asked to leave the Park or keep your vehicle/motorcycle offsite.
5. **CHILDREN:** Children must be supervised at all times. Playing in the street is prohibited.
6. **GARBAGE:** Dumpsters/recycle bins are provided for household goods only. Please flatten all cardboard boxes. **You are responsible for keeping your site clean and neat, free from any loose items/trash.** Management regularly checks for compliance. Management may assess a fine after 1st notice of compliance.
7. **STORAGE SHEDS:** Sheds must be **PREAPPROVED** in writing prior to purchasing as well as the placement within the site. Sites are to be cleaned regularly and maintained in a neat and clean condition and all items must be kept inside the shed. The underside of your RV shall not be used for storing items including totes/coolers, etc.
8. **SKIRTING/PORCHES/AWNINGS/DECKS:** RV skirting must be preapproved by manager. RVs may have a 3 X 3 landing with steps but it must be **PREAPPROVED** in writing by manager. Enclosed porches, tarps, makeshift awnings, canopies, and decks are prohibited.
9. **LANDSCAPING:** The Park is landscaped with a variety of plants/trees. Should any pruning be required please contact the manager and they will address it. Potted plants are limited to 5/site and cannot exceed 3'x3' in dimension. Vegetable gardens are prohibited. No yard signs or controversial flags/banners.
10. **PETS:** Dogs shall be kept on a leash at all times when outside the RV. If you leave your pet unattended in your RV it cannot be a noise nuisance. Do not leave a pet tied up outside. Owners of pets being a noise nuisance will receive a Compliance Letter and further action may follow. **You must clean up after your dog, no exceptions. (They poop, you scoop).** Please use designated areas for dog walking. Cats must be indoor only and are to never roam freely through park. Pets are not allowed in restrooms, laundry rooms, or clubhouse. The Park has zero tolerance for aggressive dogs/breeds. (2) Two dogs max per site. Office must be notified of any new pets.
11. **DOG WAIVER:** In consideration of being permitted to house a dog in your RV during your stay, the dog owner does hereby unconditionally release, indemnify, waive, discharge and agrees to hold harmless Blue Sky RV Park staff and/or guests from any loss, damage, liability and expense, including court costs and attorney fees, that may be incurred as a result of injuries, including death to persons or dogs, or damage to property, directly or indirectly associated with the owner housing his/her dog at the Park, whether caused by the negligence of other staff, or guests, or otherwise.
12. **GUESTS/OCCUPANTS:** Guests/Occupants of tenants must check-in with manager to stay in park and use facilities. Occupants who wish to stay longer than two weeks must go through the screening service. Additional fees will be applied to those who have more than two occupants over the age of ten years old. Should occupants arrive after initial check-in, lease must be updated with initials.

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13. **MAIL:** Tenants are assigned their own USPS mailbox cubby located within the clubhouse. Please remember to check regularly as in-print notices will be placed in cubby from time-to-time. PO Boxes are available at the Preston Post Office. Please notify Park if you mailing addresses changes. UPS, FEDEX, Amazon will deliver directly to the Space. Landlord/Management will not be held responsible for lost/stolen mail.
14. **RV MAINTENANCE/COMPLIANCE/REPAIRS:** RV's must be kept clean and washed regularly/as requested by Management. Contact office for RV cleaning & repair recommendations. At no time may tarps be used as awnings or placed on RV. RVs must be fully self-contained. Blocks are required under jacks/stabilizers. Damage to asphalt will result in a fine/forfeiture of deposit. NO MAJOR RV REPAIRS ON-SITE; Please Contact Office before any repairs. RVs older than 10 yrs of age require a photo on file & Park approval prior to arriving at the Park. RVs with rust, decaying decals/discoloration/oxidation, flat tires, expired tabs, etc. will be asked to leave the Park or remedied within a specified timeline. RVs must be RVIA Certified-No conversions, horse/cargo trailers, "schoolies".
15. **COMCAST/INTERNET/CABLE:** Wifi/Internet is available at a discounted rate: **(800)-Comcast**. The Park currently provides basic cable tv. Upgraded cable TV is available as well through Comcast.
16. **PROPANE/TANKS:** CHS Cenex, (253) 833-7220 OR Peak Propane (360) 825-2500, is a service in which larger 100 gallon **Vertical** tanks may be obtained (no horizontal tanks please). Placement of tank must be out of harm's way
17. **CLUBHOUSE/RESTROOMS/LAUNDRY ROOM:** If you wish to reserve the clubhouse, please contact office 24 hours prior to event. Please make sure you keep areas tidy and leave the areas how you found them. Please contact office if item(s) belonging to area are not functioning correctly. BBQ's must be cleaned out after using them. Damage to washers or dryers due to negligence (ie. Too large of load, washing clothes containing rocks/sand, etc. will result in fine/cost of repairs). Laundry lines are prohibited. Please do not flush hygiene products, diapers, or paper products other than toilet paper down toilets. Hair dyeing/coloring/cutting is prohibited within restrooms.
18. **WINTER PREPARATIONS:** Make sure hose is tight at ends, heat tape installed and wrapped around the hose from the RV to ground and insulated with bucket over spigot handle. Any damage to park utilities as a result of negligence will be repaired at tenant's expense. If water lines are not insulated, they will be disconnected prior to freeze by manager.
19. **CHECK-OUT:** Check-out time is 11:00am. According to additional lease, a 30 day written notice must be given prior to departure if staying on a month-to-month reservation.
20. **PLAYGROUND & WORKOUT EQUIPMENT/TOYS/OUTDOOR DECOR:** Basketball hoops, swing set, pools, workout equipment etc. are prohibited. Children & dog toys must be stored inside. Please keep outside furniture tasteful and to a minimum (outdoor chairs and tables are permitted). Indoor furniture is to remain inside. i.e. no couches, chairs, wood tables, or appliances. Seeded bird feeders are prohibited. Propane firepits & patio heaters are acceptable.
21. **SITE CLEANING:** Blue Sky RV Park retains the right to issue 30 day notice to temporarily vacate site for cleaning. Tenant is responsible for moving RV in & out of space on date provided by management. *Possible temporary site during stint*. Sites will not be cleaned when occupied.
22. **KING COUNTY/MISC. REGULATIONS:** The following are prohibited at Blue Sky RV Park and failure to comply will result in ejection from Park: Firearm use; the sale or manufacturing of drugs including marijuana; alcohol abuse; domestic violence; dangerous driving; noise disturbances; wood campfires, and fireworks; operating business without landlords consent/proper licensing and insurance.

Landlord will not be held liable for accidents or injury of any kind to tenant, guest or their visitors. Landlord will not be held liable for any damage or theft to recreational vehicles, personal vehicles or personal property, including loss of mail, packages, money, jewelry or valuables of any kind.

THE VIOLATION OF ANY OF THESE RULES MAY RESULT IN EVICTION FROM THE PARK