

Bakersfield

River Run

RV Park

Thank you for your interest in staying in our park long term. Attached you will find a site map with prices, rental application, crime free lease addendum, rental agreement and park rules.

Please fill out the rental application and crime free lease addendum & return it to us as soon as you are able so that we might have it approved & get you a site as quickly as possible. Applicants will be placed in a space or on the waiting list in the order the applications are received. If no monthly sites are available a temporary site may be available at the weekly rate. If you have any questions or would like more information, please feel free to ask.

Thank you,

River Run RV Park
3715 Burr St.
Bakersfield, CA 93308

661-377-3600 office

661-377-3601 fax

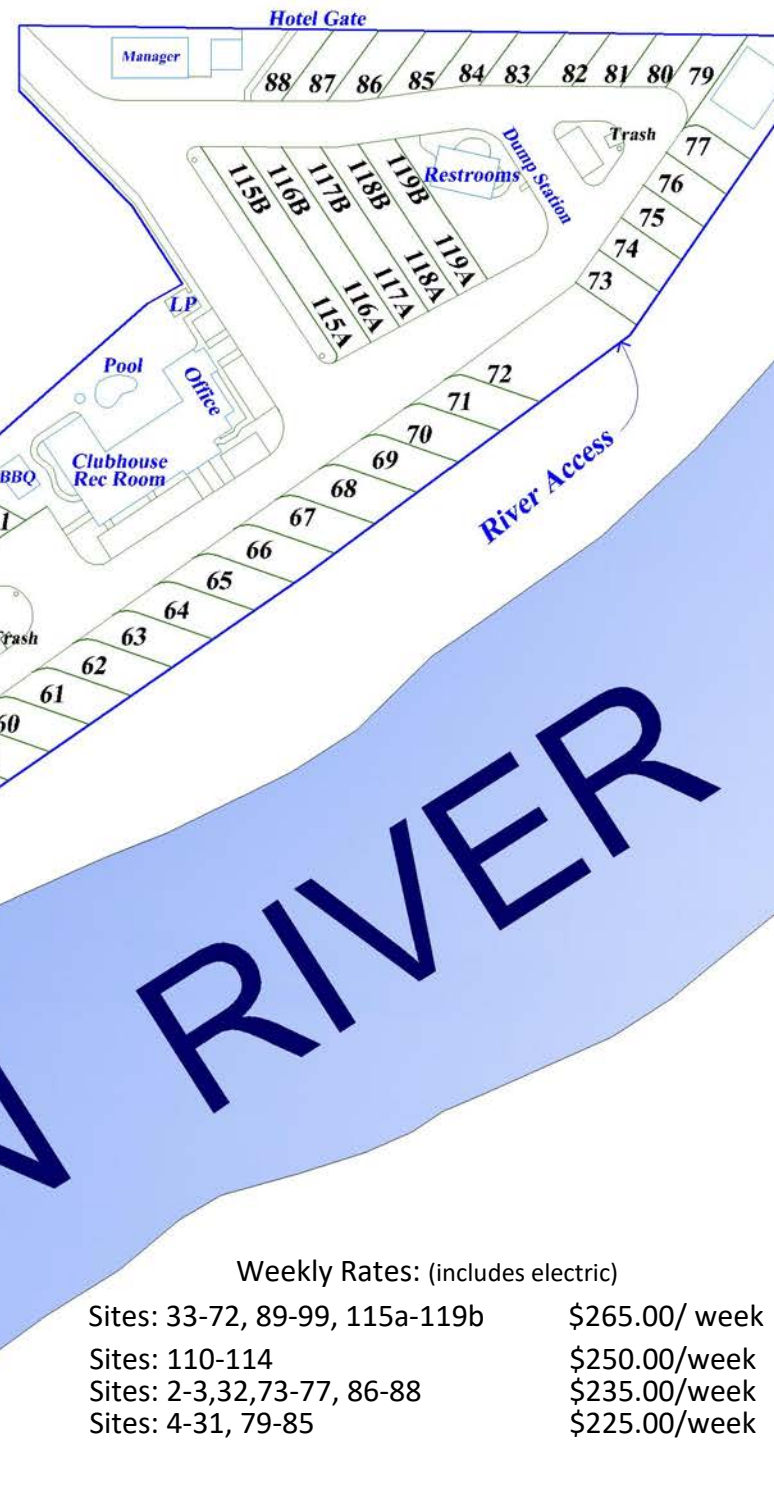
applications@RiverRunRVPark.com

Bakersfield River Run RV Park

3715 Burr St.
Bakersfield, CA 93308
www.riverrunrvpark.com
1(661) 377-3600

Monthly Rates:

- Sites 13-31 & 79-85.....\$525/month + Electric
- Sites 32\$575/month + Electric
- Site 74-77.....\$600/month + Electric
- Sites 33-47 & 90-99.....\$650/month + Electric
- (all other sites not available on monthly rate)
- (Temporary sites will be at weekly rates)



Weekly Rates: (includes electric)	
Sites: 33-72, 89-99, 115a-119b	\$265.00/ week
Sites: 110-114	\$250.00/week
Sites: 2-3,32,73-77, 86-88	\$235.00/week
Sites: 4-31, 79-85	\$225.00/week

Bakersfield River Run RV Park

Long Term Rental Application

(completed and approved application required for any stay over 28 days)

1. Applicant: _____
Last First M.I. Birth Date

Social Security No: _____ Drivers License No: _____ State: _____

Phone No. _____ Email Address: _____ Marital Status: _____

Spouse: _____
Last First M.I. Birth Date

Social Security No: _____ Drivers License No: _____ State: _____

Phone No. _____ Email Address: _____ Marital Status: _____

2. Additional Occupants: List Name, age and relationship of all persons who will occupy the premises.

A separate application is required for all applicants 18 years or older, except spouse.

<u>Name</u>	<u>Age</u>	<u>Social Security Number</u>	<u>Relationship</u>
_____	_____	_____-_____-_____	_____
_____	_____	_____-_____-_____	_____
_____	_____	_____-_____-_____	_____
_____	_____	_____-_____-_____	_____

3. Address

A. Present Address: _____ City: _____ State: _____ Zip Code: _____

Owner/Manager: _____ Phone (Required): _____

From/To: _____ Reason for leaving: _____ Rent amount: _____

B. Previous Address: _____ City: _____ State: _____ Zip Code: _____

Owner/Manager: _____ Phone (Required): _____

From/To: _____ Reason for leaving: _____ Rent amount: _____

C. Present Location of RV (If different from present address): _____

Address _____ City: _____ State: _____ Zip Code: _____

Owner/Manager: _____ Phone (Required): _____

4. Pets (Additional charges and restrictions apply)

Will you have any pets with you? _____ Yes _____ NO

A. Type: _____ **Breed:** _____ **Weight:** _____ **Age:** _____ **Name/License No:** _____

B. Type: _____ **Breed:** _____ **Weight:** _____ **Age:** _____ **Name/License No:** _____

5. Vehicles: List all vehicles, motorcycles, and RV that will be parked in your RV space. Parking is limited and you may be asked to find alternate parking arrangements for certain vehicles. Maximum of 2 vehicles and 1 RV per site.

A. RV Yr: _____ Length: _____ Make/Model: _____ Color: _____
State: _____ License No: _____
RV Registered Owner: _____ Phone Number: _____

B. Vehicle 1 (Included in rent) Yr: _____ Make/Model: _____ Color: _____
State: _____ License No: _____

C. Vehicle 2 (additional charges apply for additional vehicles, both vehicles must fit in site) Yr: _____
Make/Model: _____ Color: _____ State: _____ License No: _____

6. Applicant Employment History:

A. Present Employer: _____ Employers Phone No: _____ Supervisor: _____
Employer Address: _____
Street Address City/State Zip Code
Position: _____ Length of employment: _____ Monthly Salary: _____

B. Previous Employer: _____ Employers Phone No: _____ Supervisor: _____
Employer Address: _____
Street Address City/State Zip Code
Position: _____ Length of employment: _____ Monthly Salary: _____

Spouse Employment History:

A. Present Employer: _____ Employers Phone No: _____ Supervisor: _____
Employer Address: _____
Street Address City/State Zip Code
Position: _____ Length of employment: _____ Monthly Salary: _____

B. Previous Employer: _____ Employers Phone No: _____ Supervisor: _____
Employer Address: _____
Street Address City/State Zip Code
Position: _____ Length of employment: _____ Monthly Salary: _____

7. Character References:

A. _____ Address: _____ Phone No: _____
B. _____ Address: _____ Phone No: _____
C. _____ Address: _____ Phone No: _____

9. Additional Questions: Have you or any person who will occupy the premises ever (Questions A-I must be answered)

- (A) Broken a Rental Agreement.....Yes No
- (B) Been Evicted.....Yes No
- (C) Received a non renewal notice.....Yes No
- (D) Filed for bankruptcy.....Yes No
- (E) Had Judgment filed against you.....Yes No
- (F) Been sued for nonpayment of debt.....Yes No
- (G) Been convicted of a felony.....Yes No
- (H) Been or currently involved in illegal activity.....Yes No
- (I) Been convicted for dealing or manufacturing illegal drugs..... Yes No

If yes to above questions please explain:

If monthly site is not available would you like a temporary weekly site at the weekly rate? Yes No

Site Preference: River Pull Thru Back In

Expected Arrival Date: _____ Expected Departure Date: _____

10. Emergency Contact:

Name: _____ Phone No: _____ Relationship: _____

Agreement & Authorization Signature

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand this is an application to rent an RV space and does not constitute a rental or lease agreement in whole or part. If application is approved and I decide to rent a space at Bakersfield River Run RV Park I agree to be bound by the terms of the attached agreement and by the park rules and regulations. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Applicant Signature: _____ Date: _____

Spouse Signature: _____ Date: _____

TERMINATION OF RENTAL AGREEMENT BY TENANT: Tenant(s) understands that this Rental Agreement will remain in effect and Tenant(s) will be liable to pay rent as set forth in this Agreement whether or not the Tenant(s) occupies the space or maintains a recreational vehicle at the space for the term of this Rental Agreement, unless the Tenant(s) sells the recreational vehicle to a purchaser who is approved by the Park and who executes a new Rental Agreement or unless the Tenant(s) removes the recreational vehicle from the Park.

RENTING OR SUBLETTING: Tenant(s) shall not sublease or otherwise rent all or any portion of Tenant(s)'s recreational vehicle or the premises. Tenant(s) shall not assign or encumber his or her interest in this Rental Agreement or the premises. No consent to any assignment, encumbrance, sublease or other renting shall constitute a further waiver of the provisions of this paragraph. If Tenant(s) consist of more than one person, a purported assignment, voluntary, involuntary, or by operation of law, from one person to the other shall be deemed an assignment with the meaning of this paragraph.

PETS: Special Permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Park. The Pet Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with all Pet Rules that now exist and such additional Rules as may be promulgated by the Park from time to time.

MEGAN'S LAW DISCLOSURE NOTICE: The California Department of Justice, sheriff's department, police department serving jurisdictions of 200,000 or more, and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of section 290.4 of the Penal Code. The data base is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

USE PROHIBITED: The recreational vehicle and premises shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon.

WAIVER: The waiver by the Park or, of the failure of the Park to take action in any respect because of any breach of a term, covenant or condition contained herein of the violation of a Park Rule or Regulation shall not be a waiver of that term or rule. The subsequent acceptance of rent by the Park shall not be a waiver of any preceding breach of this Rental Agreement by the Tenant(s) or any violation of Park Rules or failure of Tenant(s) to pay any particular rent, regardless of the Park's knowledge of the preceding breach or violation of Park Rules or Regulations or failure to pay rent.

ATTORNEY'S FEES AND COSTS: In any action arising out of Tenant(s)'s tenancy or this Agreement the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party if the judgment is rendered in his or her favor or where the litigation is dismissed in his or her favor prior to or during the trial, unless the parties otherwise agree in the settlement or compromise.

INTERPRETATION: Each provision of this agreement is separate, distinct, and individually enforceable. In the event any provision is declared to be unlawful or unenforceable, the validity of all other provisions shall not be affected.

EFFECT ON THIS AGREEMENT: Tenant agrees that this Rental Agreement contains the entire Agreement between the parties regarding the rental of space within the Park. All prior negotiations or stipulations concerning this matter which preceded or accompanied the execution of this Agreement are conclusively deemed to have been superseded by this written Agreement. This Agreement completely supersedes any prior Agreement of the parties, whether in writing or oral.

SUCCESSORS AND ASSIGNS: This Agreement and each and all of its terms, provisions, covenants, conditions, rights and obligations shall be binding upon the time and inure to the benefit of the parties hereto and their respective successors, assigns, heirs, executors, and administrators.

ALTERATION OF THIS AGREEMENT: This Agreement may be altered by Tenant only by written agreement signed by both of the parties or by operation of law. This Agreement may be altered by owner by written agreement signed by both of the parties, by operation of law or in any manner provided by the Recreational Vehicle Park Occupancy Law or other applicable law.

ACKNOWLEDGMENT: Tenant(s) acknowledges that he and/or she have read, understood and received copies of this Rental Agreement, together with a copy of the Park Rules and Regulations, and further, that he and/or she have read and understand each of these documents. Tenant(s) understands that by executing this Rental Agreement, he and/or she will be bound by the terms and conditions thereof.

River Run



RV Park

Rules And Regulations

Extended Stay Tenants

The purpose of these rules is to make this park a better and neater place for you and your neighbors to live. Your cooperation is greatly appreciated.

Speed Limit is 10 MPH

Quiet Hours are from 10:00 PM to 8:00 AM.

Maximum of 2 vehicles and 1 RV per site. No additional trailers, boats etc allowed in space.

A maximum of eight (8) persons allowed per RV site. Extra Charge for more than 4.

Overnight visitors are permitted to stay up to 3 consecutive nights in any 7 day period. Any visitor wanting to stay more than 3 nights must register with the office prior to the visitor's stay.

You, as our guest are responsible for the conduct of your visitors. Please ensure that they are familiar with all of our Rules and Regulations before they enter the park.

Parents are responsible for the supervision, conduct, and behavior of their children at all times.

Children under 14 must be accompanied by an adult while in the Fitness Room and Pool area.

You may wash your RV on site. Must see office for details before washing. No other vehicle washing allowed.

No vehicle maintenance, oil changes or repairs allowed. Emergency repairs may be allowed with manager approval. See management prior to starting any emergency repairs.

One (1) Small Rubbermaid type plastic shed may be approved by management on an individual basis to be placed behind RV on Back In sites only. Maximum 4' X 8' Exterior Floor size.

No temporary buildings, structures, outside appliances, window air conditioners, etc. without management approval.

Limit of two (2) Large Ice chests or Rubbermaid type containers on each site.

Outdoor patio furniture, a few potted plants, etc. may be allowed on your patio as long as site looks neat and uncluttered. No landscaping (plants/bushes/fences/gardens/lawn jockeys) may extend beyond your patio pending approval of the office. No indoor furniture may be left on patio.

All property must be in the confines of the space. Parking on roads prohibited. Parking is provided at buildings for use of building only. No overnight or guest parking in building parking spaces.

Outside of RV and Lot area must be kept clean and free of debris. Trash must be bagged and placed in dumpsters.

Please no mats or rugs on the lawn.

No outside clothes lines are to be used.

No RVs that fall into a state of disrepair will be allowed to remain in the park. 10 yr. cutoff to be eligible to gain long term entrance into the park.

No open fires except in barbeque grills or in small fire pits that are at least six inches above the ground. Homemade fire pits, washing machine drums etc. are not allowed.

Please respect your neighbor and do not cut through their site.

Each RV will use one space and hookups for that assigned space only.

A maximum of 2 pets per RV are allowed. All pets must be registered with office prior to bringing pet into park. Additional pet restrictions apply, see management for pet rules.

Visitors are not allowed to bring any pets into the park.

No tents. Also before driving stakes of any kind into the ground, please contact the office. This is for your safety as well as that of our water, sewer and electric lines.

Sewage and gray water must not run on the ground. A positive sewer seal is required at both ends of your sewer hose.

All RV's and other vehicles must have current license, registration and insurance at all times.

No Soliciting or any commercial activity.

Absolutely No Sub-Leasing.

No fireworks allowed. Fireworks may be allowed in a designated area on the 4th of July only. Additional restrictions will apply, see office for details prior to lighting any fireworks.

Renters and all other users of this property are liable for all property damages.

All Local, State and Federal laws are applicable to all persons on the premises.

Rowdiness, loud music, abusive language, violent behavior, and drunkenness, possession or use of drugs will not be tolerated at any time.

Objectionable conduct of any kind or violation of any park rule or anyone causing a disturbance will immediately be asked to leave the premises and will forfeit all fees.

Vandalism in any form will not be permitted.

Smokers please do not throw cigarette butts on the ground. No Smoking in ANY park building. Please advise your guest.

Please help us keep our restrooms clean. If restroom is in need of attention please make management aware of the problem.

Off road, all terrain or unlicensed vehicles are not permitted to be ridden in the park.

Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for the rules without a refund. Guests and their visitors use the site at their own risk.

Rent is due on your due date.

Occupants and their vehicles may be removed without a judicial hearing by law enforcement officers upon 72 hours written notice for failure to pay full amount of space rental when due or for failure to comply with written rules and regulations of the park.

Management assumes no responsibility for accidents, injuries, or losses from any cause. The camper agrees to carry and maintain in full force and effect adequate property and liability insurance on any vehicle or recreational unit brought into the park. We are not responsible for your losses due to theft, fire, storms, accidents, or rushing or rising water.

We reserve the right to make changes to the rules, regulations and fees that we deem necessary.

We cannot strongly enough emphasize the necessity of each tenant's conformance with the rules. Your cooperation will make this park a better and neater place for you and your neighbors to live.

River Run



RV Park

Rules And Regulations

Pets

Special permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Park. No more than two (2) dog or cat is permitted in addition, resident may keep a maximum of two (2) birds and/or (1) aquarium.

- A) The types of pet permitted are: a domesticated bird, cat, dog, or aquatic animal kept within an aquarium. Only medium sized cats or dogs (which, at maturity, do not exceed 50 pounds in weight) are permitted. Pit Bulls, Chow Chows, Rottweilers, Doberman Pinschers and other aggressive breeds are expressly prohibited.
- B) Non-house pets (including farm animals) are prohibited under any circumstances. Strange and exotic pets are not permitted.
- C) After moving into the Park, a pet may not be acquired without written permission from the Park Management. Park Management must approve all pets before application to rent is accepted.
- D) If a pet is lost or dies, written permission to acquire a new pet must be obtained from Park Management.
- E) If any of the rules regarding pets is violated, and such violation is noted by Park Management or a valid complaint is made by another Resident, the Resident owner of the pet will receive an official notice in writing stating that the right to keep a pet within the Park is terminated.

The following rules must be strictly followed by all pet owners:

- 1) Each pet must be licensed and inoculated in accordance with local law. Evidence of licensing and inoculation shall be submitted to Park Management within seven (7) days of receipt of written request for such information.
- 2) All pets must be registered with office prior to bringing pet into park
- 3) Maximum of two (2) quiet well-mannered pets are allowed per site.
- 4) Pets must be on a leash when not inside the RV.
- 5) All pets are to be kept inside at night and are never to be left unattended.
- 6) Any pet running loose in the Park will be turned over to SPCA or other authority. Recurring violations of this rule will lead to the loss of the privilege to maintain a pet.
- 7) Pets will not be allowed in the clubhouse or any park building at any time.
- 8) Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to, barking, growling, biting or any other unusual noises or damage. Under no condition is a pet to invade the privacy of anyone's site, flower beds, shrubs, etc. Pet owners are responsible at all times for their pets, including injury, destruction, and annoyances to other Residents, and the Park and Park Management shall not be liable for any loss, damage or injury of any kind whatsoever caused by Resident's pet.
- 9) No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure. Small temporary pet pens may be used as long as they are stowed inside or under RV while not in use.
- 10) Visitors are not permitted to bring any pet into the Park.
- 11) Feeding of stray cats and other animals is prohibited.
- 12) The tying up of pets outside the RV and/or leaving them unattended outside is prohibited.
- 13) No tying up of pets to any park property at any time.
- 14) If Resident's pet is allowed to exercise in Resident's yard or elsewhere, all excrement must be picked up, wrapped in paper and placed in the trash immediately (bags are available throughout the park).
- 15) Park Management encourages pets to be spayed or neutered. However, in the event of offspring, Park Management must be immediately notified and written permission of Park Management must be obtained for the offspring to stay in the Park for a temporary period not to exceed eight (8) weeks.



River Run

RV Park

Electric Bill Explanation Monthly Tenants

Under California Law we are required to bill electric usage at the CPUC (California Public Utilities Commission) approved residential rate. In California Electric is billed on a tiered system.

The Baseline represents a daily number of kilowatt hours (kwh) of electricity at the lowest rate. The baseline assures residents that a minimum supply of electricity- rather than all of the electricity will be at the lowest rate. The baseline is determined by geographic region and by season. You will pay a higher rate for any electricity above the baseline amount since rising rate tiers help reduce energy consumption.

The baseline is currently 19.4 KWH/day during the summer months and 11.4 KWH/day for the winter months. The tiers listed below are only representative of the tiered rates and are subject to change when the CPUC changes the rates.

Rates are subject to change without notice based on the current residential rate. For current rates or if you have additional questions please ask.