



## Falcon's Landing RV Park

648 NE Frontage Rd  
Johnstown, CO 80534  
(970) 800-1569

[www.falconslandingrv.com](http://www.falconslandingrv.com)

[management@falconslandingrv.com](mailto:management@falconslandingrv.com)

Find us on  [facebook.com/falconslandingrvpark](https://facebook.com/falconslandingrvpark)

## Rules and Regulations

Guest Name(s): \_\_\_\_\_ Site: \_\_\_\_\_

### Arrivals & Departures:

- Check in time is 1:00 pm. Check out time is at 11:00 am.
- Our site fees are based on two guests. See current rates for additional person charge for everyone over the age of 12.
- Rates may vary are subject to change without notice.
- A \$125 deposit is required for all monthly reservations.
- Monthly RV lot rentals are metered and charged for electricity used at a rate of \$0.14/kwh and a \$45/month sewer/water/trash/maintenance fee.
- Rent is due on or before the 1st of each month. There is a \$25 discount for payments received BEFORE the first. There is a 5% late fee for payments not received in full by the 7th.
- No refunds for early departure.
- Any property or personal items remaining on the Premises upon expiration or other termination shall be presumed abandoned by Guest. Owner/employees/agents may remove, store, dispose, keep, sell or otherwise take any action with respect to such items without liability or obligation to Guest.

### Parking & Vehicles:

- Must have your own tow-vehicle for your rig. In case of maintenance emergencies, all owners must be available to move rig within 2 hours.
- Each site may have one (1) vehicle plus your RV. All vehicles must fit within the site and not protrude into the flow of traffic. Overflow parking for up to one (1) additional vehicle (no trailers) may be available for additional fees.
- Semi-trucks, trailers, ATVs and boats are not allowed in the park without prior approval from the office.
- All vehicles (including RV) must be in operational condition and have current registration, license plates and insurance.
- Minor RV repairs may be performed by a mobile RV service. No other type of mechanical repair, whether to vehicle or RV, is allowed.
- Wash permit is required for washing RVs. No vehicle washing is permitted on site.
- Parking is allowed in designated parking areas only. Parking in vacant RV sites will result in being charged the daily rate and/or vehicle being towed.
- No parking in or driving through vacant sites or open space/park areas. No blocking entrance while doing laundry.
- Monthly guests will be issued vehicle parking stickers which are to be placed in the lower right-hand corner of the front windshield.
- *Speed limit in the RV Park is 5 mph.* Please watch for children playing in the area.

### Rig & Site Appearance:

- RVs must be 15 years old or newer. We reserve the right to refuse service to any rig based on its appearance and/or condition regardless of age. Rigs older than 15 years will be considered based on park owner approval, site availability and additional \$50/month surcharge. Existing guests may be grandfathered in.
- Only vinyl skirting or air skirting is allowed. Foam, plywood, or other materials cannot be used.
- Pressure regulators are recommended for your water connection. Park accepts no responsibility if you elect not to use one.
- Sewer/gray water hoses should be kept in an accordion and must have a sewer connection (sewer collar/donut) attached to prevent sewer gasses from escaping. Tank is to be kept closed, unless dumping.
- **Do not flush** paper towels, diapers, baby wipes, "flushable wipes"; sanitary wipes, feminine products, condoms, needles, food, grease, etc.
- Small personal charcoal or gas grills and raised/covered fire pits are allowed.
- Outdoor items should be neat and orderly. Your site must be litter free.
- Only furniture and items intended for outside use are allowed. No appliances are allowed outside the RV.
- Only ONE outdoor storage container is allowed, unless they are under the rig and maintained in neat appearance. No sheds or outbuildings are allowed. Check with the office for acceptable storage containers.
- Only portable/metal RV decks and stairs, and foldable black metal pet fences are allowed. Check with the office for type and location approval. No pallets, steps, decks, structures, or permanent fences may be erected.
- Monthly guests are responsible for yard maintenance.
- No A/C window units are allowed.
- No swimming pools, trampolines, clothes lines or tents are allowed on your site.
- Holiday decorations must be removed within two (2) weeks of holiday.
- Please put all cigarette butts in proper containers and make sure they are completely out before dumping in dumpsters.
- Trash should be deposited in the receptacles in the park. There are three dumpsters, if one is full, take trash to another. Do not overfill or put trash on the ground.
- The following items are NOT allowed in dumpsters: any hazardous materials (grease, oil, paint, antifreeze), furniture (mattresses, sofas), electronics (TVs, computers, monitors), boxes (must be broken down), animal carcasses. **DO NOT PUT THESE ITEMS ON THE GROUND AROUND DUMPSTERS**, you must dispose of these items outside of the park! Dumpsters are for household trash only; NO large items, appliances, tires or hazardous waste is allowed in or around the dumpsters.

### Pet/Animal Rules:

- All pets/animals are to be on a leash, no more than 6' in length, at all times while outside the rig. Animals are not to be left unattended outside the RV; they may not be tied up, caged, or fenced outside the home without supervision at all times. This includes cats!
- Please clean up after your pet immediately and dispose of waste properly.
- Constant or frequent barking will result in you being asked to leave.
- Please do not bring pets into buildings.
- There is a 2-pet limit and dogs are each charged at \$10/month per pet.
- Foldable black metal pet enclosures are allowed but must be pre-approved by the office for location.
- Pet or Assistance Animal Agreements must be completed and on file with park management, as appropriate.

Guest Initials \_\_\_\_\_

Continued on next page

## Rules and Regulations (cont.)

### Pond Rules:

- Fishing only, catch and release!
- No swimming allowed.
- Children are to be supervised at all times.
- Stay off ice in winter.

### General Rules:

- Quiet hours are from 10:00 pm - 8:00 am.
- Children must be supervised at all times and are not allowed to play around other guests' vehicles or campsites.
- You may not assign or sublet your site.
- All monthly rentals are for ONE month only.
- Management may have you move to an alternate site for maintenance or improvements as necessary.
- Security deposits are collected against default and damage to the site. Final electric bill will be deducted from the deposit. Remaining deposit will be mailed within 30 days of departure.
- If a reservation is canceled within two weeks of arrival, the security deposit will become non-refundable. If your reservation is canceled by the park, the deposit will be fully refunded.
- Monthly payments are accepted by cash, personal or cashier's check, ACH withdrawal, money order or Venmo transfer to @Falcons-landing. There is a \$50 fee charged for returned checks. A cashier's check, money order or cash will be required to recover the amount of the returned check, \$50 fee and late fees applied to the account. If a check is returned, personal checks will no longer be accepted for future payments.
- Each monthly rental will be issued a park mailbox, located in the laundry room and key will be issued at move-in. Should you have mail delivered to the park, it will be placed in your box, larger packages will be held in the office. Mail and packages must be picked up promptly. Keys must be returned before vacating the park. There is a \$20 charge for keys lost or not returned upon move out.
- Discharging or displaying firearms, paintball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
- Drones are prohibited.
- No smoking in bathrooms, laundry room, or office.
- For the good of the environment, we are on a year-round water conservation program, do not waste water at any time. You may water decorative plants but do not water lawns.
- Leaving water dripping or running during cold temperatures is strictly prohibited. RVs are different from sticks-and-bricks buildings. Running water in an RV does not prevent pipe freezing. It only wastes water.
- Guests and visitors will be held liable for any damage to buildings, grounds, lots or water/electric meters if damage is due to their/their visitor's/children's negligence. Obnoxious or offensive activity, excessive noise, abusive language, interference with other guests, disturbing the peace and willful or careless destruction of property in any manner will be cause for termination of agreement.
- Falcon's Landing RV Park, owners, agents, and management are not responsible for injury, loss or claims for any damages to guests, children, pets or property from fire, electric, water, wind, weather, theft, accidents or any other cause.
- If law enforcement authorities are called to your site for any reason, you may be required to vacate the park immediately.
- Falcons Landing RV Park reserves the right to change the rules and rates without notice.

### **Affirmation:**

**I have received, read and fully understand the Rules and Regulations as outlined in this document. I will abide by these Rules and Regulations. I understand that failure to follow Rules and Regulations, by myself or anyone staying at or visiting my site, may result in immediate termination of my Site Service Agreement.**

---

Guest Signature(s)

---

Date



## Falcon's Landing RV Park

648 NE Frontage Rd  
Johnstown, CO 80534  
(970) 800-1569

www.falconslandingrv.com  
management@falconslandingrv.com

Find us on  facebook.com/falconslandingrvpark

### Site Service Agreement

#### Primary Guest Information:

Name:			Date of Birth:		
Permanent Address:			Phone:		
City:	State:	Zip:	Email:		

#### Secondary Guest Information:

Name:			Date of Birth:		
Permanent Address:			Phone:		
City:	State:	Zip:	Email:		

#### RV and Vehicle Information:

RV Make & Model:	RV License	State	Size	Year
Vehicle 1 Make & Model	Vehicle 1 License	State	Color	Year
Vehicle 2 Make & Model	Vehicle 2 License	State	Color	Year

#### Employment Information:

Company Name:			Position:		
Phone	Years employed:	Monthly Income:	Supervisor's Name:		

#### Emergency Contact:

Name:		Relationship:			
Address:		Phone:	Alt. Phone:		

Number of adults: \_\_\_\_\_ Number of children: \_\_\_\_\_ Number of pets: \_\_\_\_\_

Have any guests been convicted or adjudicated of a crime and or have active warrants?  Yes  No

If yes, please explain: \_\_\_\_\_

#### Affirmation:

- All information provided is true and current. False representation may result in immediate termination of Site Service Agreement.
- Guests shall indemnify and hold harmless the Falcon's Landing RV Park, it's owners, agents and employees from and against any and all damages or injuries caused by fire, water, wind, civil strife, or acts of God, owner and/or guests, minor children, invitees, or pet/animals' actions, or any other activity related to guests' use or occupation of the RV site.
- I fully understand and accept the Rules and Regulations detailed in the Falcon's Landing RV Park Rules and Regulations handout.
- I agree to vacate the premises at the request of management if I violate the rules and regulations, without refund of any prepaid fees.

\_\_\_\_\_  
Guest Signature(s)

\_\_\_\_\_  
Date