



Park Rules and Regulations

13468 Highway 8 Business, Lakeside, California 92040

Office Hours: Monday – Friday, 9:00 AM – 5:00 PM
Saturday, 9:00 AM – 3:00 PM | Sunday, 9:00 AM – 12:00 PM

Office Phone: (619) 443-2025
After-Hours Emergency: (619) 252-0715

Table of Contents

1. Definitions	6
2. Rental Agreement and Registration	6
Check-In and Check-Out	7
Mail and Packages	7
Emergency Contact and Firefly Portal	7
3. Rent and Deposits	7
Payment Methods	7
Monthly Rent	7
Late Fees and Non-Payment	7
Deposits	8
4. Recreational Vehicles	8
Age and Condition Requirements	8
RV Size and Lot Compatibility	8
Prohibited RV Modifications	8
Preexisting Nonconforming RVs	9
Insurance and Registration	9
Selling or Replacing Your RV	9
If You Are Replacing Your RV	9
5. Your Lot	9
Lot Boundaries	9
Usable Lot Area and Open Space Requirement	9
General Upkeep	9
Furniture and Outdoor Items	10
Stairs and Ramps	10
Storage	10
Plants and Landscaping	10
Signs and Advertising	11
Utilities	11
Water Conservation	11
Exterior Lighting	11
Sewer Rules	11
Malfunctions and Damages	11

Security Cameras	11
Management Right of Entry	12
6. Vehicles and Parking	12
General Vehicle Rules	12
Permitted Vehicle Type	12
Commercial Vehicle Approval Criteria	12
Second Vehicle Parking	13
Electric Vehicles	13
Motorcycles	13
Speed Limit	13
Invitees	13
Parking	13
7. Pets	14
Permitted Pets	14
Pet Registration	14
Restricted Breeds	14
Pet Rules and Responsibility	14
Portable Pet Fencing	14
8. Facility Age Restrictions	15
Parental Responsibility	15
9. Laundry Facilities	15
Hours and Parking	15
Unattended Laundry	15
Laundry Facility Health and Safety	15
Cleanliness and Care	15
10. Pool and Spa	16
Hours	16
Capacity Limits	16
Age Requirements and Child Supervision	16
No Lifeguard on Duty	16
Prohibited Items and Conduct	16
Gate and Enclosure	17
Hygiene	17

Emergency	17
Liability	17
11. Recreation Area and Fitness Room	17
General Rules	17
Game Equipment	18
Fitness Room	18
Liability	18
12. Tent Lot	18
13. Holiday Decorations	18
14. Rules of Conduct and Safety	19
Quiet Hours and Noise	19
Prohibited Conduct	19
Occupant and Tenant Responsibility for Invitees	19
Substantial Annoyance	19
Zero Tolerance: Illegal Drugs	20
Prohibited Items and Activities	20
Barbecues and Open Flame	20
Propane Safety	20
Generators	21
15. Smoking Policy	21
Cannabis	21
Violations	21
16. Garbage and Recycling	21
17. Contractors	22
Approval and Licensing	22
Vendor Validation Form	22
Conduct on Site	22
18. Firearms and Weapons Policy	22
19. Emergency Procedures	23
Life-Threatening Emergencies	23
Park Emergencies and After-Hours Urgent Assistance	23
Evacuation	23
20. Park Management	23

Accessibility	23
Office Hours and Contact	23
21. Neighbor Disputes and Questions	24
22. General Provisions	24
23. Insurance and Indemnification	24
24. Estoppel Certificates	25
25. Enforcement and Compliance	25
Compliance Required	25
Legal Notices	25
Amendments	25

1. Definitions

The following terms apply throughout these Rules and Regulations.

RV: a motor home, travel trailer, truck camper, or camping trailer as defined in California Health & Safety Code §18010 and referenced in Civil Code §799.29.

Park: Rancho Los Coches RV Park, located at 13468 Highway 8 Business, Lakeside, California 92040. The Park is an all-age facility.

Lot: the property allotment (RV site) rented to an Occupant or Tenant by the Park Owner.

Owner: Rancho Los Coches Partners, LP, a California limited partnership, which owns and operates the Park, together with any employee, agent, or representative that the Park authorizes to act on its behalf in matters relating to the Park or to a tenancy in the Park.

Occupant: The owner or operator of a recreational vehicle who has occupied a Lot in the Park for 30 days or less (Civil Code §799.28). Every Occupant must be registered with the Park office as provided in Section 2.

Tenant: The owner or operator of a recreational vehicle who has occupied a Lot in the Park for more than 30 consecutive days (Civil Code §799.32). A Tenant who has occupied a Lot for nine months or more is also a "resident" under Civil Code §799.31 and holds the additional rights that classification provides. Park Rules and Regulations refer to both simply as Tenants.

Invitee: Any person, other than an Occupant or Tenant, who enters the Park at the invitation of an Occupant or Tenant. Invitees include overnight guests, daytime visitors, and family members, including any "guest" as defined in Civil Code §799.25. Occupants and Tenants are responsible for the conduct of their Invitees, including ensuring their compliance with Park Rules and Regulations.

2. Rental Agreement and Registration

Before moving in, all Occupants or Tenants must have a signed rental agreement and registration on file with the Park office. Everyone living in your RV, including children, must be listed on the agreement.

- At least one Occupant or Tenant must be the registered owner of the RV and must occupy it on a full-time basis.
- All Occupants or Tenants are expected to comply with the terms and conditions of their rental agreement. Additional adults (18 or older) must complete a background and credit check before occupying the Lot. Any adult Occupant or Invitee staying more than two weeks is subject to a background and credit check; notify the office before they arrive.

Each rental includes up to four (4) persons. Additional persons are welcome with an added fee per person (adults and children over age 3) to a maximum of six (6) based on length of stay:

- Daily stays: \$10.00 per additional person, per day.
- Weekly stays: \$30.00 per additional person, per week.
- Monthly stays: \$50.00 per additional person, per month.

Additional Occupants are people living at your Lot. This is different from visiting Invitees who may stay up to two weeks and are subject to possible daily registration fees depending on the number of Occupants and vehicles per Lot. All additional Occupants staying more than two weeks must be listed on the rental agreement and registered with Park Management before occupying the Lot.

Check-In and Check-Out

- Check-in time is after 1:00 PM. A bathroom key card deposit of \$5.00 per card (cash only) is required at check-in and returned when the key card is returned to the office. A replacement key card costs \$5.00.
- Check-out time is by 12:00 PM for RV and Tent Lots.
- Late check-out is available if the Lot is not reserved. A \$25.00 late check-out fee applies. Contact Management before your scheduled departure time to arrange late check-out.

Mail and Packages

All Occupants and Tenants must maintain an off-site mailing address, mail service, or post office box. The Park does not provide mail or package receiving services and is not responsible for any mail or packages delivered to or intended for Occupants and Tenants. A package drop-off area is available outside the office doors as a convenience; the Park is not responsible for any lost or damaged packages left there.

Emergency Contact and Firefly Portal

Please keep your emergency contact information, personal information, and reservation current on the Firefly portal at all times.

- You will receive Firefly portal access at move-in. Keep all information current, including your emergency contact, vehicle information, and pet records. Contact the office if you need help.

3. Rent and Deposits

Payment Methods

A valid credit card or ACH (bank account) payment method must be on file at all times and is used for rent, deposits, and all required charges. Please update it promptly if your card or account changes. If you are served with an eviction notice (such as a Three-Day Notice to Pay Rent or Quit, meaning vacate the premises), your automatic payment will be paused immediately, and the Park will not accept rent during that period. We will notify you in writing when your automatic payment is paused and when it is reinstated.

Monthly Rent

- Monthly rent is due on the first day of each month.
- New Occupants and Tenants moving in during the month will be charged a prorated amount for the remainder of the initial month.
- Rent is not prorated for early departures or partial months. A full month's rent is due regardless of your move-out date.

Late Fees and Non-Payment

If rent is not received by the close of business on the fifth (5th) day of the month, a late fee of \$25.00 will be assessed. An additional fee of \$5.00 per day will be charged for any rent remaining unpaid. The Occupant or Tenant may also be served with a Three-Day Notice to Pay Rent or Quit (vacate the premises). Failure to pay all amounts due, including accrued late fees, within the time specified in the notice may result in eviction proceedings and termination of tenancy, as permitted by applicable law.

If a payment is returned for insufficient funds, a fee of \$25.00 will be charged for the first occurrence. Any subsequent returned payments will incur a \$35.00 fee. These fees are due immediately upon notification. Repeated returned payments may, at Management's discretion, result in a requirement that all future

payments be made exclusively by cash, money order, or certified funds.

Deposits

- A deposit of \$500.00 is required for all monthly stays and must be paid at or before move-in.
- Deposits will be credited against electric usage, damage costs, or cleanup costs, if applicable, as provided in your rental agreement.
- A written one-month notice is required prior to move-out.
- Cancellation fees for less than one month's notice are as follows: reservations of 29 days or fewer will incur a \$25 cancellation fee; reservations of 30 days or more will incur a \$100 cancellation fee.
- Your deposit will be refunded to your credit card or ACH within 21 days of check-out, minus any amounts owed. If any deductions are made, you will receive an itemized statement explaining the charges. Deposits may not be applied toward your final month's rent.

4. Recreational Vehicles

Age and Condition Requirements

- All RVs, including towable vehicles, must be 10 years old or newer.
- All RVs must be self-contained with a functional bathroom.
- RVs must be kept in good condition, with no broken windows or doors, torn screens or awnings, peeling or unsightly paint, rust, or other physical damage to the roof or siding.
- No RV may leak fluids of any kind.
- All RVs must be fully operable and road-ready. Non-operational RVs may not remain on a Lot.

RV Size and Lot Compatibility

- Confirm with Management that your RV is compatible with your assigned Lot before arriving. A minimum clearance of three (3) feet must be maintained between your RV and any item on an adjacent Lot.
- RVs must not extend into the road.
- Slide-outs, awnings, and other extensions must not encroach on the road, walkways, or neighboring Lot boundaries.

Prohibited RV Modifications

The following rules govern additions and changes to your RV:

- Windows must be weatherproof. Only mesh sun screening is permitted on windows. No tin foil, opaque coverings, or reflective materials may be used on windows.
- No skirting of any material around the base of the RV.
- No fully enclosed porches or structures attached to or surrounding the RV.
- No tarps over or around the RV, including roof tarps.
- No window-mounted or externally mounted air conditioners or swamp coolers.
- No addition, alteration, or structural modification to the exterior of the RV that was not part of the original manufacturer's design.

- No permanent or semi-permanent awning enclosures. Factory-installed or dealer-installed retractable awnings are permitted.
- Satellite dishes and external antennas: permitted on RV only; notify Management before installing.
- Solar panels: permitted on the RV roof only, within the roofline; notify Management before installing.

If you are uncertain whether a planned addition or change to your RV constitutes a prohibited modification, contact Management before proceeding. Management's determination is final.

Preexisting Nonconforming RVs

Tenants whose RVs were older than 10 years as of November 3, 2026, and who were in good standing on that date may have been granted Preexisting Nonconforming Use status, allowing them to remain at the Park until November 3, 2028. This status is a revocable accommodation (not a right), is personal to the qualifying Tenant, expires November 3, 2028, and cannot be transferred to another person or RV.

Insurance and Registration

- Please maintain current insurance and registration and provide proof and annual updates to the office.
- Rancho Los Coches Partners, LP must be listed as an 'Additional Interest' on your RV insurance policy.
- All persons occupying the RV must be registered with Park Management.

Selling or Replacing Your RV

- Tenants must notify Park Management in writing at least thirty (30) days before the intended sale of an RV located within the Park.
- Lots are the property of the Park and are not transferable. Upon sale or transfer of ownership of the RV to any third party, the RV must be removed from the Park within 15 days of transfer. This requirement applies in all transfer situations, including transfer to an heir upon the Tenant's death.

If You Are Replacing Your RV

Always contact the office before purchasing a new or larger RV. Confirm Lot compatibility first.

- Do not sell or commit to removing your current RV until you have confirmed the new RV can be accommodated at the Park.

5. Your Lot

Lot Boundaries

Your Lot is the area bounded by the electrical pedestals and the physical boundaries identified by Park Management. Please set up your Lot so that it does not extend into the road. All roads are to remain clear for safety purposes. If you are unsure about your Lot boundaries, contact the office and Management will identify them for you.

Usable Lot Area and Open Space Requirement

Only one RV is permitted per Lot. Per California Code of Regulations (CCR), Title 25, §2110, at least twenty-five percent (25%) of your Lot must remain clear for safety and emergency access.

General Upkeep

- Maintain a clean, neat appearance for your Lot and RV.

- Keep your Lot free of litter, weeds, debris, and standing water/moisture to prevent mold.
- You are responsible for managing moisture, accumulated water, and mold at your RV and Lot.
- No glass containers or glassware outside your RV or Lot boundaries.
- Hanging laundry to dry outside of your RV is not permitted.

Furniture and Outdoor Items

- No outdoor appliances, artificial turf, fences, decks, pavers, or semi-permanent structures are permitted.
- Overnight tents, cabanas, and gazebos are not permitted. Daytime pop-up shade canopies are permitted but must be taken down each evening.
- Only outdoor-rated patio furniture is permitted, and it must not be broken, torn, rusted, or excessively weathered. One convenience rug (maximum 8'x10') is allowed directly outside the RV.
- Limit of one (1) bicycle per registered Occupant or Tenant of the Lot.
- Yard decor is limited to four (4) pieces per Lot, including any decor attached to your RV, and requires prior approval from Management.
- Solar panels, satellite dishes, and antennas are permitted on RVs subject to Section 4. Contact the office prior to installation.
- Furniture and decor items are not permitted directly in front of the RV. If an emergency arises (like a wildfire or flash flood), you must be able to disconnect utilities and move your RV out of the Park quickly without tripping over outdoor clutter, as stated in Title 25 of the California Code of Regulations.

Stairs and Ramps

- Stairways must be freestanding and may not attach to the RV.
- Stairways with three or more risers must have handrails on both sides.
- Maintain stairways in a safe, stable condition.
- Park Management may require removal or replacement of any stairway or steps deemed unsafe, unapproved, or noncompliant with Park rules.

Storage

Lot storage is prohibited, including sheds, unregistered vehicles, trailers, boats, canoes, kayaks, personal watercraft, and other recreational vehicles or equipment; bulk or junk items; broken items needing repair; and temporary moving storage containers or pods. No other storage containers are allowed under, behind, or outside the RV.

One exception applies:

- One (1) 48-gallon (or smaller) lidded tote. Keep the tote in good condition with a secure lid. Do not store food or flammable or combustible items in the tote.

Plants and Landscaping

- All plants must remain in portable pots or containers. A maximum of three (3) medium-sized potted plants is permitted per Lot.
- No pot or container may exceed fourteen (14) inches in diameter.
- Do not plant plants, shrubs, or trees in the ground. Raised beds and any permanent or semi-permanent landscaping are prohibited.

Signs and Advertising

- Signs are generally not permitted on your Lot or RV exterior. Limited exceptions apply.
- Any permitted sign must be no larger than 6 square feet (for example, 2 x 3 ft) and made of standard materials. Signs with lights, roofing materials, or flora are not allowed.
- Campaign signs (for public office or ballot measures) may be displayed on your RV or Lot within the 6-square-foot limit, no more than 90 days before and no more than 15 days after an election.
- No public advertising, events, or commercial activity is permitted on your Lot. Exception: a licensed business may operate quietly inside your RV with no client visits, no on-site employees, and only normal delivery volume. Vacation rentals (VRBO, Airbnb, etc.) are not permitted. Keep your business license current and available to Management on request.

Utilities

- Utility pedestals remain the Park's property. Maintain a clearance of three (3) feet around the pedestal at all times.
- Connect only through the existing outlets and water pipes on your Lot. Do not connect any device directly to electric, natural gas, or water lines.
- Do not repair or tamper with electrical pedestals. If the pedestal at your Lot has an issue, notify the office immediately. Do not attempt repairs on Park property yourself.

Water Conservation

- Water waste is prohibited (San Diego Municipal Code §67.3803). Do not use more water than you absolutely need. Never leave running water unattended and do not let water run into the street or onto neighboring Lots.

Exterior Lighting

- Exterior light bulbs on an RV may not exceed sixty (60) watts (or LED equivalent of 6-8 watts) and must be aimed only at portions of the Occupant's or Tenant's own Lot.

Sewer Rules

- Never flush non-biodegradable items into the sewer system, including facial tissue, wipes, diapers, tampons, or grease. Costs to clear blockages caused by prohibited items are your responsibility.
- Report any sewer odor, backup, spill, or connection problem to the office immediately. Do not attempt to repair any sewer connection yourself.
- Any spill or discharge of black tank waste must be reported to Management immediately. A full guide to sewer connection and black tank management is included in your Welcome Packet.

Malfunctions and Damages

Please report any Park malfunction, including issues with electrical service, lighting, water, sewer, laundry machines, pool, or spa equipment, to the office promptly so corrective action can be taken. Do not attempt to repair any Park infrastructure yourself. Any damage to a Lot or Park property caused by an Occupant, Tenant, or their Invitee will be charged to the Occupant or Tenant accordingly.

Security Cameras

- Individual security cameras are not permitted on any Lot, with one exception: a single doorbell-style camera (such as a Ring doorbell) is permitted.

Management Right of Entry

Management may enter your Lot at a reasonable time for utility maintenance, safety, or adherence to Park rules. In the case of an emergency (including fire, flood, gas leak, or medical emergency), authorized staff may enter your RV. In the case of abandonment, Management may enter your RV following the required legal process.

6. Vehicles and Parking

General Vehicle Rules

- All vehicles must be registered in the office and have a parking pass clearly displayed on the passenger side of the windshield upon entering the Park.
- A maximum of two (2) vehicles (car, truck, motorcycle, etc.) is permitted per Lot.
- One vehicle is included with your monthly rent. Parking a second vehicle at your Lot is allowed with a \$30 monthly fee. Off-site parking spots are available at a monthly fee of \$75 for each additional vehicle.
- All vehicles must be registered to, or leased by, an Occupant or Tenant listed on the Rental Agreement.
- All vehicles in the Park must be in operational order with current registration and insurance.
- No vehicle may be 'stored' on the RV Lot. Storage includes: parking an inoperative vehicle for more than two (2) weeks; or parking more than one vehicle for the purpose of selling vehicles as a commercial activity.
- No vehicle repairs, oil changes, or mechanical work in the Park.
- No self-washing of vehicles or RVs. Approved outside vendors with their own water may wash RVs.

Permitted Vehicle Type

Only automobiles, pickup trucks rated 3/4 ton or less, motorcycles, and campers attached to a pickup truck are permitted on your Lot. The following are not permitted: ATVs, quads, dune buggies, boats, commercial vehicles, tow trucks, buses, trailers, or vehicles carrying tools, equipment, or ladders visible from the street. Occupants or Tenants whose primary vehicle is a commercial or work vehicle must obtain approval from Park Management for designated parking allocation.

Commercial Vehicle Approval Criteria

Approval may be granted only if all of the following are met:

- The vehicle may not exceed 22 feet in length, 8 feet in height, or 14,000 lbs GVWR, and must have a single rear axle.
- The vehicle must be the Occupant's or Tenant's sole or primary means of transportation and registered or leased in their name. This excludes fleet vehicles rotated among coworkers and employer pool vehicles parked overnight as a convenience.
- No more than one approved commercial vehicle per Lot, counted toward the Lot's vehicle limit.
- Operable, currently registered and insured, clean, and in good repair. Business signage or wraps are acceptable, but no illuminated signage, roof-mounted racks loaded with materials, or attached equipment such as compressors or welders.

Second Vehicle Parking

- If the second vehicle does not fit on the Lot it must be parked in a reserved parking spot. Reserved parking is limited, subject to availability, and requires prior approval from Park Management.

Electric Vehicles

- Electric vehicles may be charged using the 30-amp or 50-amp pedestal connection. Only one connection may be used at a time.
- EV charging draws from the Occupant's or Tenant's standard electrical allocation and is not separately metered. The Park is not responsible for damage to a Tenant's vehicle or charging equipment resulting from power fluctuations, outages, or surges.

Motorcycles

Motorcycles must be operated quietly and within the Park speed limit. Unnecessary idling, revving, or cruising through the Park is not permitted.

Speed Limit

The speed limit throughout the Park is 9 mph. All Occupants, Tenants, and Invitees must observe this limit. Repeated or excessive speeding may result in warnings or other action as provided by Park policies.

Invitees

- All Invitees and their vehicles must be registered in the office before entering the Park. The daily registration fee for Invitees (over the age of 3) is \$5.00 per person and includes use of amenities. The parking pass for Invitees is \$5.00 and is valid for 24 hours.
- Invitees arriving after office hours who are unable to register or obtain a parking pass should contact the after-hours number listed in Section 20 (Park Management). Occupants and Tenants expecting Invitees after hours are encouraged to notify the office in advance.
- Any adult Invitee residing at the Park for more than two weeks is subject to a background and credit check. Additional fees may apply. See Section 2.

Parking

- Park in the available space on your Lot.
- Do not leave vehicles unattended in the road. Vehicles causing blockage may be removed at the registered owner's expense in accordance with Vehicle Code §22658.
- Parking in front of the office is designated for business purposes only.
- Do not park in empty Lots or in another Occupant's or Tenant's Lot.
- Additional parking is available at the front of the Park, subject to availability.
- All vehicles belonging to Occupants, Tenants, and Invitees must display the RLC parking sticker or pass at all times.

7. Pets

Permitted Pets

You may keep up to two pets per Lot (any combination of cats and dogs). Fish in aquariums and caged indoor birds are welcome and do not count toward the limit. All pets must be house pets that live primarily inside your RV. Birds must be kept inside and must be a type commonly kept as pets, such as parakeets, canaries, finches, or parrots.

Pet Registration

- All pets must be registered with the Park. Occupants and Tenants must sign a Pet Agreement and Release. A photograph of each pet will be taken by Park staff.
- Management reserves the right to deny a pet if there are an excessive number of pets in the Park, or if the proposed pet appears to pose a threat to the health, safety, or general welfare of the Park or its Tenants.
- If an Occupant or Tenant loses a pet or a pet passes away, any new pet must be registered with the office before being brought to the Park.
- All pets must have current registration, license, and immunizations on file with the office. Failure to provide records may be grounds for termination of tenancy.

Restricted Breeds

No aggressive breed pets are allowed. The following breeds are restricted: Rottweiler, Pit Bull Terrier, Staffordshire Terrier, or breeds commonly referred to as Pit Bull. Aggressive behavior, including but not limited to lunging, growling, biting, and/or excessive barking, will not be tolerated regardless of breed.

Pet Rules and Responsibility

- A large pet walking area is available across the creek from the Park.
- Pets must remain on a leash no longer than six (6) feet and under the owner's full control at all times.
- Pets may not be left outside unattended on your Lot.
- Do not allow your pet to wander onto another Lot.
- No exterior pet housing is permitted, including any type of confining barricade or structure.
- Occupants and Tenants are responsible for pet waste, which must be picked up immediately. For your convenience, several pet waste stations are located throughout the Park.
- No pets are allowed in the bathrooms or laundry room. Washing of pets in these facilities is prohibited.
- If your pet bites another person, you must notify Management immediately and provide a copy of current shot records to the victim. The pet may be required to be removed from the Park.
- If your pet is barking excessively or creating a nuisance, you may receive a written warning to remedy the issue.

Portable Pet Fencing

Portable pet fences or exercise pens are permitted within the following specifications:

- Maximum size: 8 feet by 8 feet.
- Maximum height: 42 inches.
- The fence must be placed entirely within the assigned Lot and may not block utilities, sidewalks, RV entrances, or access roads.

- Permanent fencing is prohibited.

8. Facility Age Restrictions

- Spa (hot tub): Restricted to persons 14 years of age and older. No exceptions.
- Fitness Room: Children under 18 must be accompanied by a supervising adult.
- Pool: Children of any age are welcome with adult supervision.

Parental Responsibility

Parents and guardians are fully responsible for the actions, conduct, and safety of their children throughout the Park, including in all common areas, facilities, and amenities. Tenants are financially responsible for any damage caused by their children. Repeated violations of these rules may result in written warnings or other action as provided by Park policies.

9. Laundry Facilities

The laundry facility is available to registered Occupants and Tenants, and to their Invitees when accompanied by an Occupant or Tenant.

Hours and Parking

- The laundry facility is open daily from 7:00 AM to 9:00 PM.
- Do not begin a wash cycle after 8:00 PM. Cycles started after 8:00 PM will not be complete before closing time, and the facility must be vacated by 9:00 PM.
- The provided parking space on the left side of the laundry facility is designated for unloading and loading laundry. Additional parking is available adjacent to the pool.
- Use the limited parking in a timely manner, and do not block the roadway in front of the laundry facility.

Unattended Laundry

Please remove your laundry promptly when the machine has completed its cycle. The Park is not liable for loss, theft, or damage to personal items left in the laundry facility.

Laundry Facility Health and Safety

- Pet bedding, blankets, and toys are not permitted and may not be washed or dried in the laundry machines.
- Biohazards are prohibited. Items heavily soiled by pet or human waste may not be washed or dried in the laundry facility.
- Flammable materials are prohibited. Never wash or dry items contaminated with gasoline, oil, paint thinner, or other flammable solvents.
- Pets are not permitted in the laundry facility at any time.

Cleanliness and Care

- Do not overload machines.
- Occupants and Tenants are responsible for cleaning up after themselves. Wipe down any accidental detergent spills, remove lint from dryer filters after each use, and leave machines and the facility clean for the next user.

- Report any machine malfunctions or facility issues to the Park office promptly. Do not attempt to repair any machine yourself.
- Misuse of equipment or failure to follow these rules may result in a loss of laundry facility privileges and liability for any machine damages.

10. Pool and Spa

The pool and spa are open to all registered Occupants, Tenants, and Invitees. All users must be registered at the Park office before entering. Use of the pool and spa is at your own risk.

Hours

The pool and spa are open daily from 7:00 AM to 9:00 PM. No use is permitted outside of these hours. The Park reserves the right to close the pool or spa at any time for maintenance, safety, or other reasons.

Capacity Limits

- Pool maximum capacity: 30 persons.
- Spa maximum capacity: 6 persons.
- When capacity is reached, additional persons must wait until others have exited before entering.

Age Requirements and Child Supervision

- Children under 14 must be accompanied and directly supervised by a responsible adult (18 or older) while in or around the pool and spa.
- The spa is restricted to persons 14 years of age and older. No exceptions.
- Children who are not fully potty-trained must wear a swim diaper to enter the pool. Regular diapers are strictly prohibited as they clog and damage the pool filtration system.
- Parents and guardians are fully responsible for the safety of their children in and around the pool and spa. Please monitor children at all times.

No Lifeguard on Duty

There is no lifeguard on duty at the pool or spa. Occupants and Tenants with limited swimming ability or health conditions that may be affected by water immersion or heated spa temperatures should consult a physician before using these facilities.

Prohibited Items and Conduct

- No food or beverages are permitted in the pool or spa.
- No glass containers of any kind are permitted in the pool or spa enclosure.
- Beverages in non-glass, sealed containers are permitted on the pool or spa deck.
- Only proper swimwear is permitted in the pool and spa (No street clothing in the water).
- No diving is permitted.
- Only individual-sized rings and floats are allowed. No oversized inflatables; please leave room for everyone to swim.
- Excessive noise, loud music, disruptive behavior, rough play, or running is not permitted in or around the pool and spa area. All users are expected to be courteous and considerate of others. Noise must be kept at a reasonable level so everyone in neighboring RV Lots is not disturbed.

- No animals or pets are permitted in the pool or spa area.
- Smoking and vaping of any kind are prohibited in the pool and spa area. See Section 15 (Smoking Policy) for complete rules.
- No alcohol is permitted in the pool or spa.

Gate and Enclosure

- Pool and spa gates must remain closed and latched. Do not prop gates open. This is required by California law for the safety of children and non-swimmers.

Hygiene

Showering before entering the pool or spa is strongly recommended and is a courtesy to fellow users. Persons with open wounds, skin conditions, or communicable illnesses should not use the pool or spa.

Emergency

In the event of a water emergency, call 911 immediately, then call Park staff at the after-hours emergency number listed in Section 19 (Emergency Procedures). Basic safety equipment is available at the pool area. All users are encouraged to familiarize themselves with its location before entering the water. Refer to posted emergency signs at the pool.

Liability

Use of the pool and spa is entirely at the user's own risk. The Park assumes no responsibility for accidents, injuries, illness, or loss of property occurring in or around the pool and spa area. Occupants and Tenants are responsible for the conduct and safety of their Invitees while using these facilities.

11. Recreation Area and Fitness Room

The Recreation Area and Fitness Room are available to all registered Occupants and Tenants. Both facilities are open daily from 7:00 AM to 9:00 PM. All users must vacate by 9:00 PM.

- Community Room: Reservations required in advance. Major holidays are reserved for Park functions. Additional cleaning requirements, deposits, and usage fees may apply.
- Covered Community Area: May be reserved for events with Management approval.

General Rules

- Please clean up after yourself and leave both facilities in the same condition you found them.
- No alcohol, smoking, or vaping in either facility. See Section 15 (Smoking Policy) for complete rules.
- No pets are permitted in either facility.
- No gambling is permitted.
- Children must be accompanied by a responsible adult (18 or older) in the Fitness Room.
- Excessive noise, aggressive behavior, or abusive language will not be tolerated and may result in loss of facility privileges.
- Report any damaged, broken, or missing equipment to the front office promptly. Do not attempt to repair equipment yourself.
- Park Management reserves the right to restrict or revoke access for any Occupant, Tenant, or Invitee who violates these rules.

Game Equipment

- Game equipment (pool balls, ping pong paddles, board games, and more) is stored in the recreation room and available to borrow during open hours.
- Return all borrowed equipment to its designated location when finished. Do not take equipment back to your Lot.
- Please share equipment courteously.

Fitness Room

- The Fitness Room door code is available at the Park office. Do not share it with unregistered persons or post it publicly.
- Wipe down equipment after each use and return all items (weights, mats, accessories) to their storage location.
- Proper athletic footwear is required. No bare feet, sandals, or open-toed shoes while using equipment.
- Water and non-glass sealed beverage containers are permitted. Food is not permitted.

Liability

Use of both facilities is at your own risk. Consult a physician before using fitness equipment if you have any health conditions, injuries, or physical limitations. The Park is not responsible for accidents, injuries, or loss of personal property in or around either facility.

12. Tent Lot

The Park provides a designated Tent Lot in addition to RV Lots. Occupants staying in the Tent Lot must comply with all general Park rules and regulations in addition to the following specific requirements.

- No pets are permitted in the Tent Lot.
- A maximum stay of one (1) week.
- Only one tent allowed per reservation.
- A clean and well-maintained tent is required.
- Any additional questions regarding the Tent Lot or availability should be directed to the front office.

13. Holiday Decorations

- Christmas decorations, lights, and blow-up decor may not be put up before Thanksgiving and must be removed no later than January 15. They may not be displayed year-round.
- Other seasonal and holiday decorations may not be put up more than two (2) weeks before the holiday and must be removed within one (1) week after the holiday.
- Only 'UL-approved' Christmas lights and decorations may be used at the RV Lot. 'UL-approved' means the product bears the UL mark on its label, tag, or cord. Products with only a 'CE' mark or no certification do not qualify.
- All exterior decorations, lights, and blow-up decor are subject to Park Management approval.

14. Rules of Conduct and Safety

The following rules protect the health, safety, and enjoyment of all Park users. Occupants, Tenants, and Invitees are responsible for ensuring all household members and users comply.

Quiet Hours and Noise

Quiet hours are from 10:00 PM to 8:00 AM. All noise must remain at a level that does not disturb neighboring Occupants or Tenants. No construction or contractor work is permitted during quiet hours without written Management authorization.

- Keep noise at a reasonable level. Loud noises that disturb neighbors, such as very loud music, yelling, excessively loud gatherings, or revving engines and loud motorcycle/vehicle noise, are not permitted.
- The Park's streets may not be used for games or sports.
- Profanity, rude or abusive language, or boisterous behavior in outdoor or common areas is prohibited.

Prohibited Conduct

The following conduct is strictly prohibited and may result in the termination of tenancy or eviction:

- Intoxication, quarreling, threatening, fighting, or other disruptive behavior.
- Trespassing on any area not open for general use.
- Threatening, harassing, intimidating, or stalking Park Management or staff.
- The use, display, or brandishing of any weapon. See Section 18 (Firearms and Weapons Policy) for complete rules.
- Any criminal activity, including drug possession, use, sale, or distribution. If law enforcement is called to the Park in connection with an Occupant, Tenant, or their Invitee, Management must also be notified immediately.
- Tampering with or using Park property, tools, or equipment without authorization.

Occupant and Tenant Responsibility for Invitees

Occupants and Tenants are responsible for the actions and conduct of all users, family members, and invitees. Occupants and Tenants are financially responsible for any damage caused by themselves or their invitees. No Invitee may occupy or use an RV, Lot, or Park facility without being accompanied by an Occupant or Tenant.

Substantial Annoyance

The following behaviors are grounds for formal action, including termination of tenancy:

- Safety: brandishing or discharging any weapon, explosive, or fireworks; threats or insults; unsafe driving; open fires.
- Property: failure to maintain your RV and Lot; accumulation of litter or debris; loud vehicle noise; frequent improper parking.
- Conduct: drunken or disorderly behavior; lewd conduct in outdoor or common areas; allowing an evicted person to reside in your RV; failure to control your pet.

WARNING: Any conduct deemed by Management to constitute a substantial annoyance may be grounds for termination of tenancy and eviction proceedings.

Zero Tolerance: Illegal Drugs

A single incident of drug possession, use, or sale by an Occupant, Tenant, household member, or Invitee (with or without the Occupant's or Tenant's knowledge) constitutes a substantial annoyance under Civil Code §799.70(c) and may result in termination of tenancy.

Prohibited Items and Activities

- No tarps, bike tents, skirting, screen rooms, or roof coverings of any kind are permitted on or around RVs. See Section 4 for prohibited RV modifications. The following appliances may not be placed outside the RV: refrigerators, freezers, washers, dryers, spas, fountains, or temporary pools.
- No flammable liquids (beyond those customarily used for normal household purposes) are permitted on the Lot.
- Driving stakes or rods into the ground is prohibited (may damage underground utilities).
- No bird seed feeders are allowed, as they attract wild animals.
- The discharge of firearms, BB guns, air guns, or any projectile weapon within the Park is prohibited. See Section 18 (Firearms and Weapons Policy) for complete rules governing firearms and weapons.
- No sleeping in cars or tow vehicles anywhere in the Park.
- No tents on RV Lots.
- No use of rodent poison is allowed in the Park. Rodent traps are permitted.
- Unmanned Aerial Vehicles (UAVs or drones) are not permitted due to privacy, health, and safety concerns.

Barbecues and Open Flame

- Gas, charcoal, and propane grills are permitted without prior approval.
- Management reserves the right to prohibit use of any barbecue or fire pit determined to be a fire hazard.
- No open fires are permitted.

Propane Safety

Please observe the following propane safety rules:

- Propane tanks must be properly secured to the RV or stored upright in a well-ventilated area outside the RV. Propane tanks may not be stored inside the RV, in enclosed compartments without ventilation, or in any location where heat may build up.
- No more than two additional propane cylinders may be stored at a Lot, in addition to propane tanks permanently installed or mounted as part of the RV's original propane system.
- Have propane connections and hoses inspected for leaks annually by a qualified technician.
- Propane tanks must be turned off at the tank valve when the RV is unoccupied for extended periods.
- If you smell propane or suspect a gas leak: do not operate any electrical switches or open flames; evacuate the RV immediately; shut off the propane tank valve if it is safe to do so; move away from the RV; call 911 and then contact Park Management using the after-hours emergency number listed in Section 20 (Park Management).
- Use propane appliances outdoors in ventilated areas only and never leave them unattended.

Generators

- Generators may not be run unless the entire Park has lost electrical power. This rule applies to all Occupants and Tenants regardless of the length of their stay, including daily, weekly, and monthly.
- Exception: Monthly Occupants and Tenants whose motor home manufacturer maintenance schedule requires periodic generator runs may run the generator once per month, for no more than 30 minutes, between the hours of 10:00 AM and 4:00 PM.

15. Smoking Policy

Rancho Los Coches RV Park is a smoke-free property except in designated locations. Smoking and vaping (including cigarettes, e-cigarettes, cigars, pipes, and all similar products) are strictly prohibited, except on your private Lot or within the designated smoking area. Smoking is allowed only when it does not interfere with another Occupant's or Tenant's reasonable enjoyment of their Lot or outdoor living space. Smoke must not repeatedly drift onto neighboring Lots or into neighboring RVs. Occupants and Tenants must be considerate and relocate or stop smoking if it disturbs neighboring Occupants and Tenants.

The designated smoking area for the Park is at the benches next to the gazebo and horseshoe pit. Please be considerate of others by fully extinguishing and disposing of all smoking materials in the provided receptacles.

Cannabis

Marijuana use and possession are prohibited on Park property. As a private park, we follow federal law, which does not permit marijuana use or possession regardless of state law.

Violations

Smoking outside the designated area is a violation of these Rules. Repeated violations may be treated as a substantial annoyance under Civil Code §799.70(c) and may result in termination of tenancy.

16. Garbage and Recycling

Please keep the Park clean by following these rules for trash and recycling disposal.

- The Park's garbage bins are for disposal of normal household trash only. Dumping of furniture, mattresses, appliances, construction debris, hazardous materials, landscaping waste, or any other bulk or commercial waste is strictly prohibited.
- All trash must be bagged, tied, and placed inside the designated dumpster. Trash bags and refuse may not be left outside the dumpster or stored on any Lot at any time.
- Outside garbage cans, containers, or bagged trash may not be stored on your Lot.
- Cardboard boxes must be broken down flat and placed inside the recycle bin.
- Recycling must be placed in the appropriate recycling bins. Please read bin labels to confirm which recycling codes are accepted.
- Unauthorized dumping in or around the garbage bins may result in additional fees or other action as provided by Park policies.

17. Contractors

Only properly licensed and insured contractors may perform work in the Park. Occupants and Tenants are responsible for ensuring any contractor they engage meets all Park requirements before work begins.

Approval and Licensing

- All contractors must receive prior written approval from Park Management before beginning any work.
- Occupants and Tenants may verify a contractor's California license at the CSLB website (<https://www.cslb.ca.gov>). Management does not refer or recommend contractors.

Vendor Validation Form

- All contractors must complete the Rancho Los Coches Vendor Validation Form (available at the office) before beginning work. The form specifies required insurance minimums, Workers' Compensation requirements, and subcontractor disclosure obligations. A contractor without an approved form on file may not enter the Park for work purposes.

Conduct on Site

- Contractor vehicles must park in designated areas only and may not block roads or neighboring Lots.
- No work is permitted during quiet hours (10:00 PM to 8:00 AM) without written Management authorization.
- Contractors must clean up all debris and waste from their work. Construction debris may not be placed in Park dumpsters.
- Park Management reserves the right to remove any contractor who violates Park rules, poses a safety risk, or is not properly approved.

18. Firearms and Weapons Policy

The Park respects the lawful rights of firearm owners. All Occupants, Tenants, and Invitees must comply with the following rules and all applicable California and federal law.

- Discharge of any firearm, BB gun, air gun, pellet gun, bow and arrow, crossbow, slingshot, or projectile weapon is strictly prohibited anywhere in the Park, on private Lots or otherwise, whether intentional or accidental. Violations may result in immediate termination of tenancy and referral to law enforcement (Civil Code §799.70(c)).
- No person may openly carry, display, or brandish any firearm or deadly weapon in any common area, road, or parking area. Brandishing is a violation of California Penal Code §417 and is grounds for immediate termination.
- Legally owned firearms must be stored unloaded in a locked container or secured with a trigger lock (Penal Code §25135; Health & Safety Code §131705). Firearms may not be left unsecured in vehicles. Occupants or Tenants with children must also comply with California's Child Access Prevention laws (Penal Code §25100).
- The following are prohibited regardless of legal status: switchblades or knives with blades exceeding four (4) inches in common areas; tasers or stun guns used threateningly; fireworks of any kind.
- Report any unsafe use, display, or discharge of a weapon to Management and, if there is an immediate threat, call 911. Management may notify law enforcement independently of any Occupant or Tenant request.

19. Emergency Procedures

The safety of our Occupants, Tenants, Invitees, and staff is the Park's highest priority. Please read this section carefully and make sure all members of your household and regular users are familiar with these procedures before an emergency occurs.

Life-Threatening Emergencies

In the event of any life-threatening emergency, including medical emergencies, fire, serious injury, or any situation posing an immediate risk to life or safety:

- Call 911 immediately. Do not contact Park staff before calling 911 in a life-threatening situation.
- After calling 911, call Park staff at (619) 252-0715 so Management can coordinate access, direct emergency responders, and assist where possible.
- Keep all roads clear so that emergency vehicles can move through the Park.
- Follow all instructions from emergency responders.

Park Emergencies and After-Hours Urgent Assistance

For Park-wide or property emergencies that do not pose an immediate threat to life (such as a burst pipe, flooding, sewer spill, electrical failure, or similar infrastructure issue):

- Call or text Park staff at (619) 252-0715. This line is monitored after hours for urgent situations.
- If you cannot reach staff by phone, proceed to the Park Manager's on-site residence at Lot 111 for assistance.
- Do not attempt to repair or shut off any Park utility, pipe, or electrical system yourself. Wait for Park staff or a licensed contractor to respond.
- For non-urgent matters, please contact staff during normal business hours for assistance.

Evacuation

In the event of a Park-wide evacuation order (such as a wildfire, flood, or other regional emergency), all Occupants, Tenants, or Invitees must follow the instructions of Park Management and emergency personnel immediately. Because all RVs must be maintained in operational condition and ready to move at any time, Occupants and Tenants are expected to be able to evacuate promptly upon notice. Occupants and Tenants with mobility limitations or who may need assistance evacuating are encouraged to notify Management in advance so that appropriate support can be arranged.

20. Park Management

The following information covers how to reach Management, office hours, and the scope of Management's authority.

Accessibility

Occupants, Tenants, or Invitees who require assistance due to a disability or mobility limitation are encouraged to contact the office so that appropriate support can be arranged. Please do not hesitate to ask for help.

Office Hours and Contact

You can reach us at 13468 Highway 8 Business, Lakeside, California 92040, or by phone at (619) 443-2025 during the following hours:

- Monday through Friday: 9:00 AM to 5:00 PM
- Saturday: 9:00 AM to 3:00 PM
- Sunday: 9:00 AM to 12:00 PM
- After-hours emergencies: Call or text (619) 252-0715

Non-emergency questions and requests should be directed to the office during regular business hours. The after-hours number is for urgent matters only.

- The Park Manager is responsible for enforcing these Rules and Regulations.
- The Park Manager cannot modify these Rules, grant waivers, or make side agreements outside these Rules. Please do not ask for special accommodations that are beyond their authority.
- The Park Manager cannot provide opinions about RV values, quality, or condition.
- Maintenance employees cannot answer questions about local laws or ordinances.
- Park employees may not accept mail, packages, deliveries, gratuities, or any other property from Occupants, Tenants, or Invitees.
- Park tools, equipment, and property are for staff use only and may not be borrowed by Occupants, Tenants, or Invitees.

21. Neighbor Disputes and Questions

We want every Occupant and Tenant to feel comfortable raising concerns. Most issues can be sorted out with a simple conversation. Please stop by the office or give us a call during regular business hours and we will do our best to listen and respond promptly.

If a neighbor is disturbing you, please first make a good-faith effort to speak with that person directly. As in any community, a reasonable level of day-to-day noise and activity is expected. Management will step in when Park rules are being violated, safety is a concern, or as otherwise required by law, but is not responsible for mediating personal neighbor disputes.

If your concern is about a Park decision or rule, please stop by or call the office during business hours at (619) 443-2025. If we cannot resolve it in person, put your concern in writing, including your name, Lot number, and what you would like us to do. We will respond in writing as soon as we can.

Please note that raising a concern does not suspend your obligation to pay rent or comply with any notices while it is being resolved.

22. General Provisions

- Subleasing: Occupants and Tenants may not sublease, rent, or assign their RV, the RV Lot, or any rights or interest under the rental agreement to any other person or entity.
- Surveillance: Management reserves the right to monitor common areas of the Park using visual surveillance equipment for the safety of all users.

23. Insurance and Indemnification

Occupants and Tenants are responsible for maintaining their own RV insurance throughout their stay. This section outlines the Park's insurance requirements and liability limitations.

The Park does not carry public liability or property damage insurance to compensate Occupants, Tenants, Invitees, or other persons for loss, damage, or injury, except in cases where the Park would be legally liable.

All Occupants and Tenants must carry liability insurance on their RV that meets California's financial responsibility requirements. Your policy must include the following minimum coverage while you are occupying the Park:

- Minimum insured limits of \$100,000.
- Extended coverage for fire, property damage, emergency expenses, vacation liability, personal effects, and other casualty coverage.
- The Park must be listed as an 'Additional Interest' on the policy for notification purposes.

Proof of insurance is required at move-in and must remain current throughout your stay. Please provide a copy of your policy to Management within 10 days of any written request.

Failure to maintain insurance or to list the Park as 'Additional Interest' may void the rental agreement and require you to vacate.

The Park is not responsible for any loss, damage, or injury to persons or property arising from use of the Park, its facilities, or your RV Lot, including accidents, fires, or other incidents. You are responsible for any liability arising from your use of the Park or your RV Lot.

24. Estoppel Certificates

An Estoppel Certificate is a signed statement confirming basic details of your tenancy (such as your rent amount and move-in date) for use by lenders or buyers. If the Park requests one, please sign and return it within 10 days. Failure to do so may result in termination of tenancy.

25. Enforcement and Compliance

Compliance Required

To remain in the Park and enjoy its facilities, all Occupants and Tenants must comply with these Rules and Regulations and all conditions of their tenancy.

Legal Notices

If Management does not immediately enforce a rule, that does not mean the rule is waived. Any waiver must be in writing and signed by Management. If any part of these Rules is found to be unenforceable, all other rules remain in full effect.

Amendments

These Rules may be updated at any time. You will receive at least 60 days' written notice before any change takes effect, except in health or safety emergencies where shorter notice may apply.

We reserve the right to decline service to anyone whose conduct or circumstances are incompatible with the safe and peaceful operation of the Park, consistent with all applicable fair housing laws, including the Unruh Civil Rights Act (California Civil Code §51). We do not and will not decline service based on any protected characteristic, including race, color, religion, sex, national origin, disability, or familial status.

Rancho Los Coches Partners, LP, Management

All Lots are the property of Rancho Los Coches Partners, LP. The Park is not responsible or liable for RVs, landscaping, potted plants, or other personal property left on Lots. Rancho Los Coches Partners, LP, 13468 Highway 8 Business, Lakeside, California 92040.

Contact Information

Rancho Los Coches RV Park

13468 Hwy 8 Business, Lakeside, CA 92040

Office: Monday – Friday, 9:00 AM – 5:00 PM | Saturday, 9:00 AM – 3:00 PM | Sunday, 9:00 AM – 12:00 PM

Office Phone: (619) 443-2025

After-Hours Emergency: (619) 252-0715