



**SOUTHSIDE
COW CREEK RV Stay Agreement**

Space # _____ Date _____

Name (primary occupant) _____

Driver's License # _____ State _____

Phone # _____ Email _____

Vehicle description & license _____ State _____

2nd vehicle & license _____ State _____

RV license # _____ State _____

Rates

Daily (includes electrical): \$ _____

Weekly (does *NOT* include electrical): \$ _____ + \$75 electrical deposit

Monthly (does *NOT* include electrical): \$ _____ + \$75 electrical deposit

Payment Terms

Full payment is due in advance of the period of stay. Credit/Debit cards are preferred. Cash, venmo, cashier's check, or money order will be accepted. A 3% processing fee will be charged for all credit/ debit and venmo payments. Personal checks are NOT accepted.

Rent payments may be made by placing it in a pay envelope and dropping it in the payment box at the kiosk beside space #0, or mailed to Creekside RV Park, PO Box 21, Genesee, ID 83832. If you would like to pay in person please call 208-413-0238 and arrange a time for payment.

Monthly renters will be pro-rated for the remaining days in the move-in month.

A \$75 electrical deposit is required when paying the week or move-in month. This deposit will be refunded or applied at the end of your stay. If you have paid in advance for the month, but you find you need to move out during the month, your payment will be converted to the weekly and/or daily rate. We do not pro-rate the move-out month.

Electric meters will be read at the end of each month or the last day of your stay. You will receive an invoice that you must pay with your regular first of the month rental payment.

For monthly renters if you have not paid in full by the fifth of the month a \$20.00 late fee may be added. After the 10th, we may pursue action that may include locking out utilities, filing theft of service charges, & eviction.

Park Rules

- Quiet time is from 10:00 pm to 8:00 am.
- RV's must be properly connected to the water & sewer taps. No leaks will be allowed. Water services will be locked out until the problem is corrected.
- Two vehicles per site with your RV are allowed. Vehicles must have current license, be owned by the occupant, & in running condition. ATV trailers, boats, cargo, trailers, etc. will count as one of your vehicles. Additional parking and mini-storage space is available for rent through Cow Creek Storage. The manager can arrange this with you.
- If your stay extends into the late fall &/or winter, it is your responsibility to protect the water hydrant from freezing with heat tape & insulation. Skirting &/or insulation are allowed but must first be approved by the manager. In no circumstance will straw bales or unsecured insulation be allowed.
- Small storage sheds or enclosed portable canopies ***may*** be allowed ***only*** upon prior approval by the manager.
- Fences/kennels may be constructed with prior approval by the manager. **Dog enclosures must be cleaned of feces daily! Unclean & unkept enclosures will result in eviction. If you walk your dog, you must pick up its deposit immediately & put in your garbage or the dumpster. Dogs cannot be left unattended outside. We require your pet to be spayed or neutered. You may be asked to provide proof of the spay/ neuter.**
- The garbage dumpster is provided at the east end of the park. Please close the lid after depositing your garbage. Garbage bags will not be allowed to sit outside of your RV or beside the dumpster. A garbage can with secured lid may be set out for daily use.
- **Keep your site cleaned up. We will not allow accumulation of items not essential to your RV. Items that are allowed include extra propane tanks, BBQs, ladders, self-contained screened portable fire pits, bicycles, etc. need to be placed on the backside of your RV or screened under the 5th wheel. The manager has final say as to what is allowed.**
- No porches, fences or other structures may be constructed without the approval of the manager.
- Cow Creek has a zero tolerance of drugs and if there are any drugs used on the premises, you will be evicted immediately.
- This property is privately owned, and management reserves the right to refuse service to anyone. Cow Creek will not be responsible for accidents or injury to guests or anyone occupying the space, or loss, damage, or stolen property.
- In the event of litigation between the parties to this agreement, the party that prevails shall be entitled to recover its reasonable attorney's fees and actual costs incurred.

- The laundromat is open from 8am to 8 pm. Please use only 2 pumps of laundry soap that is included with the price of the wash. The code to the laundromat is #0238.

Three warnings of non-compliance of these rules in any six-month period may result in your eviction.

I have read & understand the rental terms & conditions set forth & agree to abide by them.

Signature

Date

Signature

Date