Klamath River RV Park

PO Box 1016, Happy Camp, CA 96039

RATES

Check in time is between 8:00 A.M. and 5:00 P.M. Check out time is 12:00P.M. on the last day. For reservations, please call (530)493-1600.

RV SPACES

Amenities: Includes the use of bathroom/showers, potable water, sewer, power

Nightly - $25 (Pay in Advance, Rent Includes Electricity)

Weekly - $150 (1st Weeks Rent and **$50 Security Deposit** Required, Rent does Not Include Electricity)

Monthly - $250 Rent does Not Include Electricity

1st Months Rent and $100.00 Security Deposit

TENT CAMPING

Amenities: Include the use of bathroom/shower, potable water

Nightly - $15 (Pay in Advance)

30 Day Limit for Tents

KLAMATH RIVER INN & RV PARK

P.O. Box 1016, Happy Camp, CA 96039

APPLICATION TO RENT
For a ☐ Tent Space ☐ RV Space
For the duration of: ☐ Nightly ☐ Weekly ☐ Seasonal ☐ Long-Term

For long-term rental: Each individual occupant who is responsible for rent payment (18 years or older) MUST complete a separate application form. All sections in this application are to be completed (Side 1 and Side 2).

For nightly, weekly and seasonal rental: Responsible adult must complete "Side 1" of application only.

Personal Information:

Last Name: _____ First Name: _____ Middle: _____

Date of Birth: _____ Driver's License/ID and State Issued: _____

Home Phone: _____ E-mail Address: _____

Physical/Mailing Address: _____

Length of Time: _____ Landlord Name/Phone: _____

Proposed Occupant(s):

1) Full Name: _____ Driver's License/ID and State Issued: _____

2) Full Name: _____ Driver's License/ID and State Issued: _____

3) Full Name: _____ Driver's License/ID and State Issued: _____

Pet(s):

1) Pet Name: _____ Breed: _____ Age: _____

2) Pet Name: _____ Breed: _____ Age: _____

Vehicle/RV Information:

1) RV Make: _____ RV Model: _____ Year: _____ License and State: _____

VIN#: _____ Insurance Carrier and Policy Number: _____

2) Make: _____ Model: _____ Year: _____ License and State: _____

3) Make: _____ Model: _____ Year: _____ License and State: _____

Emergency Contact: (In case of an emergency, notify:)

Name & Relationship: _____ Phone: _____

By signing below, I have provided true and correct information and have read the Rate and Guidelines for the Klamath River Inn & RV Park.

_____ _____
Signature of Responsible Adult Date

Residency:

1) Present Address: _____

Length of Time: _____ Landlord Name/Phone: _____

2) Previous Address: _____

Length of Time: _____ Landlord Name/Phone: _____

Employment/Financial Information:

1) Present Occupation: _____ Employer Name: _____

Length of Time with Employer: _____ Employer Address: _____

2) Prior Occupation: _____ Employer Name: _____

Length of Time with Employer: _____ Employer Address: _____

Current Gross Income: _____ PER: ☐ Week ☐ Month ☐ Year

References:

1) Name: _____ Relationship: _____ Phone: _____

Length of Time Known: _____ E-mail Address: _____

2) Name: _____ Relationship: _____ Phone: _____

Length of Time Known: _____ E-mail Address: _____

3) Name: _____ Relationship: _____ Phone: _____

Length of Time Known: _____ E-mail Address: _____

Applicant Authorization:

Applicant represents that all the above statements are true and correct and hereby authorizes landlord/agent to verify items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. Landlord/Agent received a payment of $ _____ which will be used to verify Applicant's credit history and other background information. The amount charged is itemized as follows:

1) Actual cost of credit report, including any eviction search, and/or other verifying amounts: $_____

2) Landlord/Agent cost to process and screen applicant's supplied information:$ _____

3) TOTAL FEE charged (not to exceed $30.00 per applicant (California Residents Only):$ _____

The undersigned makes application to rent space accommodations designated as:

Address: 110 Nugget Street, Space _____, Happy Camp, CA 96039, the rental fee for which is $_____ per ☐ Month ☐ Week ☐ Other: _____ and upon approval of this application agrees to sign rental or lease agreement and to pay all sums due, including required deposited, before occupancy

OFFICE USE ONLY:

Present Address: _____

Length of Time: _____ Landlord Name/Phone: _____

KLAMATH RIVER INN & RV PARK

P.O. Box 1016, Happy Camp, CA 96039

RULES & REGULATIONS

Following are the Rules & Regulations of the Klamath River Inn & RV Park, referred hereinafter as "Park" and are part of all Rental Agreements. Please read the Rules & Regulations carefully and keep them on file as they constitute a binding agreement between you and the Tribe. These Rules & Regulations are implemented pursuant to California Civil Code Section 798.25 and are applicable to all Tenants, upon proper notice, on the effective date noted below, whether or not they are signed. Tribe reserves the right to supplement and amend these Rules & Regulations as allowed by law. Although Tribe will take reasonable steps to enforce these Rules & Regulations in a reasonable fashion from and after their effective date, the manner and method of enforcement lies solely within the discretion of Tribe, and there is no guarantee that these Rules & Regulations will always be enforced to the exact satisfaction of any particular Tenant. Since Tribe's personnel and resources are limited, Tenants should notify Tribe, in writing, of any Rules violation which Tenants believe require the attention of Tribe.

1. FAIR HOUSING COMMUNITY:

A. The Park is open to qualified renters and mobile homeowners without regard to race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, disability, medical condition or age.

2. RENTAL AGREEMENT:

A. These Rules and Regulations are an integral part of the Rental Agreement. All Tenants are required to sign a written Rental Agreement. Prospective Tenants must fill out a Tenant Application Form and sign a Rental Agreement before they can be accepted as a Tenant in the Park.

3. SPECIAL RULES INCORPORATED BY REFERENCE:

A. Other rules of conduct concerning the use of the Park's facilities are posted throughout the Park and by this reference are incorporated herein as though set forth in full.

4. WRITTEN APPROVAL:

A. References to approval or authorization of the Tribe shall be construed as written approval. Tribe may be contacted during posted office hours, or by calling 530-493-1600

5. MOBILEHOME STANDARDS:

A. All homes to be placed in the Park musts meet all local, state, and federal standards and must be new, except where otherwise permitted by law. All homes to be moved into this Park must have written approval from Tribe.

7. PERMISSIBLE USE OF SITE:

A. The Site shall be used used solely as a residence and shall house only those persons approved, in writing, by Tribe, and no others.

B. Occupancy is limited to no more than two persons per the number of bedrooms, plus one.

C. For Park owned homes, Tenants agree not to change the home on said Site without first obtaining Tribe's written consent, and all necessary permits.

D. For Park owned homes, the Site shall remain accessible to Tribe at all times in order to facilitate repairs of equipment, installation of new equipment, maintaining landscaping in proper condition, Site inspections and to respond to emergencies that may arise.

8. MOBILEHOME MAINTENANCE:

A. Exteriors of homes must be well maintained, clean and neat in appearance. All electrical, water, sewer, and natural gas connections must be kept in good and leak-proof condition at all times, and in compliance with all state and municipal laws or regulations.

B. Tribe shall not prohibit homeowners from installing accommodations for the disabled on the Tenant's home in accordance with California Civil Code Section 798.29.6.

9. SITE MAINTENANCE:

A. Tenants shall maintain their Sites in a clean, well kept and attractive manner, including the front, sides, and back of the home. If a Site is neglected, after reasonable written notice, Tribe reserves the right, but is not obligated to, take over the Site maintenance and bill the homeowner for this service pursuant to California Civil Code Section 798.36(b).

B. For Park owned homes, Tenants waive all rights to make repairs or capital improvements to Site at Tribe's expense.

I. For Park owned homes, all alterations, improvements, or changes done either by, or under the direction of Tribe, but at the cost of the Tenant, shall at once become part of the realty and belong to the Park.

II. Tribe reserves the right to require the Tenant, at their expense, when surrendering the Site to remove all such alterations, additions, or improvements installed by the Tenant. Tenants shall repair any damage to the Site caused by the removal of such alterations, additions, or improvements in order to restore the Site to its original condition.

C. Tribe shall not prohibit Tenants from installing accommodations for the disabled on the Tenants' Site in accordance with California Civil Code Section 798.29.6.

10. LANDSCAPING:

A. Each Tenant is encouraged to landscape their Site. Tenants may use any combination of lawn, shrub, flowers, rocks or bark; such landscaping must be well maintained, neat and attractive.

B. Tenants shall not allow their landscaping to encroach onto a neighbor's Site or any common areas of the Park, including streets. Shrubs, bushes and other vegetation which intrude on other Sites or common areas must be trimmed back.

C. Tenants are required to obtain written permission from Tribe prior to the planting of any trees, and prior to any excavation or digging in a depth in excess of six (6) inches. No Trees or Shrubs are to be cut or pruned without Tribes written permission.

11. STORAGE SHEDS:

A. Tenant Storage Sheds are Prohibited.

12. FENCES:

A. No fences may be erected within the Park without prior written approval of Tribe.

NOISE

A. Excessive Noise from Pets, Vehicles, TVs, Radios, etc, is not allowed and can result in Eviction. A "Quiet Time" is designated from 10PM to 8AM.

13. STORAGE & HAZARDOUS MATERIALS:

A. Storage under Mobile Homes and trailers is prohibited. No hazardous substances or materials, including but not limited to flammable, combustible, explosive or toxic substances may be stored on the Site, except those customarily used for normal household purposes and then only in quantities reasonably necessary for normal household use.

14. GARBAGE, RECYCLING & YARD WASTE:

A. Dumsters are for Household trash only. Other Tenant trash must be disposed of at Tenants expense. Yard Trimmings are to be taken to a designated area. Garbage area shall be kept clean with lids closed. Appliances shall not be allowed outside of trailer or mobilehome or discarded with household trash.

15. SUBLETTING:

A. No subletting, subleasing, or renting of homes is allowed, unless specifically required by Civil Code Section 798.23.5.

16. GUESTS:

A. Tenants should make their Guests aware of the Rules and Regulations. Tenants are responsible for the conduct and actions of their guests.

B. Guests may stay with a homeowner for seven (7) consecutive days. Individuals whose stay exceeds seven (7) consecutive days or thirty (30) days in a calendar year must apply for residency with Tribe and/or be assessed additional rental charges.

I. Tribe reserves the right to determine whether the Park facilities can accommodate additional Tenants in the Park, and, therefore, may at its sole discretion refuse a guest residency in accordance with California Civil Code provisions.

II. Tribe agrees that they will not unreasonably withhold it consent to allow additional persons to move in with homeowners.

17. SAFETY:

A. Due to pedestrian traffic within the Park everyone is urged to drive 5 MPH and CAREFULLY at all times within the Park.

B. Fire hydrants and electric meters located throughout the Park must not be tampered with, and a three (3') foot clearance must be maintained around all equipment at all times.

C. No Open Fires are permitted other than an ordinary barbeque.

19. VEHICLES and PARKING:

A. No street parking is permitted.

B. Each Site is allowed two vehicles with parking facilities for Tenants and their guests. The Park cannot guarantee parking for all vehicles; offsite locations may need to be utilized for excess vehicle parking.

C. Designated "Visitor Parking" spaces are limited to 24 hour parking. Vehicles are subject to being towed at the vehicle owner's expense for exceeding the posted time restriction.

20. PETS:

A. Tenants must obtain prior written permission from Tribe to keep a maximum of one house pet, and must execute a written Pet Agreement. Tenant may be asked to show proof of spaying or neutering pet. No unregistered or unapproved animals will be allowed in the Park.

B. A "house pet" is defined as a domesticated animal that spends it primary existence within the home. The types of pets that may be permitted are dogs, cats, small birds, and aquatic animals in aquariums. No dangerous, poisonous, undomesticated or farm animals are permitted in the Park.

C. Tenants are responsible for any and all damages caused by their pet.

D. No pets are permitted inside common areas.

E. No pet is allowed to roam at large within the Park. Any dog, when not inside home, must be on a short leash.

F. Pet waste must be picked up and disposed of immediately.

G. No pet is to enter onto any other Tenants' Site.

H. Pet owners shall not allow their pet to cause any excessive disturbance or harm, including but not limited to barking, snarling, growling or biting. If a pet causes excessive disturbances or harm permission to keep the pet may be revoked.

I. No exterior pet housing is permitted in the Park. Pets may not be tied or restrained outside of owner's home and left unattended.

J. Guests are not allowed to bring their pets into the Park.

K. A written description of the pet must be supplied to Tribe by the Tenant. Dogs over 4 months of age must be vaccinated and licensed in accordance local code. A copy of the license and vaccination reports may be requested to be kept on file with Tribe.

21. USE OF PARK FACILITIES and PREMISES:

A. The use of any Park facility to which the general public is invited or for commercial or business purposes is prohibited. Park facilities will not be made available to the general.

TENANT BATHROOMS

A. Tenant Bathrooms are for tenants only. Bathrooms will be maintained by Tribe, but Tenants must clean up after themselves as common courtesy to the other tenants.

Karuk Tribe

Memo

To: RV Park Tenants

From: Ellen Johnson, RV Park Manager

Date: April 14, 2015

This memo is to advise tenants that if there is suspected drug use or reported drug use by tenants on the RV Park property, or drug activity by the tenants of the RV Park property, it will be ZERO TOLLERANCE. With reported activity the tenants may be subject to eviction from the park and/or premises.

The Karuk Tribe is a federally funded organization and has zero tolerance for illegal drugs or activity. We encourage all our tenants to report such suspicious activity to the appropriate authorities

I hope we all continue to work together to keep our living experience relaxing and free from such activity.

Yootva (Thank you)!