

Suncatcher Lake RV Park
Guidelines to a Safe and Happy Stay
Please read, sign, and return this document

Hours of Operation: M-F 10a-6p

Quiet Hours – 10p-8a

Phone: 913-680-5335

Email: office@suncatcherlake.com

Check-in Date _____

Fee(\$) _____

General

Suncatcher Lake RV Park reserves the right to refuse anyone service at any time.

All guests must be listed on the registration form, including overnight guests, children on visitation/holiday breaks, etc. You're responsible for your site, spouse, children, pets and guests.

Basic respect and privacy are necessary to maintain a healthy camping environment. Do not enter another campsite without permission. Watch your children at all times. Keep pets out of other campsites, including empty sites. No panhandling.

Any behavior that results in police assistance will not be tolerated. You will be asked to leave the property immediately and no refund will be issued.

Violation of any guideline rules or any situation that requires the involvement of authorities will result in immediate termination of our agreement and immediate eviction from the premises. Refunds will not be given in any case due to eviction. Any person who remains or returns after being evicted will be charged with trespassing.

Payment

Payment is due upon arrival. We accept cash and credit/debit cards.

Site Information

Each camper is allowed either 30-amp or 50-amp service. Please do not use any other electrical outlets. Extra outlet usage will result in added lot rent or you will be asked to leave. All cords must be in working order and provide the proper current to operate your RV. During the winter, a 110-amp outlet is provided for our heating element to keep our water hydrant from freezing. Do not plug into the 110-amp for any reason.

RVs must be well-maintained, registered, and insured.

Each RV site has gravel for parking. Two vehicles are allowed per site. No parking on the grass.

Your site needs to be organized, well-maintained, and clean. Camping and fishing related items are the only items that can be visible and stored under or around your RV. Our mower has a 60-inch cut and needs to maneuver around the sites with ease.

Long Term Tenants

The first month's rent is due upon arrival. The second month's rent is prorated through the end of the month based on the monthly rate. The third month's rent and ongoing rent is due the 1st of each month. Late payments will result in a \$10 per day late fee. Immediate eviction will be enforced if no payment is received by the 5th of the month. Mid-month departures will be calculated based on the prorated monthly rate.

Per Leavenworth County guidelines, tenants must leave the property after 24 months for 6 weeks, before return is permitted. All persons, personal property, and camper/RV must be removed. Any items left behind will be disposed. We cannot guarantee the same RV site will be available upon your return.

Utilities are included in the monthly rate. One camper plugged in per site. Extension cords are not allowed. One hose per camper. No splitters. No window air conditioners allowed. No outside refrigeration units allowed. No pools, sprinklers, hot tubs, etc. Sewer/water connections cannot leak, drip, or drain to the ground.

All site decks are restricted to a 10 x 10 area. Decks are the responsibility of the camper and will be properly maintained. Decks, stairs, materials, and lumber are not provided by the Suncatcher Lake RV Park. The removal is the responsibility of the tenant. It is the tenant's responsibility to have decks and stairs safe and well-maintained.

Internet and cable services are the tenant's responsibility. Please notify our office if you are having internet or cable installed. Digging for poles needs pre-approval due to underground electric and water lines.

Long Term Tenants must provide at least one week notice prior to leaving. If a Long Term Tenant fails to provide one week notice prior to leaving, the tenant will be charged for one week following the notice or one week from the date of departure if no notice is given even if the tenant is no longer residing on Premise. We will not issue refunds if you depart early.

Pets

Two pets are included per site. Each additional pet is \$25 per month. Pets must be listed on the registration form. Pets must be on a leash any time outside of the camper. Pets cannot run free. Pick up and dispose of waste immediately, regardless of where you are on the property. There will be a \$25 fee charged on your card if there is waste found at your site. Pets will not be tied out for more than 1 hour at a time. Excessive barking is not tolerated. Be a responsible and respectful pet owner. Pet's shot records must be up to date. Only indoor cats are allowed. No outdoor cats allowed.

Children

Children under 14 years of age will be with an adult (18+) at all times. Children are not permitted to roam into other campsites. No child under 16 is allowed in or on boats/paddle boats, etc. Adult supervision is a must including on the playground at all times. Please respect any equipment available.

Shared Areas

No smoking in or around the shower house. Clean up all spills. No glass, and no pets allowed in the shower house. Please clean all pet hair out of the washers after each use. Clean the lint traps after every use. Keep the door shut while the heat is on. Do not adjust the heat in the shower house. Children are not to be left unattended. Children 16 years of age or younger are not permitted in the shower house, and washer/dryer area without parental supervision.

Trash

Two dumpsters are located at the south end of the park. Trash must not be stacked around your site. Please do not put trash cans outside of your site. Your trash should go straight to the dumpster. The dumpsters are emptied 2x per week. Do not leave trash outside the dumpster as it will not be picked up. All trash must be placed inside of the dumpster. Trash cannot be left on top of the lids. No big items. Break down boxes.

Miscellaneous

No oil changes or maintenance to vehicles of any kind allowed. Do not wash vehicles/RV here. A large car wash is located on Eisenhower Road. All vehicles must be in working condition and cannot be wrecked. Your motorhome must be in running order at all times.

Safety

Absolutely no swimming in the lake!

No child under 16 is allowed in or on boats/paddle boats, etc. Life vests must be worn. **Swimming is prohibited!**
Suncatcher Lake RV Park is not responsible for any liability of person(s) taking their personal watercraft on the lake.

The speed limit is 5mph. Slow and safe at all times. Please watch out for children and pets.

Severe Weather

In the event of a tornado warning, go to the shower house and use the weather radio provided. Listen for sirens. Tornado sirens are tested on the 1st Wednesday of each month.

