

SUNCATCHER LAKE

RV PARK • LEAVENWORTH, KANSAS

24836 Tonganoxie Dr.
Leavenworth, KS 66048

Please read, sign, and return this document

Hours of Operation: Mon - Fri 10 am - 6 pm

Quiet Hours: 10 pm - 8 am

Phone: 913-680-5335

Email: office@suncatcherlake.com

Check-in Date _____

Check-out Date _____

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 is 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. 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.

Site Information

Each camper is allowed either 30-amp or 50-amp service. All guests electrical cords must be in working order and provide the proper current to operate your RV. You are allowed to use electricity from your site's pedestal only. During the winter, a 110-amp outlet is provided for the heating element to keep the water hydrant from freezing. Guests are responsible for the cost of the electricity that is used for the heating element.

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 needs to be able to maneuver around the sites with ease.

Long Term Guest

The monthly rate is \$850.00 and a \$200.00 deposit is required to make a long term reservation. The deposit will pay for the guests last month's electricity usage and the remaining balance will be refunded based on the site's condition after departure. **The \$200 deposit will not be refunded if cancellation occurs within 48 hours of the scheduled arrival date.** Accepted forms of payment include cash, credit, and debit cards.

The first month's site fee is due upon arrival. Thereafter, the site fee is due on 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 in a timely manner. **We do not prorate refunds for early departures.** Please plan your stay accordingly.

If there are 13 days or less remaining in the month, the daily rate of \$65 (back in) or \$70 (pull thru) will apply and the electricity is included. If there are 14 days or more remaining in the month, the monthly rate will be charged plus \$0.13 per kWh for electricity usage.

Electricity charges will be based on actual kWh (kilowatt-hours) used x \$0.13 per kWh. This kWh charge is based on current monthly billing from the electric company. Each site's monthly electricity usage will be based from the 1st of the month starting at 12:00 am through the last day of the month ending at 11:59 pm. The previous month's electrical usage billing will be sent to each guest by the 5th of the month and is due by the 15th of the month.

Water and sewage is included in the monthly site fee.

Each site is limited to one site pedestal. Only one water hose per camper is permitted and splitters are prohibited. Window air conditioners and exterior refrigeration units are not permitted. Pools, sprinklers, hot tubs, or similar water features are not allowed. Sewer and water connections must be secure and not leak, drip, or drain onto the ground.

Any site decks and fencing must be approved by management. It is the guest's responsibility to have a safe and well-maintained space. Decks, stairs, materials, and lumber are not provided by Suncatcher Lake RV Park. The removal is the responsibility of the guest.

Internet and cable services are not provided and must be arranged by the guest. 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 guests must provide at least one week notice prior to leaving. If a guest fails to provide notice prior to leaving, they will be charged for one week from the date of departure.

Per Leavenworth County guidelines, all guests must leave the property after 24 months for 6 weeks, before return is permitted. Any items left behind will be disposed of. We cannot guarantee the same RV site will be available upon your return.

Pets

Two pets are allowed per site. Additional pets may be permitted at the discretion of management. 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 are not allowed to be tied out for more than 1 hour at a time. Excessive barking is not tolerated. Pet's shot records must be up to date. Be a responsible and respectful pet owner. No outdoor cats allowed.

Children

Children under 14 years of age are to 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. Children 16 years of age or younger are not permitted in the shower house, and washer/dryer area without parental supervision. Adult supervision is required 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 for the safety of others. Glass and pets are not allowed in the shower house. Please clean all pet hair out of the washers after each use. Clean the lint traps in the dryers after each use. Keep doors shut while the heat is on. Do not adjust the heat in the shower house.

Trash

Three dumpsters are located at the south end of the park. Accumulation of trash around any site is prohibited. Placement of trash cans on or outside of sites is prohibited. Do not leave trash outside the dumpsters. All trash must be placed inside of the dumpsters. Trash cannot be left on top of the lids. No big items or furniture can be disposed of in the dumpsters. Break down all boxes before placing them in dumpsters.

Miscellaneous

No oil changes or maintenance to vehicles of any kind is allowed on property. Washing of RV's on site is only permitted with prior management approval. All vehicles must be in working condition and free of significant damage. Your motorhome, camper, or RV must be in running order at all times.

Safety

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

The speed limit is 5mph. Drive 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 for shelter. Listen for sirens. Tornado sirens are tested on the 1st Wednesday of each month.

Campfires & Fireworks

Campfires are to be kept in the fire rings. Fires outside of the fire rings will be extinguished, and the guest(s) will be asked to leave without a refund.

Fireworks are prohibited. Anyone using fireworks will be asked to leave immediately without a refund.

I have read and understood the rules listed. I will comply with all of the rules and regulations of Suncatcher Lake RV Park. I fully understand that the management of Suncatcher Lake RV Park have the authority to ask me to leave the property if I do not comply with the rules as listed above. Upon expiration or revocation of the guests stay, the guest agrees to remove from the premises their RV and all personal property of the guest and their invitees. Management

of Suncatcher Lake RV Park have the right to remove and sell any property, including RVs that remain on the premises, after 7 days of non-payment.

Print Name

Site Number

Signature

Date

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