



7182 Route 9 – Plattsburgh, NY 12901 * (518) 563-3915 * www.PlattsburghRVpark.com

2019 Seasonal Residency

Plattsburgh RV Park seasonal residents enjoy unlimited camping at the park From May 15 (weather permitting) until October 15. Many of our residents spend the majority of their summer at the park. Our “seasonals” take great pride in calling Plattsburgh RV Park their “home away from home” and have made great efforts to make their leased sites look very attractive.

Please call or Email us for more information or if you have questions.

518-563-3915

Neil@PlattsburghRVpark.com

or

518-562-1855

(Off Season Phone Number)

Plattsburgh RV Park

Terms and Conditions for Seasonal Customers

1. The seasonal camping fee for the 2018 season will be **\$ 1,750** . Your 911 address is: _____, Plattsburgh, NY 12901. The camping season begins on or about May 15 (weather permitting) and ends on October 15. A deposit of \$200 is due no later than October 1 for the following season in order to reserve a specific site. Seasonal customers who pay their rental fee in full before May 15 will receive a \$50 discount. Credit card payments for seasonal sites are subject to a 5% surcharge. Cash and personal check payments must be made in US funds. Seasonal Plattsburgh RV Park Rules and Regulations – 2019 – Page 1 of 6

customers are only leasing the campsite with water/sewer/power hookups. Plattsburgh RV Park does not provide sheds, bar-b-que's, picnic tables or other personal property items. Seasonal RV sites are rented on an as-is basis. Improvements to lawns, driveways etc. are the customer's responsibility after they take occupancy. All improvements performed by residents to leased RV sites must be approved by Plattsburgh RV Park management.

At the conclusion of the camping season (on or about October 15), "seasonal" RV's must be removed from the property unless a \$200 deposit is paid for the following season. In the event an RV is left on the property with no deposit, PRVP reserves the right to move the RV to our storage area and secure it. The owner of the RV will be assessed a \$300 winter storage fee in this instance and will not be permitted to remove their property until all outstanding bills are paid.

PRVP reserves the right to remove any RV from a site if the seasonal fee has not been paid in full by June 30 (unless other payment arrangements have been made). In addition to rental amounts due, the customer will be subject to a \$250 moving fee and a \$5 per day storage fee. All seasonal customers must pay their fee in US funds. Before PRVP moves an RV to our storage area, management will notify the RV owner by mail as to when payment is due and when their RV will be moved to our storage area of the RV Park. Plattsburgh RV Park reserves the right to take possession of any RV that remains onsite for 12 months if an outstanding balance of 50% or more is past due. In this instance, Plattsburgh RV Park reserves the right to rent or sell the RV to recoup money that is owed and any excess funds that exist from a sale will be forwarded to the delinquent customer.

New Seasonal Resident incentive program – Customers who have been in the park for 1 year or more qualify for a **\$50 discount** when they refer a new seasonal customer to Plattsburgh RV Park. This program does not qualify for new customers who purchase an RV that's already in the Park, only to new customers who bring in their camper and lease a vacant space. In order to qualify for the award, the current seasonal residents **MUST** notify me by email (Neil@PlattsburghRVpark.com) **BEFORE** the new customer has paid a deposit for their site. You need to send me the customer's name, email address, phone number and relationship to the new customer (ie: friend, relative, etc) so we can properly register them and document your referral. **The \$50 discount will be applied to the cost of your site for the following season.**

- 2. Utility Costs** - Seasonal customers will be responsible to pay for their own electric. Plattsburgh RV Park (PRVP) charges \$.20 per KW hour used. There is a minimum utility fee of \$50 to use the RV Park's electrical hook up for seasonal customers (billed and paid when the first round of invoices is delivered to residents by Plattsburgh RV Park). Plattsburgh RV Park will read each seasonal camper's electric meter when the park opens in the Spring (on or about May 1). Plattsburgh RV Park management will read customer's electric meters on or about July 15 and issue each seasonal customer a bill for consumption. Payment of this bill is due no later than 10 days from the date the utility bill was issued. Late payments will be subject to \$1/day late fee. Final payment of electric bills will occur on or before October 15.

It is the customer's responsibility to notify management as to when they will be vacating the park for the winter and arrange for final payment.

It is the customer's responsibility to monitor their electric meter to ensure accuracy. If a customer feels there is something wrong with their meter, they must notify management immediately. The meters are very easy to read and calculate daily consumption and cost.

Electric revenue at Plattsburgh RV Park is not a profit center but rather a "pass through" from our electric provider (NYSEG). **You are not permitted to remove or perform any work on the electric meter on your site. Tampering with utility meters will be considered theft of services and will result in the violator's removal from the property. Plattsburgh RV Park staff are the only parties who are permitted to install, remove, adjust and repair utility meters.**

- 3. Occupancy** - PRVP's seasonal fee includes occupancy for 2 adults and their own children that are under the age of 18. Each seasonal customer shall inform PRVP as to who the 2 primary adults are for their leased campsite. Guests of seasonal campers who visit the park who stay for less than a 1/2 hour and do not use any of the property's services (pool, clubhouse, restrooms etc.) will not be charged a fee. Any guest staying for longer than a 1/2 hour or a guest who takes advantage of **any** of our facilities will be assessed a fee of \$5/day. Seasonals have the option of paying an additional \$150 for unlimited guests for the season. Our policy is that the "seasonal" resident on record must be present in the park when their guests are visiting. The reason for this is to prevent two families from benefiting from one seasonal campsite.

Seasonal campers are not permitted to sublet or "loan" their RV/campsite to a third party at any time. Adult children (those over 18) of seasonal customers may use their parent's RV for a fee of \$25/day. In some cases, Plattsburgh RV Park will extend seasonal camping to additional family members of a leased seasonal site. The price and terms will be handled on a case-by-case basis. Please see Ellen Aitken (site 20) to discuss details. Again, the purpose of this general rule is to prohibit 2 families from taking advantage of 1 seasonal site.

4. **Site Amenities and Maintenance** - Seasonal customers are responsible for maintaining their campsite throughout the season. Grass cutting and trimming must be maintained to the same level as the rest of the park throughout the season. PRVP reserves the right to cut and trim any seasonal campsite that is not in compliance with this policy. In this event, the customer will be billed \$35 for each occasion that PRVP provides service. PRVP will not tolerate any customer who does not keep their site in an orderly fashion. The following basic rules apply to seasonal campers in reference to campsite maintenance.
- A. Campsites must be free from litter at all times.
 - B. All toys, supplies and debris must be picked up and be confined to the customer's RV or storage shed at the end of each day.
 - C. All awnings or wind barriers must be "factory made" or meet the approval of Plattsburgh RV Park management. No tarps are to be used as awnings/wind barriers at any time. Awnings must be fastened securely to the structure or RV.
 - D. All park models and RV's that stay at the park throughout the season must have skirting to prevent animal harborage.
 - E. Any addition or modification to a seasonal structure or RV must be approved by PRVP.
 - F. Seasonal customers may only have one shed at their site that does not exceed 120 square feet and is not on a permanent foundation. **Customers must obtain approval from Plattsburgh RV Park management prior to putting a shed on their site.**
 - G. Installation of all fencing on seasonal sites must be approved by management.

Enforcement: PRVP will issue 2 notices to any seasonal customer who is not in compliance with 1 or more of the rules that apply to site maintenance. The notices will outline what specifically needs to be done in order to comply with our policy. If the violations are not corrected within 3 days of issuance of the second notice, then Plattsburgh RV Park Management reserves the right to move the RV to our storage area. No refunds will be issued if this event takes place. Additionally, the RV owner will be responsible for paying a \$250 fee for PRVP moving their RV. Plattsburgh RV Park will not be responsible for any damages to the RV that may occur during the move from the leased site to our storage area. Seasonal customers are also subject to the terms and rules that are outlined in the park's brochure.

5. Seasonal campers are required to notify PRVP management of any water leaks that may occur within their RV or park model.
6. WiFi – Plattsburgh RV park provides FREE WiFi throughout the park. It is impossible to provide enough bandwidth for really fast speeds during busy times in the park. The system slows down when multiple customers stream online video. We doubled our overall speed in 2016 and added new access towers which helped a bit but the problem will exist simply because of the volume of people in the park. If this

is an issue for you, there is an alternative. You can purchase your own dedicated satellite internet and TV through DirecTV and HughesNet for approximately \$95/mo. (they do allow the service to be suspended for no more than 6 months/year) Call 1-888-777-2454 for more information (you may have to reference the RV Park address of 56 Plattsburgh RV Park Road so they can locate the property)

7. Pets must be kept leashed at all times. All pet waste must be cleaned up and disposed of by the pet owner. Dogs that are prone to barking or violent behavior are not permitted. Pet owners must adhere to all of Plattsburgh RV Park's pet rules.
8. "For Sale" signs are not permitted on RV's at any time while in the park.
9. PRVP's garbage containers are for "**Everyday household garbage**". We do not allow dumping of furniture, appliances, construction debris, lawn clippings etc. Items such as these must be disposed of at the Clinton County Landfill.
10. Please see the park manager for directions to the landfill or if you want Plattsburgh RV Park to dispose of something for you, we will give you a price for removal.
- 11. The speed limit in the park is 5 MPH or less at all times.**
- 12. Plattsburgh RV Park does not permit mobile homes and only permits RV's that are a maximum of 400 square feet. "Florida rooms" and decks may be utilized but may not be permanent (ie: no piers, foundations etc). All seasonal customers must obtain approval from Plattsburgh RV Park for ANY alterations to their RV or leased site. The Town of Plattsburgh may require you to obtain a building permit from their office for certain alterations to your RV. Please refer to their website for more information: www.townofplattsburgh.com – codes and zoning.**
13. Seasonal customers are permitted to leave their camper on our property during the off season provided they have paid their deposit for the following season. Customers may enter the property during the time the park is closed provided they obtain approval from Plattsburgh RV Park management. Customers are not permitted to stay overnight in their stored camper during the offseason unless permission is granted from management.
14. Plattsburgh RV Park assumes no financial liability/responsibility for seasonal residents who sell their RV. When selling their RV, it is each customer's responsibility to recoup deposits/payments that have been made in advance to Plattsburgh RV Park.
15. Plattsburgh RV Park shall not have liability and is not responsible for damage to seasonal customer's RV's, vehicles, boats or other personal property that result from maintenance worker's operation of equipment to maintain property (example: lawn mowers, weed

