

WendyWorld LLC Rules and Tenant Responsibility

All tenants will abide by all federal, state and local laws, regulations, ordinances and resolutions. A Tenant may be evicted for any of the following reasons:

- ~Second or subsequent violation of the rules
- ~Change in the use of the premises, or intent to cause harm to WendyWorld
- ~Non-payment of rent or tenant abandons the premises without owner consent
- ~Disorderly or illegal conduct or destruction of WendyWorld property or facilities.

- Tenant(s) agree that owner is not responsible to Tenants or their guests or invitees for any and all injuries or damages caused by intentional or negligent acts of the Tenant(s), their family, or their guests or representatives or agents.
- Tenants may not assign the lease or site to any one else without the written permission of the owner. Site does not "go with" the trailer. Site release and assignment managed by owners of WendyWorld only.
- WendyWorld rental agreements are annual agreements. **Any departure of tenants within rental year constitutes forfeiture of rental fees and deposits.**
- Lease agreements are annual (1 year) agreements, subject to renewal with consent of owners of WendyWorld. Owners of WendyWorld may revoke the lease with written notice, subject to violation of the rules and terms of agreement.
- Management reserves the right and privilege, after notification, to move, dismantle or remove any structure or personal property if persons are not abiding by the rules
- No firearms, bows, or arrows or any other type of weapon at the site.
- NO firecrackers or fireworks allowed at any time
- All tenants are responsible for their fire rings and fires, and must completely extinguish any unattended fires.
- **THERE IS NO DUMPING OF WATER/WASTE FROM TRAILERS.** It must be emptied into your blue boy tanks and disposed of in our dump station. Anyone caught dumping waste water otherwise will be evicted immediately, and subject to fines and penalties.
- No solicitation of any products, goods, or services within the campground without the written permission of the owners
- No utility trailers, ATVs or boats are to be in the campground at any time, other than for purposes of being unloaded. **No washing of vehicles in campground.**
- No fences of any kind may be erected
- **NO SMOKING IN ANY CAMPGROUND BUILDINGS.**
- Pets must be leashed and owners must clean up after them. No animals are to run free and owners take full responsibility/liability for their pets
- **No pets or animals are ever allowed in any of the campground buildings.**

- Campers who are signed on the yearly lease are responsible for the actions/behavior of their guests. If we have problems with a guest breaking rules, the problem is assumed by the lease holder.
- Tenants agree to be responsible to take good care of the premises and all property in and around the premises, and to keep the premises litter and trash free. Tenant will pay for any damages caused by Tenant, Tenant's family, and guests.
- Quiet hours begin at 11pm.
- All tenants are responsible for the appearance and upkeep of their site. Trailers and surrounding areas which fall into disarray and are not maintained, are subject to warning from owners to clean up or remove camper and forfeit fees.
- No disposal of decking, large refuse or other construction materials at campground or in dumpster. Camper must remove any materials from their area.
- **Dumpster is for normal household garbage from your campground stay only.**
- **Any decks or additions must be approved by owners/county zoning before construction and must meet size restrictions of 8' or less in width.** All construction materials shall be removed by camper after building.
- Before a tenant posts a "For Sale" sign on his trailer, WendyWorld owners must be notified that the trailer is available for sale.
- When leaving the campground after a stay, all power must be turned off at the power box unless extra fee was paid.. Our electric provider has instituted reduced consumption rules.
- All tenants must use the electrical fitting provided, 30 amps /trailer. No taping, splicing or alteration of electrical will be tolerated. Any attempt to use non approved connections is grounds for forfeiture of lease, additional fees and removal of trailer from the premises. This is a fire hazard and will be taken very seriously.
- All vehicle speeds **through the campground are 10 MPH** or less to avoid accidents and children playing.
- There are no tents, canopies or sheds are allowed on individual sites.
- WendyWorld's annual rental agreements are for trailers only, No pop up campers, tents or motorhomes are allowed on annual agreements.
- Dumpster gates will be locked and is for use of tenants only, no bulk items. If we find any tenants disposing of bulk items like bicycles, furniture etc., tenant will pay fines and additional dump fees. **NO FISH PARTS IN DUMPSTER.**
- Tenants are responsible for the supervision and safety of their own and guest children playing on the premises, whether in the playground or other areas.
- Guest fees, for both children and adults, is \$3/day and must be paid.
- Any tenant planning to vacate their site, must provide written notice 30 days prior.
- Tenants are responsible for their own trailers & property, and the insurance of them.
- WendyWorld is not responsible for theft, or damages to tenant's property.
- **All tenants must submit changes in address or phone to owners in writing, during the course of their lease, for emergency contact purposes.**
- Tenants are expected to report any misuse/abuse of campground facilities or unauthorized or problem guests.