

**Night RV Park, LLC Park Rules**  
**14740 Florida Blvd. Baton Rouge, LA 70819**  
**(225) 275-0679**

1. No refunds.
2. No loud noise or music after 10 pm. Quiet hours are 10 pm to 6 am.
3. Check out time is 2 pm or payment for extra day will be required on daily rentals.
4. Rent should be paid on or before the due date. A \$25/day late fee will be charged on all monthly rent starting on the fifth day after due date.
5. Lot is to be kept clean. If management has to get this done, Lessee will be charged cost of cleanup.
6. No parking or driving off the driveways or on grass.
7. All garbage must be placed in one of the dumpsters located in the park. No trash is to be left outside of unit.
8. All units must be well kept and appealing to the eyes. Keep the exterior of your RV/mobile home lot clean. No blue tarps on roof for more than five days.
9. Speed limit on park roads is 10mph for everyone's safety.
10. Sewage required to be hooked up directly to sewage connector. It is the responsibility of the Lessee to ensure a good connection is maintained with no leaks.
11. No more than 2 vehicles per lot. No junk cars allowed. No unlicensed drivers allowed to drive in park.
12. No construction equipment, trailers, etc. allowed in park.
13. Lessor assumes no responsibility for any accidents, injuries, falling limbs, or loss from any cause.
14. No unregistered visitors permitted in park after 10 pm.
15. Lessee is responsible for all people living in the trailer/RV and for their guests' actions. Any illegal conduct, including excessive use of alcohol or substance abuse, will cause tenant to be evicted immediately. Lessor reserves the right to evict anyone for detrimental conduct.
16. Alcoholic beverages are only permitted at your site.
17. No four wheelers, dirt bikes, or off-road vehicles allowed in park
18. No fireworks, guns, bb guns, pellet rifles, or sling shots are allowed in park.
19. No vehicle maintenance is allowed in park, including washing of vehicles. No mechanical work allowed on-site.

20. No waste oils or chemicals to be left around trailers or disposed of around park.
21. Lessor not reasonable for any damage to units.
22. Lessor not reasonable for any stolen property.
23. It is the responsibility of the Lessee to maintain insurance on his or her camper.
24. Report any problems to Lessor immediately.
25. All Pets must be kept leashed and not left unattended. Please keep the area used by your pet clean. Pets and their damages are the responsibility of the Lessee.
26. Do not modify your trailer to use more amps than designed. If your trailer damages our services, you, the Lessee, will be responsible to fix.
27. No external electrical appliances without approval from manager. Additional charges will apply.
28. Permission must be granted prior to adding any porches, decks, patios, etc.

I agree to abide by all the above rules and regulations or I will voluntarily move out upon manager's request. I also understand that after the manager's request to move, I have 5 days in which to vacate the property with no refunds. I also agree to waive my right to a formal 5 day eviction notice; I understand that the manager can shut off all utilities to encourage me to move out. My signature states acceptance and that I agree to all the rules stated herein. I agree to pay any legal fees, collection fees, attorney fees and other fees to Night RV Park, LLC in case there is a legal matter concerning my stay at Night RV Park, LLC

Thanks for your cooperation.

Night RV Park

\_\_\_\_\_  
Lessee name

\_\_\_\_\_  
Lessee signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Manager's signature