

Kingfisher RV Park and Storage Rental Agreement

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

City State Zip

Cell Phone: \_\_\_\_\_

Move In Date: \_\_\_\_\_

MM DD YYYY

Move Out Date (if applicable) \_\_\_\_\_

MM DD YYYY

EMERGENCY PROCEDURES

If you have an emergency and need an ambulance, please follow these procedures to expedite service to your home.

Stay calm  
Dial 9-1-1 immediately

For non-emergencies:

Police: (405)375-4674  
Fire: (405) 375-4070

RULES

Rent is due on the 1st of each month; rent will be prorated if you move in during the middle of the month

Failure to pay rent in full by the 15th of the month will result in a \$50 fee PER DAY after the 15th.

Unless written arrangements have been made with the Property Manager. Rent that is not paid for two consecutive months will result in eviction from the park.

Pets are allowed, please refer to pet policy on the next page

Two vehicles are allowed per RV lot; having more than (2) will result in a parking fee of up to \$100/month.

Other RV lots must remain clear for future residents

CLEANLINESS All sites/lots must be kept neat and free of clutter. If your site becomes unsightly, Management reserves the right to require you clean it. This includes power washing the exterior of your RV or shed.

**DISORDERLY CONDUCT** Illegal activity or disregard of Park rules and procedures shall be grounds for immediate removal from the premises without refund.

The following are grounds for reservation termination and removal from the property: loud noise, whether mechanical, musical or vocal, causing damage to property of the park or another person, drunken disorderly conduct, failing to follow rules, failing to follow directions of the property manager, threatening or abusive behavior.

**GARBAGE** must be in a tightly sealed trash bag and placed in one of our open bin dumpsters located near the RV park entrance. When you leave the park at the end of your stay do not leave your trash behind: take it to the open dumpster. Non-residents of the Park are not allowed to use our trash facilities, including your personal contractors, handy man, etc.

**MAINTENANCE:** For any maintenance request please contact the property manager at (405) 368-1130. If manager is not available, please leave a voicemail.

## Pet Policy

You pets are welcome at Kingfisher RV Park. Limits of 2 pets per household. Customers may have common household pets such as dogs and cats. No other animals, livestock, poultry, reptiles or exotic pets are permitted.

- No dangerous, aggressive or poisonous pets of any kind are permitted.
- Management reserves the right to reject ANY pet.
- All pets must wear a collar identifying the owner and phone number and all pets must be on a leash at all times.
- No pet shall be left tied or otherwise unattended at any time. Pet owners must clean up after their pets.
- Pets should not be an annoyance (barking continually), or a danger to the other occupants or visitors of the RV park.
- The park shall have no liability to family members or guests for any damage or injury to persons or property caused by any pet.

Assistive animals and service animals are not pets for purposes of these guidelines; however, assistive animals must (unless a reasonable accommodation is required) comply with all behavioral and clean-up rules for pets.

**PROHIBITED BREEDS:** No vicious or trained attack dogs are allowed, regardless of breed.

**AGGRESSIVENESS:** IN THE EVENT ANY ANIMAL IS REPORTED ATTACKING OR CAUSING PHYSICAL HARM TO A PERSON OR ANOTHER PET, it is the responsibility of the residents involved to bring in a written or typed report to the Property Manager with specific dates & times, in order to determine next steps. The pet owner will be responsible for any medical bills resulting from the attack, if they are found to be at fault. In the event that the Police Department is called and determines the pet to be a danger or recommend removal of the pet, it will permanently be banned from Kingfisher RV Park.

LEASHES: A leash, must be used at all times when walking your pet inside the park. NO pet, regardless of how well trained, is allowed to run "leash free".

DROPPINGS: All droppings MUST be picked up and disposed of properly. No pet is allowed to relieve itself on another resident's lot unless consent is given.

PET PENS: Invisible fences and/or pens are not allowed. Collapsible pet pens may be used on your site; however, the pen must be collapsed and stored out of sight while not in use by your pet.

NUSIANCE: Owners of chronic barkers will be asked to remove the pet and/or leave the RV park.

COMPLIANCE: Failure to comply with the pet policy will result in the following:

1st offense = Warning

2nd Offense = \$100.00 fine

3rd offense = Removal of Pet (Should the resident choose to leave the park, NO REFUND WILL BE ISSUED.)

Resident Signature:

\_\_\_\_\_

Date: \_\_\_\_\_