**Bighorn Park** bighornpark1@gmail.com

 **16373 W. US Highway 50 719-942-4266**

 **P. O. Box 261**

 **Coaldale, CO 81222**

**APPLICATION for MONTHLY RV SITE RENTAL**

***WINTER 2025-2026 SEASON – October 15, 2025 thru April 15, 2026***

***Applicant Information:***

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Last First Middle Date of Birth

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Driver’s License # State

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Permanent Address City State Zip

Phone # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***Spouse:***

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Last First Middle Date of Birth

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Driver’s License # State

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Permanent Address City State Zip

Phone # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***Additional Occupants:* Name all other persons who will occupy the premises. A separate application is required for all applicants 18 years or older, except spouse. Additional charges may apply.**

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First Name Last Name Relationship Age

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First Name Last Name Relationship Age

***Emergency Contact:*** Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Relationship: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***RV Information:***

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Year RV Type Make/Model Color Length

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# of Slide-Outs RV Plate # Winter Ready?

***Vehicles:* List all vehicles including motorcycles and trailers to be parked in your RV space. Parking is limited and you may be requested to find alternative parking arrangements for certain vehicles. Additional charges may apply.**

**#1** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Year & Type Color Make/Model State/License#

**#2** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Year & Type Color Make/Model State/License#

**Pets: List all pets to be kept on premises (dogs, cats, birds, reptiles etc.). Additional charges and restrictions may apply.**

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Type & Breed Name Age/Color Weight

Rabies Shots Current? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Type & Breed Name Age/Color Weight

Rabies Shots Current? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***References:***

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Present RV Park Name & Address

Owner/Manager: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Moved In: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Move Out Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Reason for leaving: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Previous RV Park Name & Address

Owner/Manager: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Moved In: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Move Out Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Reason for leaving: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Additional Questions: Yes No**

Will Applicant maintain RV insurance?

Has Applicant ever been evicted?

Been asked to move out by a park owner/manager?

Breached a lease or rental agreement?

Been convicted of a crime?

Been sued for nonpayment of debt?

Is any occupant a registered sex offender?

Are any criminal matters pending for any occupant?

Explanation: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Valid Credit Card Must be on File: Type of Card - \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Card Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Expiration Date:\_\_\_\_\_\_\_\_\_\_\_\_\_ CCV: \_\_\_\_\_\_\_\_\_\_\_\_**

**Zip Code for This Credit Card Billing: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**AGREEMENT & AUTHORIZATION SIGNATURE**

**I agree that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I agree this is an application to rent an RV space and does not constitute a rental or lease agreement in whole or in part. If application is approved and I decide to rent a space at Bighorn Park I agree to be bound by the terms of the attached agreement and by the Park rules and regulations. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.**

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Applicant Signature Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Spouse Signature Date

**Monthly Rental Agreement for RV Vehicle Tenants**

Tenants who are listed on this application to rent space in Bighorn Park agree to the terms and conditions set forth in this agreement.

**TERM:** This agreement shall establish a monthly tenancy at Bighorn Park for a period beginning and terminating . In no instance shall termination be later than April 15, 2024. Tenant agrees he/she will vacate the space subject to this agreement no later than the date specified. In the event tenant exceeds this date, he/she agrees to pay an additional $100.00 per day plus electricity. If tenant does not vacate within 5 days of the termination date, he/she agrees to accept disconnection of electricity and water by action of Bighorn Park and agrees to pay legal fees, towing fees and any other expenses related to eviction of the tenant. These actions are indispensable measures.

**Rent:** Your monthly rent is $ . Tenant shall pay rent in full on the day of each month, commencing on the start term of this Rental Agreement. A late charge of $15.00 per day may be assessed by management when rent is paid more than 5 days after it is due. The monthly rent is not refundable when the tenant leaves any time before the final day of the month. Rents are to be paid by credit card, check, cash or money order. Basic site rental includes: water, septic, existing limited wireless internet and dumpsters. Coin operated laundry will be in service. Shower house will be closed.

**Utilities and Other Charges:** Electricity is metered at the rented site. Meter will be read and electricity calculated on a monthly basis. Electricity for the previous month is due and payable at the time of payment for next month’s rent. In addition, the following charges will be billed on a monthly basis: Additional Guests, Additional Vehicles.

**Security Deposit:** Tenant(s) shall pay $100.00 for a security and/or utility deposit, which shall be refunded upon termination of Tenant(s) tenancy in the Park to the extent that the amount is not necessary to remedy the Tenant(s) default in the performance of this Rental Agreement and/or to repaid damages caused to the space or Park by the Tenant(s), not including normal wear and tear. The Tenant(s) RV damages caused by natural disaster (flood, earthquake, drought, strong wind, etc.), and theft shall be covered by the Tenant’s own RV insurance.

**Park Rules:** The Park Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with Park Rules that now exist and such additional rules that may be adopted by the Park from time to time.

**Entry Upon Resident’s Space**: The Park shall have the right of entry upon the rented space for the maintenance of utilities, maintenance of premises if the occupant fails to do so and the protection of the Park at any reasonable time. Such entry shall not be in a manner or at a time which would interfere with the occupant’s quiet enjoyment. The Park may enter the RV without the prior written consent of occupant in the case of an emergency or when the occupant has abandoned the RV.

**Termination of Rental Agreement by Tenant**: Tenant(s) agree this Rental Agreement will remain in effect and Tenant(s) will be liable to pay rent as set forth in this agreement whether or not Tenant(s) occupy the space or maintains an RV at the space. This Rental Agreement may be terminated by Park or Tenant(s) by giving the other 10 (ten) days written notice. If terminated by Tenant(s) during the initially specified term, Park will make all attempts to re-rent the property; however, Tenant(s) will be responsible for any unpaid rent through the conclusion of the initial term.

**Renting or Subletting:** Tenant(s) shall not sublease or otherwise rent all or any portion of Tenant(s) RV or the premises. Tenant(s) shall not assign or encumber his/her interest in this Rental Agreement or the premises.

**Cancellation Policy**: To guarantee your site, a deposit of $100.00 will be charged to your credit card at the time you make your reservation. You will receive a confirmation email from Bighorn Park when this is complete. If you need to cancel your reservation, please call us before the deadlines listed below to receive a refund of your deposit less a $30.00 cancellation fee:

* 30 days notice is required for cancellation. Notify Bighorn Park by noon 30 days before your scheduled arrival;
* Month to Month RV: No refund for early cancellation for any reason.

**Use Prohibited:** The RV and premises shall be used only for private residential purposes and no business or commercial activity shall be conducted thereon. Tenant(s), visitors, occupants, guests, immediate family members, or other persons related to or affiliated with Tenant(s) in any way shall not engage in any unlawful activity.

**RV Condition and Safety:** Tenant(s) RV must be capable of “wintering” the cold temperatures of this season without freezing up water lines, disposal lines or holding tanks. RV units older than 10 years may be approved solely at Park’s discretion. Tenant(s) RV must be tied down, underpinned in a visually acceptable manner which will not be blown by the wind and sewer lines must be adequate for winter use within 15 days of this Rental Agreement. Failure to do so will result in immediate termination of this agreement.

**Waiver:** Failure of the Park to take action because of a breach of any term, condition or covenant contained herein of the violation of a Park rule or regulation shall not be a waiver of that term or rule. The subsequent acceptance of rent by the Park shall not be a waiver of any preceding breach of this Rental Agreement by the Tenant(s) of any violation of Park rules or failure of Tenant(s) to pay any particular rent, regardless of the Park’s knowledge of the preceding breech or violation of Park rules or regulations or failure to pay rent.

**Interpretation**: Each provision in this Rental Agreement is separate, distinct and individually enforceable. In the event any provision is declared to be unlawful or unenforceable, the validity of all provisions shall not be affected.

**Effect on The Agreement**: Both parties agree this Rental Agreement contains the entire Agreement between parties. This Rental Agreement completely supersedes any prior Agreement of the parties, whether in writing or oral.

**Successors and Assigns**: This Agreement and each and all of its terms, provisions, covenants, conditions, rights and obligations shall be binding upon the time and inure the benefit of the parties hereto and their respective successors, assigns, heirs, executors and administrators.

**Alteration of This Agreement:** This Agreement may be altered by the parties hereto only by written agreement signed by both parties or by operation of law.

**Acknowledgement:** Tenant(s) acknowledges that he/she has read, understood and received copies of this Rental Agreement, together with a copy of the Park Rules and Regulations, and further that he/she has read and understands each of these documents. Tenant(s) understands that by executing this Rental Agreement, he/she will be bound by the terms and conditions thereof.

**RV Liability & Properties Insurance:** Tenant(s) must provide proof of insurance with coverages at state minimums. The insurance must cover the following: RV/Car Damage by tree breakage, flood, fire, theft or other causes.

Site #\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant Signature Date

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Bighorn Park Owner/Manager Signature Date

**BIGHORN PARK - WINTER RULES**

**October 15,2024-April 15, 2025**

These rules are necessary for the safety and enjoyment of all our guests during their stay. Use of any and all areas in Bighorn Park is at your own risk. Bighorn Park is not responsible for accidents, injury, vandalism or theft during your stay in the Park. Please use caution at all times and ***honor the 5 mph speed limit***. Be considerate of our RV sites and do not drive through unoccupied sites. Drive only on the roadways. Do not walk through occupied sites.

* **Speed limit in the Park is 5mph.**
* Children ages 14 and under must be accompanied by and adult in Park areas,
* Quiet hours are between 10 pm and 7 am. No loud noises from music, generators, equipment, etc. Outside of quiet hours, please keep noise to a reasonable level.
* It is your responsibility to maintain your area and keep it clean. Charges will apply to any site that has to be cleaned by Park personnel while you occupy the site.
* Pets must be declared upon application for winter RV site rental. Limit 2 pets per RV site.
* We reserve the right to prohibit pets we deem to be aggressive or ill-behaved.
* Pets must be attended at all times when in the Park.
* Barking dogs are a nuisance. Keep your pet under control.
* Pets must be kept on a short 6’ leash when outdoors in the Park.
* No pets allowed in laundry area.
* **No pet bedding is to be washed or dried in the Bighorn laundry machines.**
* **Clean up your pet’s waste.**
* Be informed of current fire bans before you have any sort of outdoor fire.
* **NO FIREWORKS ALLOWED IN PARK.**
* ATV’s must be trailered.
* No drones in Park.
* **If you smoke, *do not litter your butts*. Use an ash can or other appropriate receptacle.**
* Candles may not be used in outdoor areas or in the laundry area,
* The only RV, vehicles and occupants allowed to stay at your site are those listed in the Rental Agreement. Notify the Park immediately of any changes.
* Trash dumpsters are for the use of Tenant(s) only. Tenant(s) will be charged $10.00 per bag for dumpster use by their guests or visitors.
* Colorado fishing license is required for fishing. The Park does not sell fishing licenses.
* It is not uncommon to see wildlife in the Park. For your own safety, do not approach wildlife or feed them.

***We reserve the right to refuse and/or terminate service to any person(s) or group causing disruption and/or damage to our property. No refunds issued.***

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Tenant Initial Bighorn Park Initial