

FREQUENTLY ASKED QUESTIONS: RV SITE LEASES AT SNUG HARBOR RESORTS, LLC

Updated 7/1/2021

Rules are made to keep the park operating as a peaceful and safe location for all leaseholders. Leases are designed to clearly define the uses allowed under the lease and specify the number of persons on lease, and what is included. Respect for the RV site boundaries, using the site in such a way as to not infringe on others' uses, and not cause risk to others is why rules need to be made.

How do I apply for a lease at this park?

You go to the "leases" or "vacation village" page and click on the link to the "lease enquiry form". Fill out the form completely, and then within 24-28 hours you should receive a response letting you know of available sites, and timing to come onsite to pick up application and view the sites.

How does one qualify for a lease at this park?

Leaseholder must fill out credit application for each adult on the lease and pay \$40 application fee, must have good credit, must be able to verify source of income to pay rent, and it takes several days to process a lease application that has been turned in to the office. If approved, new leaseholder will be asked to meet with management to go over lease terms, and sign lease. At that time, lease cost and security deposit will be due. Sites are not "held" for potential leaseholders until a lease application has been accepted and site assigned. Historically we do annual leases which begin Jan 1 and expire December 31. Currently only month-to-month rental agreements are available. (Effective July to December) Historically, Lease is paid at the beginning of the lease, or bi-annual, the security deposit must be paid, lease filled out, proof of insurance provided, and the RV must be in "like new" condition and fit in the site leased. A valid drivers' license must be provided for anyone who will be driving a vehicle onsite as a leaseholder. We do not discriminate based upon any criteria protected by state and federal laws.

How much does it cost to lease a site for my 5th wheel, trailer or park model RV?

Cost is based upon your planned use, how many persons over age 4 on the lease, how many vehicles, boats, PWC, pets and storage items you plan to store onsite, and the location of the site. We do not quote total price until the lease enquiry has been submitted. However, you can view the current specific site base rate and add-on costs online or posted in the office.

What does the "base rate" include?

Currently, the base rate includes vacation use for 1-2 persons on lease, 1 RV and 1 vehicle coming onsite, septic and water hookup for limited water use. Includes use of designated dock fishing areas for fishing by leaseholder, but does NOT include use of dock space for boats or pwc. RV is stored onsite, and the leaseholder comes onsite for a limited number of days/nights per year, per lease terms.

What are extra services that can be added to the lease agreement?

Leaseholders can add one extra vehicle, boat or PWC storage, dock space, boat launch use, electric, garbage service, propane service, WIFI. All extra services incur extra cost based upon use, unless stated otherwise in lease agreement.

Is dock space use included in the RV lease agreement?

No. See marina dock lease, or add-on lease if you wish to add dock space to RV site lease. Dock space is discounted from posted rates if added on to an existing RV site lease.

How do I apply for a lease for dock space added to my RV site lease?

If you wish to add dock space to your RV lease, it is best to do that at the beginning of the lease terms, to get the discount off posted rates. If you request a change of lease to add the dock space or boat storage, you can assume the cost will be higher. Add-on dock and storage lease must be completed, signed and paid for prior to bringing the equipment onsite.

Can I store my boat or PWC on the leased RV site?

No. Boats and PWC on trailers must be stored in the designated boat storage area, not in the RV site. Only the RV and vehicle on lease can be parked in the RV site.

Can I live onsite in the RV or on a boat?

No. Currently we are not accepting live-onsite leases, and do not anticipate any changes to this policy until the covid-19 risks and political actions regarding residential renters is lifted. Leaseholders must verify their primary residential address and can not use any park address to receive mail onsite on a regular basis. See lease agreement for further details.

How many family members can I bring with me when onsite?

Lease price is based upon the number of persons on lease. The maximum number of persons allowed for each RV site, on lease or as visiting guests, is six.

How many guests can I bring with me when onsite and is there additional cost?

The maximum number of persons allowed for each RV site, on lease or as visiting guests, is six. Leaseholders are provided with free "guest days" per month, based on lease terms. However, extra vehicles coming onsite will incur extra cost at posted rate. In 2020 the vehicle rate is \$10 per day. See lease agreement for details.

Can I rent out my RV onsite to others?

No. Per lease agreement, only the persons listed in lease agreement are permitted to come onsite to use the RV. RV can not be subleased, even for a few days. See lease agreement for details.

What happens at the end of the lease term?

If leaseholder does not plan to renew lease, or offer to renew lease is not provided by management, RV must be moved off site at end of lease term. Historically, offers to renew lease are mailed out by the end of November to renew annual leases, and only those leaseholders who have repeatedly failed to follow lease terms will not be offered renewals. There is no guarantee of lease beyond the stated term of lease. See lease agreement for details.

Can I sell my RV to someone else to be used by that person on the same site?

You are welcome to sell your RV to be moved off site, but that does not relieve you of your lease agreement, and does not guarantee that whomever you sold the RV to will be able to lease the same site. Wise leaseholders will make sure the buyer of the RV leaseholder is selling is pre-qualified for lease before actually selling the RV. See lease agreement for details.

If my lease expires, are there services that can move my RV out if I don't personally have the right type of truck to pull it?

Yes, there are local tow services that can take 5th Wheels, pull trailers, boat trailers, etc off site. For Park Model RVs, you will need to contact specialized movers and get CalTrans special permits, and may need to arrange for ferry service to move the park model RV off Ryer Island if the height of the RV is too tall for the Miner Slough bridge access. Check with transport services for costs and procedure.

Can I bring my dogs or other pets onsite?

Yes, quiet pets are welcome. In the case of dogs, they must be on a leash and in the control of a responsible pet guardian at all times when onsite. RV sites are not fenced, so pet owner can not let the dog run around the park or into other RV sites. Pet agreement and Pet security deposit will be required. Note that aggressive dogs, and especially pitt bulls or pitt bull-mix breeds are not allowed onsite. Pet owner must be able to verify pet has all current shots and pet owner carries insurance covering all costs associated with any harm caused by pet to humans or other pets onsite. Pet owner must agree to indemnify Snug Harbor Resorts, LLC for any costs associated with injury or damage caused by the actions of leaseholder and/or leaseholder pet. Dogs found repeatedly off leash in the park will be banned from coming in the park. See pet lease agreement.

What are the park rules regarding noise and boat launch access?

Please do not play music so loud that it causes an annoyance or can be heard by your neighbor. Remember that when you gather with a group for a meal or to hand around a campfire, you can get very loud and noise carries on the water. Leaseholders who repeatedly break the noise restriction will be notified by staff, and lease renewal will not be offered. Generally, quiet time is 10:00 PM to 7:00 AM. Boat launch can not be used when it is dark out. Boat launch use is allowed only for boats or PWC on lease, and does not include the boats or PWC of your friends and family, if not on lease. There are day use fees for boat launch use, dock space and boat trailer storage which can be paid for by leaseholder for visiting family or friends. For full park rules, request a copy at the office.

Do you have a year round restaurant, laundry or store onsite?

No. There is no restaurant and no public laundry facility. There is a seasonal store that has very basic supplies, like ice, bait, bottled water, sodas, candy and ice cream. Store has limited hours of operation, open during summer months only currently.

Are you in a flood zone?

Yes. During very rainy or wet winters, we can get high water here. Historically the water is not high enough to get into the RVs, but people are not able to drive around unless you are in a truck. Low vehicles have to be kept off site during high water times. See lease agreement for details.

Do I need insurance on my RV and other personal items kept onsite?

Yes. You need to insure your RV to cover any damage to it, and to yourself and your guests onsite when using it. You need your insurance company to add Snug Harbor Resorts, LLC as additional insured. See lease terms.

Can I keep a golf cart in my site?

No, we try to limit what is kept on the site so that landscape can be easily done. If you wish to add a vehicle to your lease, which a golf cart is, see lease terms. Only persons with valid drivers license are allowed to drive golf carts onsite.