

RV PARK RULES & REGULATIONS

Please help us to ensure that your stay is safe and comfortable by complying with the following rules and regulations. As a guest of Newport Dunes Resort and upon signing the registration cards, you and your guests automatically acknowledge receipt of and agree to abide by these rules and regulations. Thank you for your cooperation.

RECREATIONAL FACILITIES All individuals and/or groups ("RV" or "RVers") using the Newport Dunes RV Resort ("Park") and its adjunct recreational facilities, including the swimming pool and spa area(s), hereby assume all liability for injuries to persons or property during the use of the respective facilities and agree to hold Park Management and Owner free and harmless from all liability imposed by law for the injury of people or damage to property.

Park is not responsible for any supplies or equipment left on resort property or any other adjunct facilities after use has concluded and all participants have vacated the premises.

Park reserves the right of full access to all recreational facilities, pools, and spas in order to monitor users' compliance with applicable rules, regulations, and laws. Park reserves the right to cancel any reservations without advance notice if the facility is needed by Park Management for business purposes, if repairs are required, or for any other reason.

Recreational facilities are provided for the exclusive use of RVers and their accompanied guests.

Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted in and about the facilities and are incorporated into these Rules and Regulations by reference.

Recreational facilities and swimming pool rules may be changed or revised upon sixty (60) days' notice to RVer.

Park Management shall not be responsible for loss, theft, or damage of personal property left unattended at the Park's recreational facilities.

SECURITY officers are here to assist you. They patrol 24-hours a day by bicycle, electric cart, and on foot. **Security may be reached by calling (949) 999-3151** or by contacting the gatehouse at the Main Entrance. Management is not responsible for lost, stolen, or damaged articles. Keep your valuables locked up. Please report any problems with your site to the Registration Office or Security immediately. Newport Dunes adheres to and maintains all state, county, and local laws on our property. The legal age for alcohol consumption is 21 years. Alcohol is not allowed on the beach, clubhouse, and pool unless sold at a function catered and supervised by Newport Dunes Resort.

QUIET HOURS Quiet hours are from 10 p.m. - 8 a.m. Please turn off TVs and amplified sound, and lower voices to a whisper to allow your neighbors a good night's rest. Generators are not allowed. Please be courteous to other guests around you. Music language must be clean and radio friendly. Inconsiderate guests will be asked to leave. Due to quiet hour restrictions, check-ins after 10 p.m. will be directed to the main parking lot until 8 a.m. the next morning.

CHECK-IN TIME IS 2:00 P.M. FOR RV SITES. Cottage check-in 4:00 P.M. Your site may be available prior to this time, space permitting. If you arrive after office hours, please check in at the office before 11 a.m. the following morning. Discount coupons can only be accepted when presented at time of check-in. Due to quiet hour restrictions, check-ins after 10 p.m. will be directed to the main parking lot until 8 a.m. the next morning.

CHECKOUT TIME IS 12:00 P.M. Late checkout is available for a fee until 4 p.m. in your RV site, or until 10 p.m. in our day-use parking lot, space permitting. Late check out is not available for cottages. Any late checkout must be arranged through the Registration Office. You will be issued a new parking pass. Any RV not checked out by 12:00 noon without prior arrangements will be subject to charges for an additional night. No refunds for early departures.

OCCUPANCY The maximum occupancy is 6 adults per site and per cottage. Parties or large gatherings are not permitted at sites or in front of cottages. Taco Carts, Food Trucks, and any outside catering is prohibited. Please be courteous to your neighbors. RV Park guests are allowed to use cabanas #1-5 for parties or gatherings. Maximum occupancy for beach cabanas is 20 people. Any party larger than 20 people, must rent a pavilion, or banquet room. For more information and rates please call our Sales and Catering Office at (949) 729-3800.

SITE INSPECTIONS Management conducts inspections of all sites. Awnings extended from RVs are permitted. Please note the following rules for outdoor areas on your site:

- Outside water heaters, refrigerators, permanent furniture, messy children's toys, indoor carpet, inflatable swimming pools, or "For Sale" signs are not allowed.
- Fire laws prohibit storage of any materials under or around RVs.
- No tarps or clotheslines allowed.
- No towels or other articles hanging on fences or RVs.
- Unsafe, cluttered or unsightly RV sites will not be tolerated.
- EZ-UP style canopies and tents are not allowed on the grass in front of Beachfront RV Sites or cottages.
- Rental tents, tables, chairs, or dance floors are prohibited without management approval.
- Portable children's pools or spas are prohibited.
- Food Trucks, taco carts, Live bands, and professional DJ equipment is prohibited on the beach and in the RV park.

Dropping "camper shells" or "cab overhead campers" is prohibited. RV/Trailer must be well maintained with no rust. RVs older than 15 years must be approved by management. School bus or transit bus conversions, and Tiny Homes are not allowed. We work hard to maintain a beautiful environment for all to enjoy. Please help us keep it that way.

TENTS must be freestanding; stakes are strictly prohibited. Tarps may not be used as tents. Tent camping is allowed in the Small RV Sites only. Two-tent maximum per Small Site. One tent is allowed on any site type of RV site when accompanied by an RV or trailer. Tents are prohibited on the grass in front of the beachfront sites. Maximum length of stay for tent camping unaccompanied by an RV is 14 days in any 3-month period.

VEHICLES Observe 5 M.P.H. speed limit. Working on vehicles is prohibited. Washing vehicles is allowed only at the wash rack located near the boat launch ramp. **Valid vehicle passes must be displayed at all times. Vehicles must be parked in a registered guests RV site or in a designated parking spot. Vehicles are not allowed to park in empty RV sites at anytime.** Additional vehicles must be registered at the Registration Office and are subject to additional charges. Vehicle passes are not transferable between different cars or guests unless you bring your original pass into the office to get a new one. If you lose your pass, you will need to purchase a new pass. One habitable RV, trailer, or camper per site is allowed. Newport Dunes does not allow RV, trailer, or vehicle storage in our parking lot. Due to fire codes and safety concerns, parking on the blacktop is not allowed. **Streets in the RV Park are designated fire lanes. No parking allowed between the two red fire lanes. Vehicles parked in unauthorized areas, blocking sites, or parked for more than 72 hour will be towed at owner's expense or charged the daily rate for the illegally occupied campsite.**

VISITOR PARKING Each RV site and Cottage comes with ONE free vehicle pass. Guest can purchase additional full day parking passes at the Registration Office. Time stamped parking passes are given out at the gate house. Vehicle passes are not transferable between different cars or guests unless you bring your original pass into the office to get a new one. **If you lose your pass, you will need to purchase a new pass.**

0-30 minutes	FREE
30 Minutes to 2 Hours	\$10
2 Hours to 5 Hours	\$15
5 Hours to 8 Hours	\$20
8 Hours to 24 Hours	\$25
Lost Parking Pass	\$75

Parking on the 4th of July is \$50 per car.

GOLF CARTS All golf carts must adhere to traffic rules and be registered with Security. They cannot be operated at night without headlights. Any and all Golf Carts must be QUIET, operated by a licensed driver, and have proper identification tag affixed. **Golf carts are prohibited on sidewalks and must adhere to all traffic laws.** Gas powered golf carts cannot be used after 10pm.

OTHER VEHICLES Only street legal vehicles and golf carts are allowed for use on our property. Skateboards, dirt bikes, go-peds, or similar vehicles are not allowed in the park. NO RHINOS, POLARIS RANGERS OR ANY SIMILAR ATV/UTV TYPE VEHICLES ALLOWED (licensed or unlicensed).

ONLY ONE SLEEPING VEHICLE allowed per campsite. Example: only 1 RV/Motorhome, Trailer, 5th Wheel, Tent Trailer, Truck Camper, or any vehicle designed by the factory for camping with beds and hook ups. Newport Dunes requires the use of a sleeping vehicle or tent. **You may not sleep in a passenger car, van, truck bed, or utility trailer.**

CARGO OR BOX TRAILERS Any flatbed, storage, moving trailers, and boats are not permitted in the RV park. Guest must register their trailers with security when they arrive. A fee of \$25 per parking space that your trailer occupies will be charged when you register. Trailer parking on the 4th of July is \$50 per space your trailer occupies. Please call in advance to see if trailer parking is available during your reservation dates.

CAMPFIRES/BBQ's Controlled campfires/BBQ's are allowed on RV sites only. BBQs and Firepits are prohibited on the beach. Campfires must be in a self-contained fire ring only (enclosed bottom and sides). **Please keep fire pits and BBQ's off of grass areas.** Campfires/BBQ's must never be left unattended. Use fire rings and BBQ's at your own risk. You are responsible for any injury or property damage. Newport Dunes Resort assumes no liability for any accidents, injuries or damages incurred.

CHILDREN Families are welcome. Parents or guardians are liable and responsible for the acts and conduct of their children. There is a 10 p.m. curfew for children under 18 years of age. Tree climbing is not permitted. Skateboards, bikes, and in-line skates are not permitted inside any building or pool area. Obey 3 M.P.H. speed limit on the beach promenade for bikes and in-line skates. Skateboards are not allowed on the beach promenade or sidewalks at any time. Children under the age of 18 years must wear a helmet while riding a bicycle.

PETS A fee of \$2 per day, \$10 per week, \$30 a month will be charged per pet. Pets must be kept on a leash at all times. No pets are allowed on the beach, pool deck, and in cottages. All animals are to be kept inside at night and are never to be left unattended. Two pets allowed per site. All pets must be licensed and vaccinations current. You are solely responsible for picking up after your pets. Bags are located along the promenade for your convenience. NO PITBULL types or mixes, this includes AMERICAN BULLDOGS, AMERICAN BULL TERRIERS, AMERICAN STAFFORDSHIRE TERRIERS, STAFFORDSHIRE BULL TERRIERS, ARGENTINE DOGO/MASTIFF and NO ROTTWEILLERS OR OTHER DOGS WITH AGGRESSIVE OR UNCONTROLLABLE BEHAVIOR! Newport Dunes has sole discretion when any determination is made. By California law, you are strictly liable for any injuries caused by your pet. Pets are subject to a registration fee which may be paid at the Registration Office. An off-leash dog run is located by restroom #21 (see map). **No pets allowed on lawns, beach, pools, or planters.**

NON-SMOKING Newport Dunes endorses a clean, healthy environment. Smoking is strictly prohibited inside any building on property, including all restrooms, offices, meeting facilities, Back Bay Bistro, cottages, pool and Jacuzzi area, and the Market Place. Marijuana is not allowed on property.

MAIL We will receive incoming mail at the Registration Office for registered monthly guests. Deliveries of furniture, tires, fresh produce/food, appliances, car parts, and large boxes will not be accepted. At no time can Newport Dunes serve as a guest's permanent address. Please pick up your mail within 24 hours of delivery. Newport Dunes is not liable for lost mail or packages.

MONTHLY RATES Monthly rates are based on a 30-day stay for two persons and does not include fees for electricity. Maximum stay is 180 nights. Guest must move out of the park for at least 7 nights every 180 nights. Monthly rates are offered in our Deluxe and Standard sections only. Beachfront sites do not qualify for a monthly rate. Management approval is required for extended stays. Guest over the age of 18 must complete a criminal background check once a year. All monthly guest must fill out and sign a monthly agreement. Proof of registration and insurance are mandatory for monthly stays. Tent camping and cottages do not qualify for a monthly rate. Rent is due on the 1st of each month. Late fees of \$75 per day are applied starting the 6th of the month.

SITE LOCATION Specific site and cottages numbers are not guaranteed. We will be happy to take your request for specific sites for an extra fee of \$10 per night.

EVICTION FROM THE RESORT Failure to pay in advance for occupancy or failure to comply with the Rules and Regulations currently in effect is grounds for eviction without refund and refusal of future admittance. Any variation from the above rules and regulations will result in removal of RV or denial of guest return without judicial hearing after the service of a 72-hour notice pursuant to Civil Code section 799.22.

PAYMENT All charges for your stay are due and payable in advance. Daily rates are based on persons (up to a maximum of 6 per site) additional persons are subject to additional charges. Any coupons, discounts, or other offers must be stated at the time a reservation is made and presented upon check-in. We accept MasterCard, Visa, American Express, Discover Card, Money Orders, and most ATM/ Debit cards. Monthly rent must be paid with credit card or money order only. **(Sorry no cash back transactions are available). There are no refunds for early departures.**

COURTESY: Newport Dunes staff is proud to provide our patrons with the best possible courteous and respectful service. Profanity or violence towards our staff will not be tolerated. We reserve the right to refuse service to anyone.

DRONES Newport Dunes is in the direct flight path for John Wayne Airport. Personal drone use is prohibited at Newport Dunes and the air space above Newport Dunes property.

BANQUET & CATERING FACILITIES Banquet rooms for up to 150 guests and outdoor beach pavilions, cabanas and gazebo for up to 3,000 guests are available for group functions. We offer full food & beverage catering services and festive themes for any occasion. RV site catering service is available for groups. For more information and rates please call our Catering Office at (949) 729-3800.

BOAT LAUNCH AND WASH RACK If you have a boat, bring it along! We have a seven lane boat launch ramp located at the north end of our property, next to the Back Bay Bistro. A seven lane coin operated wash rack is adjacent to the launch area for RV and boat cleaning (please bring your own hose). A change machine is available for your convenience.

FITNESS ROOM Located in the Village Center (see map). Adults 18 and older may enjoy a brisk workout on our fitness equipment: Lifecycle, elliptical trainer and universal weights. Daily hours of availability are 8:00 a.m. to 10:00 p.m.

POOL The pool is open from 9am until 9pm. No one under the age of 14 is allowed in the spa without adult supervision. No pets, outside food or alcohol, glass, skateboards, bicycles, scooters, or running on the pool deck allowed. Strollers and wheelchairs are allowed.

BEACH The beach is open to the public and park guests from 10am until 6pm. No glass, alcohol, tents, pets, or motorized vehicles allowed on the beach. Please swim in designated swimming areas only. Barbeques, portable fire pits, and any type of cooking grill is prohibited on the beach. Motorized boats are not allowed in the bay.

MARKET PLACE Located next to the Registration Office and open seven days a week for your shopping convenience: grocery items, snacks, ice, RV supplies, household goods, sundries, clothing, gift items, and much more. Hours are posted at the store.

LAUNDRY FACILITIES Credit/Debit Card operated laundry machines are available for your use on the south side of the pool area. Open daily from 8:00 a.m. to 10:00 p.m. Newport Dunes is not liable for lost or stolen laundry. Please remove your laundry from the washers and dryers as soon as you are done.

BOATS Register your boat with the Main Entrance Gate upon check-in (see posted rates at entrance gate for fees). A designated storage area is located near the boat launch ramp. Boats and boat trailers are not allowed on RV sites. Once your boat is registered, use of the boat launch ramp is included for the duration of your stay in the RV resort.

MARINA Newport Dunes Resort Marina, located at the northwest corner of our property, includes 450 single-loaded boat slips, first-class amenities, 24-hour security, clubhouse, pool, and spa. For daily, weekly, or monthly slip rates please call (949) 729-1100 for more information, or stop by the Marina Office between 9:00 a.m. and 5:00 p.m. Dry storage for boats is available.

PROVISIONS FOR DISABLED All buildings, restrooms, the beach promenade, and the Back Bay Bistro are wheelchair accessible. We have two wheelchair accessible cottages.

RESTROOMS Four large tiled restrooms with hot showers are located along Bluff Drive in the RV resort. You will receive the code to the combination lock upon check in. Two additional restrooms with outdoor cold water showers are located along the beach promenade. Pets are prohibited from the restrooms.

PLEASE LOCK YOUR VALUABLES AND BICYCLES Unattended bicycles should be locked at all times. Protect your valuables. Lock unattended camping equipment in your vehicle whenever possible.

LOST AND FOUND is located in the Registration Office.

WI-FI INTERNET Please contact the Front Desk for the Wi-Fi password. Please read our terms and conditions on our website. www.newportdunes.com/guestwifi/ Our Wi-Fi is designed for basic browsing only. It will not work with smart TVs and for streaming videos. Internet connection and speed is not guaranteed. Resort occupancy and obstacles such as trees, buildings, large RVs, and RV building materials could hamper internet connection and speed.

CONDUCT Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. The use or display of any weapon, including, but not limited to, a bow and arrow, BB guns, knives, swords, batons, fireworks, explosives, mace, pepper spray, electric "tasers" and guns is expressly forbidden. Persons under the influence of alcohol or any other substance shall not be permitted in any common area or other area of the Park which is generally open to RVers and their guests.

The violation of any law or ordinance of the city, county, state or federal government will not be tolerated. No acts or

demeanor shall be permitted which would place the Park Management in violation of any law or ordinance.

RVer is responsible for the actions and conduct of all other occupants of RVer's Recreational Vehicle and for the actions and conduct of RVer's Guests and invitees. Such responsibility shall include, but not be limited to, financial responsibility for any breakage, destruction, or vandalism of the Park's recreational facilities and common areas.

PHOTOGRAPHS, RECORDINGS, AND PUBLIC RIGHTS You may appear in audio, visual, and/or audiovisual media recordings and images of Terra Vista Management/Newport Dunes Waterfront Resort & Marina and related promotional or documentary materials by Newport Dunes and Terra Vista Management. You agree to your appearance and the appearance of your children in such recordings, images and materials, and you waive any publicity rights or other rights you may have in such recordings, images and materials. You consent to the use of such recordings, image and materials by promoters for any purpose without any compensation to you. Those uses may include without limitation transcription, modification, reproduction, public display, printing, uploading to websites, distribution, broadcast, and transmission in any form. You release promoters from, any waive any claims related to the making and/or use of any such images, recordings and materials. i

SOLICITATION POLICY: Solicitation is strictly prohibited at Newport Dunes Waterfront Resort & Marina. The following activities are not allowed: the sale of goods or services or the display of goods or services for sale, the distribution of printed or recorded materials of any kind, engaging with other guests or impeding the operation while posing as an employee, staff or authorized personnel. Unauthorized event and demonstrations or usage of flags and banners for commercial purposes to incite a crowd, photography, videotaping or recording of any kind for commercial purposes is not allowed.

Management reserves all rights to amend, revise, and add to these rules and regulations at any time. Determinations made in enforcing or interpreting these rules and regulations are the sole discretion of management.