



RV STANDARDS AND POLICIES

Please help us to ensure that your stay is safe and comfortable by complying with the following RV Standards and Policies if you are bringing an RV to Newport Dunes Waterfront Resort and Marina, owned by Newport Dunes Resort and Marina (the “Resort”). Upon signing a registration card or extended stay rental agreement for an RV site, Camper(s) and Camper(s)’ guests automatically acknowledge receipt of, and agree to abide by, these RV Standards and Policies, as the same may be amended from time to time. As used herein, “Camper(s)’ guests” means any individuals who enter, occupy, or use Resort’s premises in connection with Camper(s)’ reservation or stay for an RV site, whether or not such individuals are staying overnight, including, but not limited to, members of Camper(s)’ family, any other persons sharing Camper(s)’ RV site, or Camper(s)’ companions, associates, invitees, agents, licensees, or permittees. All Camper(s)’ guests shall be deemed to be under the direct responsibility and control of Camper(s) for the purposes of compliance with these RV Standards and Policies and liability for damages or personal injury. Resort Management reserves all rights to amend, revise, and add to these RV Standards and Policies at any time, with any such changes to become effective upon publication on Resort’s website. Determinations made by Resort Management in enforcing or interpreting these RV Standards and Policies are to be made in the sole and absolute discretion of Resort Management. Thank you for your cooperation.

1. **APPLICABILITY.** All individuals, including transient Camper(s) and extended stay Tenant(s), and all groups (each a “Camper” and collectively “Campers”) bringing an RV to Resort are subject to these RV Standards and Policies. These RV Standards and Policies are subject to change at any time without prior notice upon publication on Resort’s website.
2. **RVS.** “RV” means a recreational vehicle, which includes a motor home, travel trailer, fifth wheel trailer, truck camper, or camping trailer. All incoming RVs must be less than twenty (20) years old. However, upon pre-approval by Resort Management, an RV over twenty (20) years old may be permitted. RVs must be built by a manufacturer and cannot be home-built. No park models/park trailers/tiny homes, buses or vans (including converted buses or vans, unless the converted vehicle complies with ANSI codes and/or displays a RIVA sticker) are allowed. Resort Management reserves the right to deny a reservation to anyone whose RV does not display the RVIA (Recreational Vehicle Industry Association) seal or the seal of manufacturing standards from a government agency. Resort Management further reserves the right to deny a reservation if Tenant(s)’ RV is in disrepair. An RV must be mobile at all times, and except for travel trailers or fifth wheels, an RV must operate under its own power, and will not be allowed into Resort if towed in. RVs must be well maintained with no rust and no graffiti. Dropping “camper shells” and “cab overhead campers” are prohibited. Only one RV per RV site is allowed and must be used as the sleeping vehicle. On a RV site, Campers may

not sleep in a passenger car, van, truck bed, or cargo/utility trailer but may sleep in a tent to the extent permitted at the site under Resort Rules & Regulations.

3. **RV SITES.** The boundaries of the real property rented to a Camper for an RV are the lot lines reflected by the physical stakes and markings of the assigned RV site as they exist at the time the registration agreement/rental agreement is entered into. PLEASE NOTE: The upper boundaries of the RV site end at the top of the roofline of the Camper's RV. The rental of the RV site does not include any right or easement for light or view or to erect anything higher than the roofline of the RV. No structure, canopy, or object exceeding the roofline may be erected without prior written consent of Resort Management.
4. **RV SIZES.** It is Camper's responsibility to determine that Camper's RV will fit in the RV site reserved by Camper without overhanging the cement gutters. The maximum length of small RV sites is 25 feet long; large, preferred, partial view, and corner sites are 40 feet long; and beachfront sites can accommodate an RV up to 45 feet in length. If your RV is too long for the RV site you reserved, you will need to move up to a larger site for an additional price, if available. If not available, you may be asked to remove your RV from Resort. Resort's RV sites are designed to fit one (1) standard car and one (1) RV next to each other, along with a picnic table. If, for any reason, your car cannot fit alongside your RV, you will need to park your car on the cement pad at the end of each block, or in the main parking lot. All vehicles must have a valid parking pass displayed at all times.
5. **NO PARKING IN STREETS OR GUTTERS.** Due to fire code regulations and safety concerns, vehicles must park within the RED Fire Lane striping in front of their RV site and must not block fire lanes. At no time may a vehicle be parked on the street within the delineated RED Fire lanes, or Red Curbs within Resort Property. Vehicles also may not be parked in unoccupied RV sites. Violators are subject to be towed at owner's expense. For towed cars, you may contact the **Local Law Enforcement Agency: Newport Beach Police Department: 949-644-3742. Vehicles may be towed in accordance with Vehicle Code § 22658.**
6. **UTILITY CONNECTIONS.** It is Camper's responsibility to check to determine that Camper's RV is compatible with Resort's utilities and pedestals for electricity, water and sewer. Under no circumstances may any Camper or Camper's guest alter, modify, or tamper with Resort's utilities and pedestals for electricity, water or sewer (other than to hook-up). No unauthorized electric "pig-tails" or other modifications intended to boost existing electrical pedestal amperage are permitted. All fittings and connections must be WATERTIGHT and meet City and County of Orange County health codes and State law. Sewer connections must be by rigid piping with a sewer donut (or sewer ring) or a screw-type connector. All Camper(s) and Camper(s)' guests are required to observe City health codes with reference to wastewater. All wastewater, which includes sewage and gray water, must be handled by watertight/airtight systems. Sewer hoses must not leak and must have watertight/airtight connections at both ends. Holding tanks, valves and plumbing must not leak. Sewer water and gray water (including sink water) must never be dumped on the ground nor drained into buckets. No material (other than human waste and toilet tissue) shall be disposed of into the sewer system. Do not dispose of grease into the sewer system. All feminine products and other items shall be disposed of separately. No rocks, dirt or other

objects shall ever be inserted into the sewer system. No non-biodegradable toxic chemicals, such as formaldehyde may be used in RVs at Resort, to control odors or for any other purpose.

7. **ELECTRICAL APPLIANCES.** Due to the potential for overloading Resort's electrical system, the installation/use of electric heat pumps and other major appliances must be approved by Resort Management prior to installation/use. Resort Management may require the disconnection or removal of any appliances (including, but not limited to, air conditioning units) that, in Resort Management's reasonable discretion, adversely affect the utility systems of Resort. No water softener which discharges into Resort's sewer system is permitted.
8. **SEWER SYSTEM.** Due to the limited capacity of Resort's sewer system, Camper must receive prior written approval from Resort Management in its sole and absolute discretion before installing any washing machine, garbage disposal or dishwasher. To ensure acceptable loads to Resort's sewer system, Camper's application for approval for these appliances may be denied.
9. **AIR CONDITIONERS.** Because the capacity of Resort's electrical system can be adversely affected, no air conditioners or evaporative (swamp) coolers may be used within RVs at Resort without the prior written approval of Resort Management in its sole and absolute discretion.
10. **PORCHES AND PATIOS.** Only outdoor patio furniture may be used on the patio, porch, yard or other outdoor portions of the RV site. Indoor furniture sofas, chairs, tables, pillows, and blankets are prohibited from being placed outside.
11. **AWNINGS, SUNSHADES, WINDSCREENS AND PRIVACY SCREENS.** No awnings, shades, screens blinds, or other similar items shall be located outside an RV without Resort Management's advance written approval. Generally, awnings extended from RVs will be permitted by Resort Management if designed as awnings; tarps or blanket awnings are not allowed. Roll-up, aluminum wind screens or privacy enclosures are permitted on Camper's RV site with prior written approval of Resort Management, if otherwise allowed by the California Code of Regulations, Title 25; however, temporary, roll-up type sun shades (such as plastic, canvas, cloth, bamboo or matchstick blinds) are not allowed.
12. **WINDOW TREATMENTS.** All windows must have genuine window coverings such as draperies, curtains, blinds or other aesthetically pleasing window coverings, and they must be maintained in good condition and repair at all times. No aluminum foil, sheets, blankets, plywood, paneling, newspaper, shopping bags, paper material, paint or other material not designed as window coverings, shades or screens may be used as insulation on windows or as window coverings in any location in or on the RV.
13. **SIDING.** Siding may not be replaced on an RV within Resort. If an RV needs repair work, then it must be removed from Resort to have work completed prior to being allowed back into Resort.
14. **SKIRTING.** Skirting is not required nor allowed on RVs while in Resort.

15. **FENCES.** Fencing no greater than 3 feet tall are permitted in front of an RV site, but must be made of black wrought iron only. Please do not block the front of your RV site with fencing. Resort staff must have a clear view to the back of your RV Site. Site numbers printed on hook-up pedestals must be visible at all times. Bamboo fencing is allowed along the existing chain-link fence only. All fencing must be maintained in good condition and promptly removed upon notice from Resort Management if deemed unsafe, unsightly, or non-compliant.
16. **STORAGE.** Fire laws prohibit storage of any materials under or around RVs. This includes, but is not limited to, storage of boxes, trunks, piping, bottles, garden tools, mops, ladders, and paint cans. Storage containers, cabinets, or tents may not be used for storage on RV sites.
17. **NO CLOTHESLINES, ETC.** No clotheslines allowed. Nor tarps allowed. No towels or other articles hanging on fences or RVs.
18. **PORTABLE TANKS.** Propane, water and air tanks must meet the current USA federal standards.
19. **ANTENNAS AND SATELLITE DISHES.** Each Camper must abide by the following standards regarding the installation of any exterior satellite dish or antenna (collectively “Reception Device”) on a Camper’s RV. Camper is solely responsible for all costs associated with any Reception Device. No Reception Device may be installed on the RV site, other than on the RV:
 - i. **Service.** In order to maintain an attractive Resort, Camper is strongly urged to rely on only indoor broadcast devices like cable T.V., internet and/or fiber optics, as opposed to installing a Reception Device. Cable television service is available through the local service provider.
 - ii. **Dishes/Antennas.** Only satellite dishes with a diameter or diagonal measurement of one meter (approximately thirty-nine inches (39”)) or less will be permitted on an RV. For safety reasons, Reception Devices and masts may only extend beyond the RV as is required to receive acceptable quality signals. Television antennas may not extend more than three feet (3’) above the highest point on the RV without Resort Management’s prior written approval at its sole and absolute discretion. The Reception Device must be located to the rear of the RV, unless such location interferes with the quality of reception.
 - iii. **Installation.** Any Reception Device shall be properly installed and secured in a manner that complies with all applicable codes, state and local laws and regulations, Federal Communications Commission (FCC) regulations, and manufacturer instructions and so that it does not jeopardize the safety of any neighboring RV site or property or any person near the Reception Device. In addition, no Reception Device may be installed or placed in such a way as to obstruct a driver’s view of any street, driveway, sidewalk or intersection or to encroach on another RV site or property.

- iv. **Maintenance/Repair/Safety.** Camper shall be solely responsible for the maintenance and repair, including any and all associated costs, of any installed Reception Device and shall not allow any such Reception Device to fall into disrepair or to become a safety hazard. If a Reception Device installation poses a significant safety risk, then Resort may prohibit the installation or seek removal of the Reception Device or other appropriate relief.
 - v. **Appearance.** Every Reception Device must be painted an appropriate color to match the surrounding environment and so it is least visible.
 - vi. **Other Antenna Types.** Other than for television, and/or Wi-Fi, all other antennas (including, but not limited to, ham radio and CB antennas) are not permitted in Resort.
20. **INFLATABLE/WADING POOLS OR SPAS.** Portable and/or inflatable pools (including those for children) and spas are prohibited from being placed, installed, or used outside RV Sites, cottages or tent campsites.
21. **PLANTS.** Garden plants are allowed at RV Sites with a maximum of five (5) per RV site; no indoor plants are allowed outside RVs.
22. **CLEAN CONDITION.** Unsafe, cluttered or unsightly RV sites or tent campsites as determined by Resort Management will not be tolerated.
23. **SPECIAL STANDARDS.** In order to maintain the aesthetic beauty of Resort, Resort Management retains the right to impose additional standards on those Campers who have corner RV sites or RV sites in unique locations.
24. **SALE OF RV.** A Camper may not post signs on the RV advertising the RV is for sale. Resort may require the removal of an RV from Resort in the event of its sale to a third party.
25. **RV SITE INSPECTIONS:** Resort Management conducts inspections of all RV sites from time to time, with or without prior notice, to ensure compliance with these RV Standards and Policies.
26. **PRIVACY POLICY:** Resort's privacy policy is available on its website at <https://www.newportdunes.com/privacy-policy/>. Direct any inquiries on personal information to privacy@terrav.com.

RESORT AND ITS PROPERTY MANAGER DO BUSINESS IN ACCORDANCE WITH THE FAIR HOUSING LAWS OF THE UNITED STATES, THE STATE OF CALIFORNIA AND APPLICABLE LOCAL LAWS AND REGULATIONS. AS SUCH, THEY DO NOT DISCRIMINATE AGAINST ANY PERSON BECAUSE OF AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, FAMILIAL STATUS, MILITARY OR VETERAN STATUS, NATIONAL ORIGIN (INCLUDING LANGUAGE USE RESTRICTIONS), ANCESTRY, DISABILITY (MENTAL AND PHYSICAL, INCLUDING HIV/AIDS, CANCER, AND GENETIC CHARACTERISTICS) GENETIC INFORMATION,

IMMIGRATION STATUS, HAIR TEXTURE OR HAIRSTYLES, PRIMARY LANGUAGE, SOURCE OF INCOME OR CITIZENSHIP OR ANY OTHER LEGAL PROTECTED CLASSIFICATION.