



7182 Route 9 – Plattsburgh, NY 12901 * (518) 563-3915 * www.PlattsburghRVpark.com

2023 Seasonal Residency

Plattsburgh RV Park seasonal residents enjoy unlimited camping at the park From May 15 (weather permitting) until October 15. Many of our residents spend the majority of their summer at the park. Our “seasonals” take great pride in calling Plattsburgh RV Park their “home away from home” and have made great efforts to make their leased sites look very attractive.

Please call or Email us for more information or if you have questions.

518-563-3915

Neil@PlattsburghRVpark.com

Plattsburgh RV Park

Terms and Conditions for Seasonal Customers

1. The seasonal camping fee for the 2023 season will be **\$ 2,050** . Your 911 address is: _____, Plattsburgh, NY 12901. The camping season begins on or about May 15 (weather permitting) and ends on October 15. A deposit of \$300 is due no later than October 1 for the following season in order to reserve a specific site. Seasonal customers who pay their deposit and rental fee in full before May 15 will receive a \$50 discount. Credit card payments for seasonal sites are subject to a 5% surcharge. Cash and personal check payments must be made in US funds. Seasonal customers are leasing an RV site with water/sewer/power hookups. Plattsburgh RV Park does not provide sheds, bar-b-que's, picnic tables, fire rings or other personal property items for seasonal residents. Seasonal RV sites are rented on an as-is basis. Improvements to lawns, driveways etc. are the customer's responsibility after they take occupancy. All improvements performed by residents to leased RV sites must be approved by Plattsburgh RV Park management.

The seasonal rate for residents who have not paid in full by May 30 will be \$2,500. If payment in full has not been made by May 30th, you are not permitted to use your rv/camper and/or Plattsburgh RV Park facilities.

At the conclusion of the camping season (on or about October 15), "seasonal" RV's must be removed from the property unless a \$300 deposit is paid for the following season. In the event an RV is left on the property with no deposit, PRVP reserves the right to move the RV to our storage area and secure it. The owner of the RV will be assessed a **\$550** moving and winter storage fee in this instance and will not be permitted to remove their property until all outstanding bills are paid.

PRVP reserves the right to remove any RV from a site if the seasonal fee has not been paid in full by May 30th (unless other payment arrangements have been made). In addition to rental amounts due, the customer will be subject to a \$250 moving fee and a \$5 per day storage fee. All seasonal customers must pay their fee in US funds. Before PRVP moves an RV to our storage area, management will notify the RV owner by mail as to when payment is due and when their RV will be moved to our storage area of the RV Park. Plattsburgh RV Park reserves the right to take possession of any RV that remains onsite for 12 months if an outstanding balance of 50% or more is past due. In this instance, Plattsburgh RV Park reserves the right to rent or sell the RV to recoup money that is owed and any excess funds that exist from a sale will be forwarded to the delinquent customer.

2. **Utility Costs** - Seasonal customers will be responsible for paying for their own electric. Plattsburgh RV Park (PRVP) charges \$.20 per KW hour used. There is a minimum utility fee of \$100 to use the RV Park's electrical hook up for seasonal customers (billed and paid when the first round of invoices is delivered to residents by Plattsburgh RV Park). Each seasonal camper's electric meter will be read on the date that they take occupancy of their leased site. Plattsburgh RV Park management will read customer's electric meters on or about July 31 and issue each seasonal customer a bill for consumption. End of the season utility reading will be taken on or about September 30th. Payment of electric invoices are due no later than 10 days from the date the bill was issued. Late payments will be subject to a \$1/day late fee. Final payment of electric bills will occur on or before October 15. It is the customer's responsibility to notify management as to when they will be vacating the park for the winter and arrange for final payment. **It is the resident's responsibility to monitor their electric meter to ensure accuracy. If a resident feels there is something wrong with their meter, they must notify management immediately.** The meters are very easy to read and calculate daily consumption and cost.

Plattsburgh RV Park reserves the right to discontinue electric service to seasonal residents who have a delinquent utility account.

You are not permitted to remove or perform any work on the electric meter on your site. Tampering with utility meters will be considered theft of services and will result in the violator's removal from the property. Plattsburgh RV Park staff are the only parties who are permitted to install, remove, adjust and repair utility meters.

3. **Occupancy** - PRVP's seasonal fee includes occupancy for 2 adults and their own children that are under the age of 18. Each seasonal customer shall inform PRVP as to who the 2 primary adults are for their leased campsite. Guests of seasonal campers who visit the park who stay for less than a 1/2 hour and do not use any of the property's services (pool, clubhouse, restrooms etc.) will not be charged a fee. Any guest staying for longer than a 1/2 hour or a guest who takes advantage of **any** of our facilities will be assessed a fee of \$5/day. Seasonals have the option of paying an additional \$150 for unlimited guests for the season. Our policy is that the "seasonal" resident on record must be present in the park when their guests are visiting. The reason for this is to prevent two families from benefiting from one seasonal campsite.

Seasonal campers are not permitted to sublet or "loan" their RV/campsite to a third party at any time. Adult children (those over 18) of seasonal customers may use their parent's RV for a fee of \$25/day. In some cases, Plattsburgh RV Park will extend seasonal camping to additional family members of a leased seasonal site. The price

and terms will be handled on a case-by-case basis. Again, the purpose of this general rule is to prohibit 2 families from taking advantage of 1 seasonal site.

4. **Site Amenities and Maintenance** - Seasonal customers are responsible for maintaining their campsite throughout the season. Grass cutting and trimming must be maintained to the same level as the rest of the park throughout the season. PRVP reserves the right to cut and trim any seasonal campsite that is not in compliance with this policy. In this event, the customer will be billed \$35 for each occasion that PRVP provides service. PRVP will not tolerate any customer who does not keep their site in an orderly fashion. The following basic rules apply to seasonal campers in reference to campsite maintenance.
 - A. Campsites must be free from litter at all times.
 - B. All toys, supplies and debris must be picked up and be confined to the customer's RV or storage shed at the end of each day.
 - C. All awnings or wind barriers must be "factory made" or meet the approval of Plattsburgh RV Park management. No tarps are to be used as awnings/wind barriers at any time. Awnings must be fastened securely to the structure or RV.
 - D. All park models and RV's with skirting must be maintain over time, meaning missing pieces or skirting must be replaced so the overall appearance looks good.
 - E. Any addition or modification to a seasonal structure or RV must be approved by PRVP.
 - F. Seasonal customers may only have one shed at their site that does not exceed 120 square feet, may not exceed 8' in height and is not on a permanent foundation. **Customers must obtain written approval from Plattsburgh RV Park management prior to putting a shed on their site (Management will need to see a diagram of what you intend to install). Sheds must be at least 10' from RV's and sheds on adjoining sites. If a shed will be built onsite, then customers have to get a building permit from the Town of Plattsburgh.**
 - G. Installation of all fencing on seasonal sites must be approved in writing by PRVP management.

Enforcement: PRVP will issue 2 notices to any seasonal customer who is not in compliance with 1 or more of the rules that apply to site maintenance. The notices will outline what specifically needs to be done in order to comply with our policy. If the violations are not corrected within 3 days of issuance of the second notice, then Plattsburgh RV Park Management reserves the right to move the RV to our storage area. No refunds will be issued if this event takes place. Additionally, the RV owner will be responsible for paying a \$250 fee for PRVP moving their RV. Plattsburgh RV Park will not be responsible for any damages to the RV that may occur during the move from the leased site to our storage area. Seasonal customers are also subject to the terms and rules that are outlined in the park's brochure.

Request for maintenance or other matters are to be made at Plattsburghrvpark.com or to our park manager Mel Desrocher: Mel@Plattsburghrvpark.com

5. Seasonal campers are required to notify PRVP management of any water leaks that may occur within their RV, park model or camper.
6. WiFi – Plattsburgh RV park provides “basic” FREE WiFi throughout the park through our vendor Tengo Internet. PRVP provides enough free bandwidth to surf the web and check email. Customers who require faster speeds to stream video or other activities that require additional bandwidth can purchase at affordable rates through Tengo.
7. Pets must be kept leashed at all times. All pet waste must be cleaned up and disposed of by the pet owner. Dogs that are prone to barking or violent behavior are not permitted. Pet owners must adhere to all of Plattsburgh RV Park’s pet rules.
8. Sale of RV’s and park models to others who want to become seasonal residents at Plattsburgh RV Park are subject to the approval of Plattsburgh RV Park Management. “For Sale” signs are not permitted on RV’s at any time while in the park.
9. PRVP’s garbage containers are for “**Everyday household garbage**”. We do not allow dumping of furniture, appliances, construction debris, lawn clippings etc. Items such as these must be disposed of at the Clinton County Landfill.
Please see the park manager Mel Desrocher (Mel@PlattsburghRVpark.com) for directions to the landfill or if you want Plattsburgh RV Park to dispose of something for you, we will give you a price for removal.
- 10. The speed limit in the park is 5 MPH or less at all times.**
11. Plattsburgh RV Park does not allow mobile homes. “Florida rooms” and decks may be utilized but may not be permanent or affixed to the rv (ie: no piers, foundations etc). All seasonal customers must obtain written approval from Plattsburgh RV Park management for ANY alterations to their RV or leased site. The Town of Plattsburgh may require you to obtain a building permit from their office for certain alterations to your RV. If the cost of your improvement exceeds \$25,000 then you will be subject to a tax assessment that will be levied by the Town of Plattsburgh. Please refer to their website to download building permit information and applications: www.townofplattsburgh.com – codes and zoning. The first step in the process is to contact Mel Desrocher (Mel@Plattsburghrvpark) to discuss the improvements you would like to complete. After Mel approves what you want to do, then you will need to obtain a permit from the Town of Plattsburgh.

12. Seasonal customers are permitted to leave their camper on our property during the off season provided they have paid their deposit for the following season. Customers may enter the property during the time the park is closed provided they obtain approval from Plattsburgh RV Park management. Customers are not permitted to stay overnight in their stored camper during the offseason unless permission is granted from management.
13. Plattsburgh RV Park assumes no financial liability/responsibility for seasonal residents who sell their RV. When selling their RV, it is each customer's responsibility to recoup deposits/payments that have been made in advance to Plattsburgh RV Park.
14. Plattsburgh RV Park shall not have liability and is not responsible for damage to seasonal customer's RV's, vehicles, boats or other personal property that result from maintenance worker's operation of equipment to maintain property (example: lawn mowers, weed eaters etc.). Residents who have concern for debris being discharged from mowing equipment and damaging their belongings must take precautions to prevent damage and are **strongly encouraged to insure their RV's, vehicles, boats and other personal property.**
15. Park rules are subject to change at any time during the year and are posted on our website.
16. Swimming Pool – our swimming pool opens on June 1 and closes on the Tuesday after Labor Day. Seasonal Residents are responsible for reading our Clinton County approved rules that are posted in our club house.

Contact Information

Mel Desrocher, Park Manager
Mel@PlattsburghRVpark.com

Neil Fesette, Owner
Neil@PlattsburghRVpark.com

Jim Flemming, maintenance manager
Jim@PlattsburghRVpark.com

Payment for your seasonal RV Site affirms you understand and agree to all terms associated with your seasonal resident rental agreement for 2023 and beyond at Plattsburgh RV Park. Rules for our seasonal customers are also posted on our website at www.PlattsburghRVpark.com