

Trailing Edge Park, Inc.
344 4th Street
Limon, Colorado 80828
(719) 740 0813 Randy; (719) 688 9384 Cindy

Lot:

Rent

Lot rent will be designated by the price sheet and is due at the time of arrival. Rent is due on the 1st of each month. If a tenant occupies the lot during the middle of the month then the lot rent will be prorated for the lot rent divided by 30 days. It is due before hook-up.

If said rent is not paid by 5:00PM MST on the 1st day of the month to the owner without prior arrangements, there will be a 100.00 late fee added. If the said rent and late fee are not paid within 48 hours of the rent being due, then all items will be removed from the lot and towed at the owner's expense. The renter shall be responsible for the days stayed at 30.00/day plus the 100.00 late fees prior to the personal items being released. Only funds acceptable in these circumstances are cash or cashier's check. We know circumstances will happen, we just ask that everyone communicate and pay on time.

Acceptable payments: Venmo, cash, credit card and check. If a credit card is used, square charges us 6% and we will have to charge the tenant. If check does not clear, the renter will be responsible for all costs and 100.00 fee. If the rent is not resolved within 48 hours, then the renter's personal items will be towed at the owner's expense. The renter shall be responsible for the days stayed at 30.00/day plus the 100.00 late fees prior to the personal items being released.

We have a Venmo account. The user name is Cindy Spencer@Trailingedgepark. We encourage using it. It is an app that can be downloaded to your phone. There will be a drop box on site. It is on the south side of the property attached to the fence. It is a blue and white Volkswagen bus. If you are paying cash, please contact us and we will stop by and pick it up.

There will not be any additional tenants or rv/campers staying in the lot unless agreed upon. Only two people are allowed per camper/rv. No tents shall be stayed in or put on the lots.

Upon leaving, one week will be kept for utility cost. This is figured at prorated rent. If the lot is left clean and no damage is done, then if there are any remaining funds it will be given to the tenant at the time of departure.

Maintenance

Parking is only allowed in designated parking areas. Motorcycles, ATV's, bicycles or any time of smaller recreational vehicle may be parked in front and under the camper. If additional parking is needed, please talk to management for arrangements. Each lot has two parking spaces. We ask that each person only park in front of their lot behind the markers in the designated parking area. If additional parking is needed, please let us know. There is overflow parking located on the west end of the property.

The lot will be maintained in a clean and orderly manner. All trash, debris, pet waste and cigarette butts shall be picked up on a daily basis. Personal belongings need to be kept contained in or by the camper/rv.

Two pallets may be used by the steps of the camper, but multiple pallets used for a deck and walkway are not allowed. It makes it hard to maintain and it kills a lot of grass.

There will be **no public disturbances, solicitation of any kind, violation of the law, illegal actions, drug usage or the use of marijuana on the site.** If a citation is issued or noticed that any of the restricted actions are conducted, the tenant will be evicted immediately and will have all personal items removed from the lot within 12 hours. If the renter does not have all items removed then they will be towed at the owner's expense. Quiet time is from 10:00pm to 7:00am. Please respect each other and the people that have early work hours.

There will be no structures built for an awning, storage or containment of any kind. Awnings may be used if they are attached to the RV/Camper and made for the particular RV/Camper. Tents or other non-permanent fixtures need to be approved by the owner. Just please communicate with us.

Propane tanks will be kept contained in the camper and or storage area or under the front part of the camper. The Town of Limon will be inspecting periodically. The largest tank that can be on site is 100lbs. **If it is noticed that propane is not being used to heat the rv/camper then there will be an additional \$200.00 a month to cover utility cost.**

Screening for freeze protection must only be used in winter months. No hay bales may be used. All screening must be removed and stored away in the spring when freeze hazards are no longer a threat or approved by the owners.

A heated water supply hose is mandatory in the winter months. If damage is caused by neglect or not using a heated water supply line, then the tenant will be responsible for the cost of the repairs. Please inspect your water connection periodically. If it is leaking, please tighten or replace the hose. A small leak really adds up.

There is a dumpster at the north side of the property. We ask that only the trash from the park be put in the dumpsters. Please do not dump anything else in them.

We will mow, edge, spray on a regular basis. So we apologize for any inconvenience.

In the winter we will do snow removal on the access roads and parking areas. When the snowfall is greater than 3" we will be making passes starting at 6:00am. If anyone needs earlier snow removal to go to work, please let us know. We are happy to accommodate you.

If people are driving through the park that does not reside here, please let us know. We want people to respect your privacy and safety.

***When you leave, please remove all debris, rugs, boards, pallets, trash, etc. Please replace the sewer cap. If you have extra lumber, please stack it nicely in the dumpster area and we will haul it off for you. **

Pets

Some pets are allowed in the park. We have the right to refuse certain aggressive breeds. All dogs must be kept on a leash at all times and cleaned up after on a daily basis to include the open areas. We have placed dog bag stations on the site. Please dump the waste that is in the bags in the dumpster. It is important for the health of all people and pets.

Pets are not allowed to be tied up or kept outside the rv/camper unattended. No fencing is allowed. This is a City Code. If a pet is aggressive in any manner, the pet and or owner will be asked to leave immediately. We are sorry, but we need everyone to feel safe. We have small children here.

WiFi

There are two wifi locations. Trailing and Edge. The passwords are: Trailing is Trailing2017 and Edge is Edge2017. The wifi is only as good as available to the area.

Propane/AC

Propane must be used as a primary use of heating. If you do not use propane or it is noticed that propane is not being used, an additional 200.00 will be charged. We provide the utilities, but the electric bill has been very high. We do not want to raise rates. So please be respectful. Stone Oil, DJ Petroleum and Big R can fill tanks. Big R is open later in the day.

If it noticed that electricity, water or any utility is being wasted or not used conservatively, an additional 200.00 per month will be added to the lot rent. We ask that everyone be respectful of us paying the utilities. If the utility cost continues to increase, we will have no choice but to raise our rent prices. We ask that if you are able, to adjust the thermostats when you are not at the park. We want you to be comfortable but ask to not run the ac or heat all day or when your rv/camper is not occupied. If you are able to program the thermostat to start heating or cooling shortly before you arrive, that would be a great help. Please turn the water supply off if you will be gone for an extended amount of time.

Helpful Info

UPS and Fed EX will deliver packages to the site. Please use the provided address, put your name and lot number. If you use the USPS for most of your mail, please visit the USPS to secure a mailbox. They have six month and yearly rates. USPS delivery is not available here in Limon, Colorado to any business or residence.