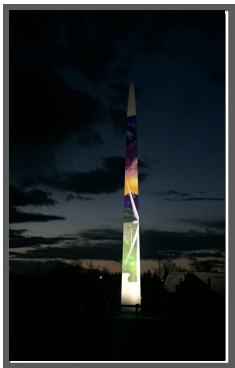


Welcome!

Useful Things To Know!



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Trailing Edge Park, Inc.
344 4th Street
PO Box 1181
Limon, CO 80828
Phone: 719-688-9384 Cindy Spencer
Email: TrailingEdgeLimon@gmail.com
Website: TrailingEdgePark.com

Rent and Utilities

Rent and electric is due on the 1st of each month by 5:00pm MST. If not received a \$100.00 late fee will be charged. If not paid in full by 8:00am on the 3rd, the rv/camper will be towed at the owners expense. The owner has the right to ask a tenant to leave at any time due to late payment or not following the park rules. Cash, check, money order, Venmo and Cash App are accepted. A drop box is located by the flagpole for checks and money orders.

Credit cards use will be charged a \$25.00 processing fee.

Maximum of two adults per camper.

Rent is prorated upon arrival and departure. It is calculated on a 30 day month. The lot must be clean, no damage and electric use is subtracted from the refund upon departure.

Electrical use is calculated at .12 cents per kwh. The meter will be read the last day of each month. The amount will be texted to you. Any person tampering with the meter will be asked to leave immediately.

Electrical charges of \$175.00 a month or more will require a \$200.00 deposit. It will be refunded at departure after all requirements and payments are made.

If you will be out of town on the 1st. Please make payment arrangements before you go. Please shut off your water before you leave for an extended time.

This Is Your Home

Drive **SLOW** in the park! We have pets and children.

Please keep your space clean of all debris. **DO NOT** throw food, cigarettes, beer tabs or waste on the ground. Please do not store trash outside. No major repairs are allowed.

Store property neatly beside or under your camper so we can mow and trim on Tuesdays No pallets are allowed.

Do not walk through other tenant lots without permission.

No disturbances, loud music, drug usage or police visits are tolerated. Start quieting down at 9:30pm.

This is private property. If you seen anyone that should not be here, please let me know. Cameras are in place for your security on the perimeter of the property.

Park on the asphalt area in front of your space or by permission. **DO NOT** drive on any open space or grass areas.

Pets

Pets must be taken to the common areas. Multiple pet stations are located throughout the park. **Pick up after them no matter where you may walk them.** It is important for everyone living here. If you have a pet, please be responsible. Only one warning will be given to owners not picking up after their pets or pet waste found on the lot. The tenant will be asked to find another place to live or have the pet removed immediately.

If you see anyone not picking up, please point out to them where the available stations are.

Pets cannot be fenced, kenneled or tied up outside unattended.

No pet can be aggressive or barking. There will be no warnings given for an aggressive pet. The owner will be asked to remove the pet immediately. We cannot have anyone injured or feel uncomfortable in the park or listening to a constantly barking dog.

Winter Stay

Heated water hoses are mandatory in winter months. Ones with thermostats work best. Heated water lines are to be in place October by 15th of each year.

We strongly recommend screening or skirting. No hay bales can be used. Skirting or screening must be done in an attractive manner and must be removed by May 15th of each year weather permitting.

No running of water is allowed. Running water does more damage to your camper. If it is found water is running, there will be a \$200.00 fine. Please prepare for the cold. Our water pressure is about 65 psi. Pressure reducers may be needed.

The largest propane bottle allowed in Town are 100lb tanks. If you one, it must be secured to a stand or rv with a rope, light chain or cable. This is a Town Fire Code. The Fire Marshall will come inspect from time to time.

Wifi and Mail

Wifi Routers: TrailingEdge-guest
Password: Trailing2017

Fed Ex and UPS will deliver to your space. Please use the address on the front of the brochure. Make sure to put your name and lot number.

If you receive regular mail. Please visit the local Post Office. They will supply PO Boxes for a reasonable fee.