

A FAMILY AFFAIR

LETRIANON RESORT REGISTRATION AGREEMENT

5845 WEST HIGHWAY 20
UKIAH, CA 95482
707-275-2262

591 REDWOOD HIGHWAY
MILL VALLEY, CA 94941
415-388-0500

This Registration Agreement, made this _____ day of _____ by and between **LETRIANON RESORT**, herein referred to as "Resort", and those individuals listed below here in referred to as "Occupant". All adults in the family shall be a party to this agreement.

NAME: _____

NAME: _____

ADDRESS _____

HOME PHONE: _____ **WORK PHONE:** _____

EMAIL ADDRESS: _____

LIST ONLY IMMEDIATE FAMILY MEMBERS AS DEFINED BELOW. THE AGES OF ALL CHILDREN MUST BE INCLUDED PRIOR TO ACCEPTANCE OF THIS AGREEMENT.

NAME	RELATIONSHIP	AGE:
_____	_____	_____
_____	_____	_____
_____	_____	_____

IMMEDIATE FAMILY MEMBERS ARE DEFINED AS UNMARRIED CHILDREN LESS THAN 25 YEARS OF AGE AND LIVING AT HOME. IN THE ABSENCE OF A MARRIED STATUS, TWO UNMARRIED ADULTS LIVING IN THE SAME HOUSEHOLD EACH DEFINED AS HEAD OF HOUSEHOLD MAY QUALIFY AS ADULT OCCUPANTS PROVIDED THAT BOTH PARTIES ARE LISTED ABOVE AND SIGNED ON THIS AGREEMENT. PROOF MUST BE GIVEN THAT THEY RESIDE AT THE SAME ADDRESS AS A PERMANENT PLACE OF RESIDENCE.

UNLESS A GUEST HAS BEEN PROVIDED A FREE GUEST PASS AS PROVIDED FOR IN PARAGRAPH 12 OF THE AGREEMENT, ALL OTHER VISITORS/GUESTS OF A REGISTERED "A FAMILY AFFAIR" SEASONAL OCCUPANT WILL BE CHARGED THE APPLICABLE RATE. (SEE ALSO PARAGRAPHS 14 & 15 OF THIS AGREEMENT)

In consideration of the mutual premises contained herein, it is agreed as follows: Resort hereby rents to Occupant, and Occupant hereby rents from Resort for the purpose of parking a recreational vehicle, license no. _____ And lot no. _____ at LeTrianon Resort, 5845 West Highway 20, Ukiah, County of Lake, California. Neither Resort nor Occupant shall be under any obligation to renew this Registration Agreement or otherwise extend occupancy beyond the term stated herein. If there is no new written agreement for occupancy beyond the term herein, and Occupant does not remove all Occupant's personal property before the termination date, occupancy shall continue on a month to month basis and Occupant shall be responsible for the rents set out herein for the months involved until such time Occupant or Resort, by lawful process, has removed all occupant's personal property from the

Resort. Either party may terminate the month-to-month rental by giving a thirty-day written notice at which time Occupant shall remove all occupants' personal property prior to termination of the month-to-month agreement.

TERM : CHOOSE ONLY ONE OF THE FOLLOWING TERMS BY INITIALING WHERE PROVIDED.

1 YEAR PROGRAM: 1 YEAR - \$4500.00 Annually - \$3675.00 Monthly.

Commences: Terminates: _____ INITIAL

2 YEAR PROGRAM: 1ST YEAR - \$4400.00 Annually - \$366.66 Monthly
2ND YEAR - \$4500.00 Annually - \$375.00 Monthly

Commences: Terminates: _____ INITIAL

3 YEAR PROGRAM: 1ST YEAR - \$4300.00 Annually - \$358.33 Monthly.
2ND YEAR - \$4400.00 Annually - \$366.66 Monthly
3RD YEAR - \$4500.00 Annually - \$375.00 Monthly

Commences: Terminates; _____ INITIAL

All terms must start at the beginning of the month. If this agreement is signed after the first of the month, rent for that month will be pro-rated based on a 30 day month and the term will start at the beginning of the next month.

**Rent is due on the first of every month and delinquent if not received by the 15th of each month.
Mailing address: Le Trianon Resort, c/o Hoffman Development 591 Redwood Highway, Mill Valley, CA 94941.**

Late Charge: \$25.00 is charged on all rents not received by the 15th of each month.

NSF: \$25.00 charged on all returned checks. Checks returned by tendering a bad check constitute non-payment of rent and will result in a late charge.

BOAT DOCKING SEASONAL FEES: Pontoon \$700/season; Other Boats: \$350/season. Daily Dock fees: \$5.00 (DAILY FEES ARE CHARGED IF BOAT DOCKED OVERNIGHT)

GATE ACCESS CARDS: Each occupant shall receive two gate access cards. Additional cards are available for a charge of \$50.00 per card, per season. A replacement fee of \$50.00 will be charged for each lost, stolen, or broken card. **Access cards are not transferable and not for the use of guests. Access cards shall not be used by anyone other than registered seasonal occupants. If cards are found to be in the possession of unauthorized individuals they will be confiscated and or access at the gate terminal will expire, The cards will not be returned. Access cards are the property of LeTrianon Resort and must be turned into the Resort upon vacating or selling your Registration Agreement to another party. . ISSUED CARD NOS:**

A defaulting occupant's recreational vehicle may be removed without a judicial hearing after the service of a 72-hour notice pursuant to Civil Code Section 799.38. Occupant shall be entitled to thirty (30) days prior written notice of termination of occupancy hereunder, except in the event of Occupant's default under this Agreement or the Ground Rules and Regulations hereof, in which event Resort shall be entitled to all remedies available under Law.

Nothing in this Registration Agreement (or otherwise) shall entitle or permit occupancy or use of the Resort's facilities, or the lot number designated herein, between November 1st and March 31st, it being expressly understood and agreed that the Resort is closed during that period. It is further expressly understood and agreed that the Resort permits no residency and no continuous occupancy beyond the seven months during which it remains open, the facility being open for seasonal and recreational enjoyment only.

Indemnifications of unregistered persons. Resort shall not be liable to Occupant except for Resort's gross negligence, and Occupant hereby waives all claims against Resort for any injury or damage to Occupant or any unregistered person(s), invited by Occupant, or property in or about the premises, by or from any and all costs, expenses, claims, demands, obligations, and liabilities, cause or causes of actions by unregistered persons by reason or in connection with the condition of, state of repair or use of the premises or appurtenances thereto, including, but not limited to, all roads, walks, piers, floats, boats, decks, and buildings.

Occupant's agreement to hold Resort harmless shall include Occupant's obligation to pay Resort reasonable attorney's fees and costs, including damages, incurred in connection with the settlement, trial, appeal or any such matter wherein Resort must defend against any such claim, demand or cause of action. There shall expressly be no waiver of subrogation, and each party's insurance carrier shall be entitled to pursue by subrogation claims of their insured, if any, as against the other party.

_____ **Initial.**

RESORT SEASON

APRIL 1ST TO OCTOBER 31ST: Resort opens daily for full use. Facilities available: Water, electricity, trash collection, community bathrooms, Honey Wagon, bagged leaf pick up and the office.

Last weekend of June through Labor Day weekend the Snack Bar will be open Saturday and Sunday.

Grocery Store hours Memorial Day through Labor Day 9-5 daily.

DAILY CURFEW: No loud noise before 8:a.m. or after 10 p.m. except on 3 day holiday weekends the curfew shall be extended to 11:00 p.m.

NOVEMBER 1ST TO MARCH 31ST - RESORT CLOSED. NO FACILITIES AVAILABLE. NO OCCUPANCY ALLOWED. ANY ADMITTANCE TO THE RESORT IS BY APPOINTMENT ONLY. CALL 707-275-2041 TO MAKE AN APPOINTMENT.

GROUND RULES AND REGULATIONS

Text and numbers in bold print refer to applicable sections of Title 25 California Code of Regulations governing Mobile Home and Recreational Vehicle Parks and Uniform Plumbing and National Electrical Codes.

1. SITE: Each campsite shall be limited to 1000 square feet.

A. One motor home or recreational vehicle plus a maximum of two (2) tents no larger than 10' x 10' shall be permitted per lot. **Only travel trailers, recreational vehicles, motor homes, tents and campers on trucks will be permitted, Section 1700. No mobile homes are permitted, Section 2060. A 32 foot maximum length shall apply (including hitch). No motor home or recreational vehicle shall be within 3 feet of the lot line, Section 1330.**

B.STORAGE: One portable storage shed not to exceed 100 square feet to be used for storage purposes only (Sections 1512 & 1738) shall be allowed

C. OUTSIDE STRUCTURES: No permanent structures or carports other than decks are permitted, Section 2202. A permit is required for installing a deck, Section 1018,1425, and 1432.

D. AWNINGS: Awnings must be seasonally removable. The height of an awning may not extend above the height of the motor home or recreational vehicle.

E. GROUND COVER: All ground covering must comply with the local fire jurisdiction, Section 2410.

F. SINKS: Outside sinks are strictly prohibited.

G. REFRIGERATORS: All refrigerators must be stored in approved storage cabinets as defined in paragraph **B** above. Freezers are not allowed unless integrated with the refrigerator unit. All refrigerators must conform to the latest safety and energy requirements for both Title 25 and single family dwellings. Refrigerators must be rated energy efficient, 2000 models or newer. All refrigerators must have State approved electrical connections in the storage facility. Resort management has schematics of the State approved wiring from the box to the storage unit. **REFRIGERATORS CANNOT BE PLUGGED INTO ELECTRICAL EXTENSION CORDS.**

H. AIR CONDITIONING: Air conditioners cannot be left running in the absence of someone being present at the Resort. Resort personnel will be allowed to disconnect electrical service to the site if a unit is found running without someone being present after a 12 hour period.

I. FENCES; All fencing must be maintained in good order and condition and comply with the local fire jurisdiction. Only 1 x wood and other materials approved by both the local fire jurisdiction and the resort may be used. **BAMBOO FENCING IS EXPRESSLY PROHIBITED. All floor covering must comply with local fire jurisdiction, Section 2410.** Any fencing constructed or repaired after the date of this agreement on the side of the main entrance is limited to a maximum of 4 feet in height to provide Resort staff visual access for any maintenance and repair issues, water leaks, broken branches, electrical problems and security checks. Maintenance of fences is the responsibility of the current seasonal occupant(s). Installed fences become the property of LeTrianon Resort and upon the vacating of a site by the current seasonal occupant, Resort Management shall have the option (1) to have the current occupant remove the existing fence or (2) retain fence as Resort property.

J. INTERIOR/EXTERIOR LIGHTS: Only UL exterior LED rated mini string lights and extension cords are allowed for outside use. Each site is allowed a maximum of 100 feet of UL approved exterior outdoor mini lights. **NO FLOOD LIGHTS ALLOWED.** All outdoor lighting, extension cords and power strips must be of a temporary nature and are required to be taken down and stored at the end of each season. Use of extension cords placed under indoor/outdoor carpet, flooring and ground cover of any kind is strictly prohibited. No light strings, electrical extension cords or electrical appliances or items of any kind are allowed in trees, bushes, or shrubs.

Absolutely no interior/exterior lights or appliances are allowed to be left on timers without the Seasonal Occupant being present on the Resort Grounds.

END OF SEASON CLOSING PROCEDURE: Disconnect electricity, propane tanks, water supply and battery(ies). After disconnects have been completed a walk through of the site done with either the manager or assistant manager needs to be done prior to occupant leaving the Resort at the end of the season.

ACCESS TO SITE: Onsite management needs access to all sites in case of emergencies and for safety and security reasons. Seasonal Occupant shall deposit a key or current access information with onsite management . Management will not be responsible for any

damage that is caused by emergency access if not key has been deposited with management.

2. **TRASH/RECYCLE:** Garbage and all other debris must be contained in proper containers and must not be allowed to accumulate within the park, Sections 1610 and 1680. All household garbage must be separated and packaged so that it can be recycled in accordance with current disposal requirements. Resort personnel will pickup and dispose of leaves bagged in yard waste plastic bags and placed outside of fence. (see also paragraph 20)
 3. **BREAKERS/ELECTRICAL:** No alterations to the Resort utility lines, breakers or electrical receptacles may be made under any circumstances, Sections 1018. All power supply cords shall utilize a cord tested for motor home or recreational vehicle use, Section 1352. Each lot shall use no more than one (1) power supply. All exterior lighting receptacles and appliances shall conform to Sections: 1436, 1102, 1644, 1650, and 1738 and the National Electrical Code. No enclosures may be constructed on or around the power poles or breaker boxes.
 4. All LP gas vessels must conform to Section 1666.
 5. **PLUMBING:** Plumbing connections between the supply and the motor home or recreational vehicle must be of a flexible nature and must comply with Section 1682. All drain lines within the motor home or RV and any drain inlet must be gas tight and leak free, Section 1680. Any plumbing connections must be in accordance with the Uniform Plumbing Code.
 6. **SEWER DISPOSAL:** All recreational vehicles, trailers, and motor homes shall have the drain of the vehicle capped and the gate closed at all times. No sewage disposal shall be permitted on any lot without a drain inlet. Drainage of grey water only is permitted with the use of a blue boy. Dumping of gray water is strictly prohibited. See attached agreement.
- The Resort provides a weekly honey wagon service for a fee. Appointments for this service need to be scheduled a minimum of 24 hours prior to the scheduled service. The Resort will not provide this service to any vehicles with broken or worn sewer caps or gate valves. Honey Wagon services will be provided after proper repairs have been made
7. **DOGS:** Only dogs owned by registered seasonal occupants are allowed at the Resort. A maximum of 2 dogs per seasonal registration agreement at any given time are allowed. Dogs must be confined to the occupant's lot. All animals must be kept on a leash at all times if the occupant's lot is not completely secure with an approved fencing material. Leashes not to exceed 6 feet in length. **NO DOGS ARE ALLOWED ON THE BEACH OR IN THE BATHROOMS AT ANYTIME.** No unattended animals are permitted. You are required to clean up after your dog. At the sole discretion of the management, any breed of dog which is considered aggressive will not be allowed on the property. Violators will lose the privilege of bringing a pet to the Resort. No Pitbulls or Rottweillers are allowed on the Resort property.
 8. No gas motor driven bikes or scooters allowed on the grounds at any time.
 9. No skateboarding is allowed within the Resort Premises at any time.
 10. **OCCUPANCY:** Occupancy will be limited to those qualified individuals listed on this agreement. Any person not listed on this agreement will be considered a guest. All guests must be registered with the office upon or prior to arrival.
 11. **GUESTS:** Only grandchildren 25 years of age and under visiting registered seasonal occupant grandparents (without parents being present) will be allowed entrance at no charge. All other guests will be charged the current daily rate except as provided in paragraphs 14 and 15. Registered occupant shall not be permitted to have the same guest(s) for a period of time longer

than one week nor more than 4 times per Resort season. The maximum number of guests per site per visit is six (6). Seasonal Occupants are responsible for communicating Resort rules and regulations to their guests>

12. **GUEST PASSES AND PRIVILEGES:** Each seasonal occupant will receive one guest pass per season per seasonal site. Each pass shall allow for 1 to 4 guests per day for a total of 12 days per season. The guest passes are valid for guests who stay with the registered seasonal in their site and only while the registered seasonal is present at the Resort. There will be a 2 day minimum deduction each time the pass is used during the regular season and a 3 day minimum deduction for a 3 day holiday weekend. Guest Passes are located in the office and will be assigned to your guests after their guest registration is complete. Guest passes are not valid for use for a separate campsite).
13. All Occupants shall ensure that they and their guests shall take or engage in no actions that interfere with the quiet enjoyment of the Resort by other occupants and guests; any breach of this non-disturbance agreement shall be material and shall give rise to immediate termination of this Registration Agreement. Without limiting the generality of the foregoing, no loud noises will be allowed after 10:00 p.m. or before 8:00 a.m. The time period will be extended to 11:00 p.m. for resort sponsored events.
14. **CAMPING PRIVILEGES.** Each Seasonal Occupant may have unaccompanied guests in their site four times per season. Each visit will be limited to seven days with a maximum of six people in attendance at any one time. There will be a fee based on our published camping rates for each night stay. Reservations for your guests must be made 14 days in advance and payment is due at the time the reservation is made and is non-refundable.
15. Unaccompanied relatives may camp in a separate campsite using their own equipment without the requirement of a Seasonal Occupant being present. There will be a fee based on our published camping rates for each night stay. Reservations for your guests must be made 14 days in advance and payment is due at the time the reservation is made and is non-refundable. This privilege is limited to a total of 30 days per season and a maximum of 6 guests are permitted in the site at any one time.
16. **BEACH USE:** Beach space is on a first come first serve basis. At the end of each day all personal items such as floats, chairs, toys, etc., shall be removed from the beach area and stored in seasonal sites. Kayaks and canoes can be stored in the pavilion when the seasonal owners are physically present at the Resort; at all other times they must be stored in seasonal's site.
17. **CABANAS:** No cabanas are allowed to be left on the beach overnight in any circumstances. cabanas allowed only in the designated area as marked on the beaches..
18. **GOLF CARTS USAGE AND RULES:** 5 Mile per hour speed limit-strictly enforced; no one under the age of 12 is allowed to drive a golf cart. A licensed driver must accompany any unlicensed driver, including unlicensed teenagers while operating a cart.
19. **CURFEW:** A 10:00 p.m. curfew will be enforced. Children under the age of 21 must remain in their campsite after that hour. This time shall be extended to 11:00 p.m. for Resort sponsored events.
20. **DEBRIS/TRASH/DISCARDS:** All trash and debris that is generated as a result of setting up, and/or taking down a site or opening up and closing for a season shall be removed at occupant's expense and not deposited in Resort owned containers or anywhere within the confines of the Resort grounds.. No debris or building materials may be stored in the individual seasonal sites. **Absolutely no refrigerators, appliances, bicycles, bar-b-ques, mattresses or propane tanks are to be discarded in Resort containers or on Resort property. Violators will be fined \$150.00 per occurrence.**
21. The use of firearms on the property is prohibited.

22. Occupants must adhere to all applicable rules of the Title 25 California Code of Regulations governing Mobile Home and Recreational Vehicle Parks.
23. **BOATS;** Boats must be stored within the confines of the owner's lot from November 1 through March 31. Only one boat per lot is allowed parked next to Occupant's lot from April 1 through October 31.
24. **Hot Tubs.** Hot tubs installed for the private use of Occupant shall be allowed only if the entire space is properly fenced with gate locks and heated by propane gas at the sole expense of Occupant.
25. **SALE OF CONTRACT/RV/TRAILER:** No sale of a current registered seasonal's RV or trailer will be allowed (1) without an inspection of the site and RV or trailer to determine if any violations need to be corrected. (2) No sale of any RV or trailer over 20 years old will be allowed. The current registered seasonal occupant will be held responsible for removing the RV or trailer prior to approval of selling the remainder of the current contract.
26. **NEW RV OR TRAILER: As of January 2006 all new RVs or Trailers brought onto Resort property by a registered seasonal occupant shall be a 1990 or newer model.**
27. **TERMINATION OF AGREEMENT: Upon termination of seasonal occupancy at the Resort, whether voluntarily or involuntarily, occupant shall be responsible to remove and dispose of all personal belongings from the site including but not limited to all ground debris, carpeting, broken outdoor furniture, old bicycles, sheds, refrigerator, decks, built in fire pits, and indoor/outdoor carpeting. This is effective whether the site was purchased from a prior seasonal as an "existing set up site" or a new site was set up upon commencement of your occupancy.**
28. All applicable governmental rules and regulations, including but not limited to those of the State of California, Lake County, and the City of Ukiah, are incorporated herein, and Occupant shall comply fully therewith. Resort may adopt and Occupant shall abide by rules reasonably promulgated to implement requirements of any such governmental agency.
29. These Rules and Regulations shall be strictly enforced. Any violation, not immediately cured, may result in the termination of this Agreement and the judicial removal of occupant. Any violation concerning the sewer or electrical regulations may be cause for immediate legal action without the opportunity to cure the violation. If legal action is necessitated arising out of the terms of this Agreement, the losing party will pay to the prevailing party all court costs and attorney's fees.

Additionally the Resort may at any time it determines necessary, change or implement new rules and regulations to provide a safe and enjoyable environment at Letrianon Resort _____.(initial)

LeTrianon Resort

Occupant

BY: _____

Date: _____

Date: _____

DATE: NOVEMBER 1990

FROM: COUNTY OF LAKE HEALTH DEPARTMENT, ROGER FOOTE
ENVIRONMENTAL HEALTH SPECIALIST

RE: LeTrianon Resort

The California State Department of Housing and Community Development will not permit drain outlets from the mobile homes in LeTrianon Resort, located on Blue Lake due to the lack of permitted septic or sewage drain inlets available at the facility (Title 25, Sect, 2.060 of the California Code of Regulations. **This means that no portable disposal units may be used for either gray or black waters.**

We are hereby authorizing your park for the use of mobile disposal units (often referred to as "**Blue Boys**") of the proper design and construction for disposing of **GRAY WATER ONLY** (e.g. wash water) but not for human waste. The connection from the mobile home to the portable unit shall be of a diameter not greater than 3/4 of an inch. **USE OF LARGER CONNECTIONS (E.G. THE 3 INCH DIAMETER - LINE) IS STRICTLY PROHIBITED.**

Abuse of this privilege may result in the withdrawal of this permitted use. **The only means of disposal of black water (e.g. human fecal material) is the use of your public toilets, or the dumping facility.**

Pursuant to the Lake County Code (Article III. Sanitary Disposal of Sewage, Sec. 9.17. Declaration and General Provision and Sec. 9.9 Sanitation Permits Lake County Rules and Regulations for onsite Sewage Disposal (1-20 General Standards, Prohibitions and Requirements paragraphs 1 & 2), it is unlawful to dispose of sewage (including gray water) in a manner that would cause a public health hazard, and any method of discharge must be approved by the Environmental Health Department.

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