

# **Long Term Rentals Frequently Asked Questions:**

## **RV Restrictions:**

The following are not permitted at Tiger Run per County Ordinances: pop-up campers; tent trailers; tents; truck campers; tiny homes/trailers; horse trailers, or; recreational vehicles with canvas/fabric slide-outs. If an RV is older than 20 years, entry is subject to approval and current photos of both the interior and exterior of the RV must be sent to park staff for approval. Only 36' or longer class A motor homes are allowed in any Blue River or Deluxe sites from May 1-October 1. All RVs must be fully self-contained. Tiger Run Resort reserves the right to inspect any RV prior to entry. If the RV does not meet the requirements, entry to the park will be denied without refund. If a guest with a future reservation sells, trades or plans on bringing another RV into the resort, the park office must be contacted to update the RV information and assure that standards are met.

## **Is there an application process?**

Yes, to be approved for a monthly rental, an application is required for either chalet or RV sites. TROA reserves the right to conduct a background check as well as verify employment information.

## **Is a security deposit required?**

Yes, \$500 for RV lots and \$750 for chalets. In order to reserve the site, the deposit must be collected at time of booking. Security deposits will be returned within 30 days of tenant's vacating property. Landlord may withhold from deposit any money needed to pay the cost of unpaid rent, unpaid utilities, damages that are not due to normal wear and tear, charges for late payment of rent and returned checks charges for unreturned keys/gate cards.

## **Can I change my arrival date?**

Yes, but we must receive written notice of date change 30 days prior to arrival date. If you change dates within 30 days of arrival, nightly rates may apply.

## **What is the cancelation policy/Can I terminate the lease early?**

A monthly reservation can only be canceled outside 30 days of scheduled arrival. If canceled within the 30 days, the applicable rent will be due as well as the security deposit withheld.

A guest or landlord may elect to terminate the lease early provided that written notice is delivered to the other party outside 30 days.

## **Do I get to pick my site/chalet?**

You can specify which type of site or chalet you'd prefer on your application (I.E. Blue Rive or Swan RV site or Deluxe or Executive Chalet). The long term agent will do the best to accommodate a request for a specific site but given that Tiger Run is a homeowner's association and all sites and chalets are privately owned, a specific site cannot be guaranteed.

## **Are utilities included?**

No, Xcel energy and propane costs are not included in the rent.

## **What's XCEL Energy?**

Xcel Energy is the electric service provider in the resort. Service is transferred to tenant when lease is signed. Tenant is responsible for contacting Xcel to arrange for payment, cancelation of service, and final payment at end of their stay. Neither Tiger Run, nor the landlord is responsible for payments of any electrical charges if tenant does not contact Xcel and cancel service when they depart.

## **What if I need propane during my stay?**

**Chalets:** Propane tank is filled prior to lease start date and a meter reading taken. Tank must be filled to the level of the meter reading upon tenant's departure at tenant's expense. Tenant may be responsible for any usage that is not replaced at current market rate.

**RV Sites:** Tenant is solely responsible for arranging for pick up, delivery, and service of propane tank per the Tiger Run Governing Documents:

An un-enclosed auxiliary **exterior** propane tank, per lot, will be allowed from October 1<sup>st</sup> until May 1<sup>st</sup> (Winter Months) but in any case must be removed within 15 days if the lot is vacated. No auxiliary exterior propane tanks larger than 125 gallons will be allowed. This rule does not apply to small tanks (20-30 gal.) that are a part of barbeque grills, gas heaters and/or gas fireplaces as long as these tanks are enclosed within these items and are not freestanding tanks attached only by a hose.

Propane Providers in the Area:

- Amerigas: 970-453-2903
- Ferrel Gas: 970-668-3626

## **Are Internet & Cable Provided?**

Wireless internet is provided with certain usage limits throughout Tiger Run. Internet is wireless and as such does have certain limits to usage. Contact office for more specifics regarding internet capacity and booster devices.

## **How do I pay rent?**

We accept checks, credit cards, and debit cards for rent payment. We do **not** accept cash. Rent is due on the first of each month and considered late on the 5<sup>th</sup> with a late fee of 10% of the monthly rent, **no exceptions**.

## **Can I bring my pets?**

Yes, if you are renting an RV site. No, if you are renting a chalet. Due to Summit County Law, you may not have three or more of the same pet. For example, you may have two dogs and a cat, but not three dogs. Tenants will be charged for anything not cleaned up or damages caused by pets. No livestock is permitted in the park. All guests are responsible for picking up after their pet and keeping them contained in the park. All guests are required to register their pet upon check in with the Tiger Run office.

## **Can I smoke in the Chalet?**

There is no smoking of cigarettes, marijuana, or any other substance allowed in chalets. Although marijuana is legal in Colorado, the statute does not allow for public consumption of marijuana. As such, marijuana smoking on the lots, in chalets, or in common areas is prohibited and will be strictly enforced.

### **Can the Chalets or RVs be sublet?**

No. Any occupant in the RV or Chalet would need to be named as a tenant on the lease. There is no direct subletting of the property. In addition Tiger Run rules and regulations do not allow for the leasing of RVs.

### **Are there occupancy restrictions?**

The maximum occupancy for an RV site is 6 adults. The maximum occupancy for a one bedroom chalet is 4 adults and 6 adults in a two bedroom chalet.

### **Is there a cleaning fee?**

Yes, a required \$80 cleaning fee is charged to have the chalet cleaned upon departure. If the chalet is considered dirty beyond normal usage, additional fees may apply.

### **How many cars can I park at the resort?**

2 car parking maximum on any RV site or chalet, and some sites may only accommodate space for 1 vehicle. Parking in the street and on grass areas is strictly prohibited due to park operations and county ordinances. Unfortunately, the resort does not have space to accommodate overflow parking for our monthly guests.

If towing a trailer, the trailer can park on the RV site provided that there is sufficient space and trailer is not sticking out in the street, on the grass area, or impeding traffic or neighbors in any way. There is trailer/RV parking storage on airport road in Breckenridge operated by the Town of Breckenridge. Below is the website for additional information:

<http://www.townofbreckenridge.com/your-government/departments-services/parking-community-service/parking/overnight-parking>

### **What are the rules of the road inside the resort?**

The safety of all park owners, renters and guests is the responsibility of everyone. Please obey all traffic rules and be attentive and courteous to others using park roadways. Traffic regulations are strictly enforced. Violators will be asked to leave the park and fines up to \$250 may apply.

- The speed limit in the park is 10 mph.
- All park owners; renters and guests are required to obey State of Colorado Traffic Laws when using park roads
- Drivers are required to yield to pedestrians in marked crosswalks and at all intersection crossings
- Pedestrians including children should not dart into the path of any vehicle
- Pedestrians are required to walk facing traffic on the left side of the road

Please note that snowmobile or ARVs are not permitted to be operated within the resort.

### **What concerns are there and what am I responsible for during the harsh weather in the high country?**

In order to ensure your water line does not freeze during the winter, it must be disconnected overnight and when absent from the RV for any extended period of time. Never turn off the breaker to the electrical panel as the electrical

panel controls the heat tape on the water line. If tenant does not disconnect the water line at night or for extended time frames, they could be held responsible for repair or damages resulting from a freeze up.

**Is snowplowing or shoveling included in the lease?**

RV sites and chalet driveways will be plowed the day of arrival. Street and common areas are plowed when it snows. The berms resulting from street plowing will be removed, however it might not happen immediately due to the volume of snow plowing operations.