



# TIGER RUN RESORT

A LUXURY RV RESORT

## **Tiger Run Frequently Asked Questions Winter Monthly Rental Program**

### **RV Restrictions:**

The following are not permitted at Tiger Run per Summit 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 motorhomes are allowed in any Blue River or Deluxe sites from May 1-October 1 and opens to 36' or longer 5<sup>th</sup> wheels or travel trailers during the remaining month. 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, \$1000 for RV lots. In order to reserve the site, the deposit must be collected at time of booking. Security deposits will be returned within 60 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 and the term of Lease shall equal the original duration (I.E. 6 months) of the signed agreement.

### **What time can I check in and what time do I have to check out?**

Check-in is at **1 PM** for RVs. Check-out is at **11 AM** for RVs. We do **NOT** offer late check outs as there maybe another guest right behind you. Daily rates will apply if guest has not departed by 1pm.

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

The Tenant is responsible for the entire duration of the Lease term unless by mutual agreement off all parties to the Lease. The Landlord may terminate the Lease for violations of the Lease, criminal activity, subletting the property or the RV, or any activity that may threaten the quiet enjoyment, health, or safety or others in the park or the property.

If Tenant vacates early, no refund will be given unless the property is re-rented for a portion or all of the Lease term.

### **Should I skirt my RV?**

We highly recommend you skirt your RV if you are staying with us long term during the winter months. There are a couple of requirements regarding the skirting you must adhere to.

**Skirting must be tidy, neat, and presentable. We require that the color/material matches the main color of the RV.**

Examples of unacceptable skirting would include unpainted foam board and duct tape holding up the skirting. Skirting is allowed from Oct 1 - May 1 and adjustment can be made by management depending on weather.

**Skirting must go up in a timely manner.**

**From date the installation begins, the skirting must be completed within 5 days.**

### **Are utilities included?**

Xcel energy and propane costs are not included in the rent. 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. There is also comcast cable on site provided your RV television is compatible.

### **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.**

### **Do I get to pick my RV Site?**

You can specify which type of site you'd prefer on your application (I.E. Blue River 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.

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

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 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.

### **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 6<sup>th</sup> with a late fee of 18% 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 a minimum \$250 clean up fee for any pet feces 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 the RVs be sublet?**

No. Any occupant in the RV 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.

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

Only if the site is not in the same condition as it was upon move in. There will be a minimum charge of \$250 for any oil stains, jack stains, hydraulic stains, skid marks ext. Cleaning, repair, and potentially replacement of damaged concrete could be the responsibility of the tenant. Tiger Run urges tenants to use all precautionary measures to avoid stains on concrete including oil pans under RVs/trailers and also jack stands under all jacks

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

2 car parking maximum on any RV site, 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.

### **Please note that 2 RVs or 5<sup>th</sup> wheel/travel trailers are prohibited on one RV site**

If towing a cargo 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 9.5 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 or sewer line do 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.
- The GFI/20 amp outlets on the pedestals are ONLY for the water heating equipment and plugging any auxiliary heated hoses or heaters into this circuit will cause the circuit to trip and the water to freeze up.
- If tenant does not adhere to the following requests, they could be held responsible for repair or damages resulting from a freeze up.

*PLEASE NOTE that we are on a well system and water use is strictly for indoor water usage per Colorado Water Restrictions. Washing RVs or cars is strictly prohibited per our water lease.*

**Is snow plowing or shoveling included in the lease?**

RV sites 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.