



Site Improvement Guidelines

General Guidelines

1. All plans for improvements or additions, such as (but not limited to) semi-permanent awnings, screened rooms, concrete, detached air conditioners, vegetation, etc, must be submitted to management for approval prior to starting the work. Drawings are required to show the dimensions and locations as well as materials if applicable. All improvements made to the site you have rented, including landscaping and concrete, shall at once become part of the realty and belong to the Islander RV Resort if it so desires. If not, improvements shall be removed upon departure at the renter's expense and the site returned to its natural state.
2. Management approval of improvements is not to be construed as a commitment for rental of the lot beyond the expiration date of the current rental agreement in place.
3. Drawings are required to show the dimensions and locations as well as materials if applicable.
4. All improvements made to the site you have rented, including landscaping and concrete, shall at once become part of the realty and belong to the Islander RV Resort if it so desires. If not, improvements shall be removed upon departure at the renter's expense and the site returned to its natural state.
5. Work must be done by a licensed, insured contractor, proof of liability insurance and workman's compensation insurance must be submitted to the office prior to the start of any work.
6. If any existing concrete on the site is to be removed, it must be disposed of properly outside the resort.
7. Contractors and their employees must abide by resort policies with regard to parking vehicles, speed, littering, excessive noise, etc.
8. All clean up and or removal of debris is the responsibility of the guest.
9. Concrete is generally, but not always permitted on the site from the curb back approximately 50' and 35' wide. At least 8" on both sides of utility pedestals must be kept free of concrete. Some sites may have other restrictions. Concrete may not encroach too close to trees, irrigation lines or other resort utilities. Concrete must meet Concrete Specifications/Requirements as disclosed in this packet (page 3).
10. A PVC pipe sleeve of at least 2" diameter must be placed under the concrete within 6" of the curb across the width of the concrete and within a foot of the back of the site.
11. The Islander RV Resort is not responsible for replacement of damaged concrete or concrete removed for repair by its employees, subcontractors, or other guests.
12. There will be no reimbursement of any kind by the Resort for any improvements under any circumstances.
13. The Islander RV Resort management has the right to deem work as unacceptable if the work is substandard in appearance or safety and may require the concrete to be removed at the guest's expense.
14. To inquire about Concrete Contractor(s) who have met the insurance requirements and have insurance on file please contact our Front Office.

I have read and agree to the terms described above.

Signature

Date

Site #

Basic Site Layout

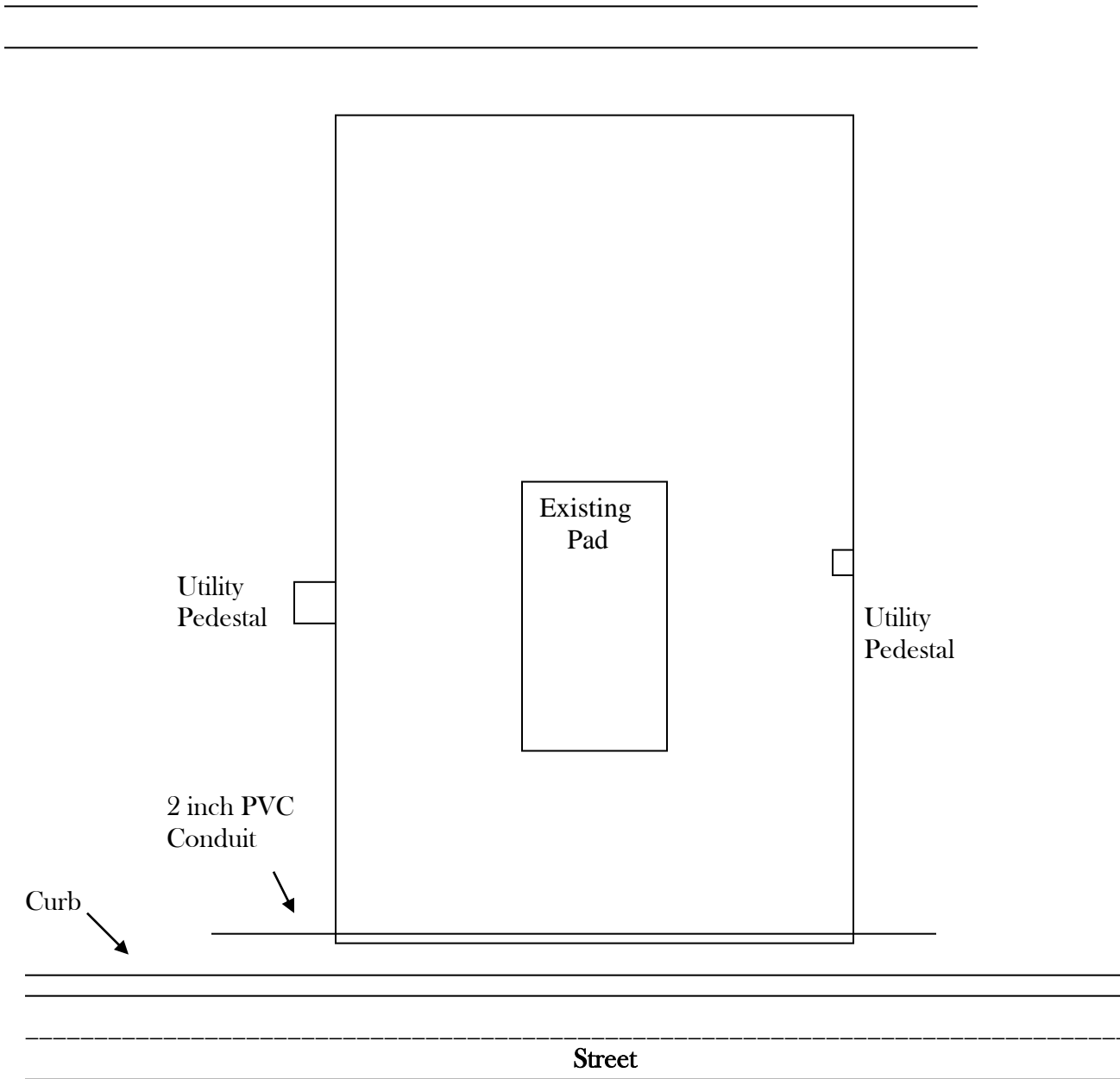
Name: _____

Site# _____

Use this diagram of a basic site to illustrate your proposed improvements. The approximate dimensions of a basic site are 36 x 50'. Yours may vary. Please include dimensions, descriptions of work to be done, and description of materials if applicable.

Contractor _____

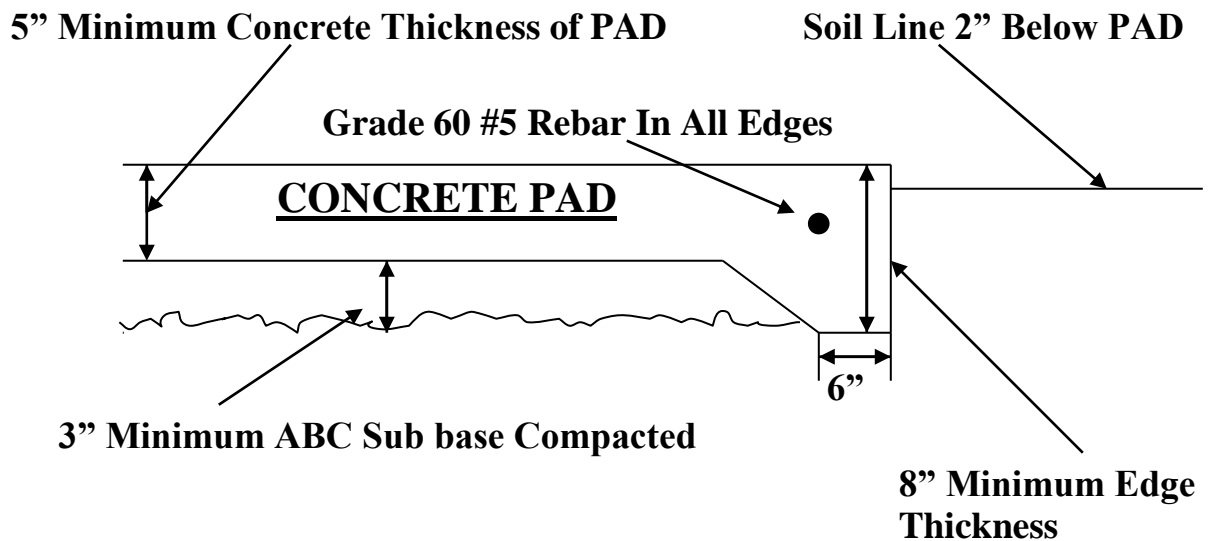
Description:



CONCRETE SPECIFICATIONS/REQUIREMENTS

- Sub Base To Be 3” Minimum ABC Compacted
 - Concrete Pad Minimum Thickness 5”
- Concrete Mix To Be 3000 PSI, Slump Not To Exceed 4.5”
- All Edges Of Pad To Be 8” Minimum Thickness By 6” Wide
 - Grade 60 #5 Rebar Required In All Edges
 - Soil Line To Be 2” Below Pad

Cross-Section Diagram



Minimum 3000# PSI Concrete Mix
Slump not to exceed 4.5”