Griff's Valley View RV Park Rules & Regulations

Office Hours: M-F 8am – 5pm & Saturday 8am – 12pm

Welcome to Griff's Valley View RV Park. We hope that your stay with us is a pleasant one. To help us ensure an enjoyable stay for all of our guests, please be sure to adhere to the following rules:

NOTICE:

- **Lessees MUST provide the first and last name(s) of any adults residing in the camper for the duration of the reservation.**
- **Reservations MUST be in the name of one of the adults residing in the camper even if the rent will be paid for by a 3rd party.**
- **Failure to comply with these policies or the regulations below by the tenant or any guest of the tenant may result in eviction or removal from the grounds**
- **Griff's Valley View RV Park has authorized the Altoona Police Department, Polk County Sheriff's Office & Polk County Animal Control to enforce any laws and park regulations within the RV park**

1. Griff's is an RV Park, not a campground. Below are approved & unapproved campers:
    a. Acceptable: Motorhomes, 5th wheels, travel trailers, conversion vans with electricity, horse trailers with proper conversion to a partial camper portion, pop-up trailers (02/01 – 11/30 only), truck campers
    b. Unapproved: Cars, non-converted vans, utility trailers, homemade trailers, tents
    c. In the winter months (11/01 – 02/28) your camper **MUST** have a working furnace. Woodburning stoves are not permitted as they pose a fire hazard.

2. Our current rates as of 04/01/25 are as follows:
    a. $40 per night ($45 as of 10/01/25)
    b. $200 per week ($225 as of 10/01/25)
    c. $510 per month plus electric overage ($550 per month plus electric overage as of 10/01/25)

3. We have electric meters at each site
    a. If you are paying rent at the monthly rate you will be allotted 25 kwh per day electricity. Anything above that will be charged at 12 cents per KWH from 10/01 – 05/31 and 14 cents per KWH from 06/01 – 09/30. These rates coincide with MidAmerican's winter & summer rate billing periods.
    b. The meters are read before you arrive, if you are arriving in the middle of a month and then at the end of each month there after. If there is any overage it will be charged to your credit card on file on the last day of the month. If that falls on a weekend your card will be charged on Monday.

4. Pets are welcome, but there are rules that MUST be followed:
    a. All animals (including cats) must be on leash when outside the camper at all times
    b. Animals may be hooked to a tie-out, but it must be attached to the camper.
    c. No tie-outs may be hooked to trees or light poles
    d. Tie-outs must be removed from the grass to be clear of lawn mowers. Griff's RV Park is not responsible for damage to tie-outs left on the grass (or any other items left on the grass)
    e. Dogs on tie-outs **may not** be left on them all day and the tie-out must be short enough to keep dogs away from the trees
    f. **Dog fences are not allowed on the grass**. Exceptions may be made to be put on concrete with approval from management
    g. **Do NOT** leave your dog outside to bark continuously and disturb the other campers in the park. If your dog is outside barking continuously we do reserve the right to ask that the dog be removed from the park
    h. All animal waste MUST be picked up **immediately** This includes ALL areas of the park that are regularly maintained including next to the campers, behind the A row, up front by the pasture area and out past the F & G circles.
    i. Failure to strictly adhere to the pet policy may result in fines and/or expulsion from the park

5. Children under the age of 10 MUST have adult supervision at all times:
    a. Children under the age of 14 are NOT allowed in the shelters without an adult
    b. Please make sure children ride bicycles with caution in the park
    c. There is a playground in the northwest corner of the park
    d. If your children are destructive of park property, you will be charged for any damages
    e. Depending on the extent of the destruction and/or if your children continue to be destructive of park property after you have been spoken to, it may result in expulsion from the park

6. Cleanliness of the site:
    a. Cigarette butts must be cleaned up immediately
    b. Do not leave trash bags around the camper. There are 3 dumpsters (near main entrance, at the corner of Clinton Street & Dorris Circle to the back of the campground, and on Leo Avenue where the east end of Joseph Avenue intersects)
    c. Make sure your garbage is disposed of in one of the dumpsters **NOT** in one of the cans inside the shelters.
    d. Maintain orderliness of stored items (bicycles, grills, children's toys, furniture, etc.) outside the camper
    e. Make sure all items outside of your camper are removed from the grass every day so that the mowers can get thru
    f. Children's portable playgrounds are not allowed
    g. No tarps are allowed on your camper unless it is covering a leak for a short period of time
    h. No skirting is allowed during the summer months (see section 13 for skirting rules)

7. Water Boxes & Electric plug ins
    a. Every site has an electric box that has breakers on it. If you have no electricity the first thing to check is if the breaker has blown or is off and needs to be turned on
    b. It is highly recommended that you bring with you an adapter that adapts your power from a 50 amp to a 30 amp, from a 30 amp to a 50 amp or from a 110V to a 30 amp. Often times if there is an electrical issue it is only with one of the plugs on the pedestal and using an adapter will get you thru until we can fix the problem
    c. Any site with an in ground water box, when hooking up your water, please turn the key all the way on and then a quarter turn back to avoid leaking
    d. We will maintain and repair the electric pedestals & water boxes / hydrants but are not responsible for any hoses, or cords that go from our equipment to your camper.
    e. If you have an electrical or water issue we need you to let us know as soon as possible. If it is after hours at least leave a message on our voicemail so we know what is going on. Do not just use an adapter for the remainder of your stay and not notify us
    f. Please understand that we will make every effort to get your problem fixed as soon as possible. However, we are a small, family owned and operated, private campground with a very limited staff. As such, it may be the next day before we are able to get your problem fixed

8. The property:
    a. Please treat your site and the grounds as if it is your home, because for a short time, it is
    b. Do not deface any property, including inside the shelters
    c. The items in the workout area and game room are for guests to enjoy. However, if we have an issue with people not respecting our property we reserve the right to close those areas.
    d. No rugs on the grass (the grass dies quickly underneath them)
    e. Portable fire pits are permitted, but must be elevated and not scorch the grass

9. Driving in the park:
    a. The speed limit is 15mph in the park and is strictly enforced (there are children playing and pedestrians)
    b. No revving of loud engines

10. Quiet Time:
    a. Because we primarily cater to long-term campers who are in the area for work, we require quiet time in the park from 8pm to 6am
    b. This includes loud outside conversations, loud music, revving of engines, etc.

11. Shelters:
    a. We have 2 shelter houses on property, which are open 24/7 for your convenience. Both have underground storm shelters for your safety during severe weather. Both also have showers, restrooms, and laundry facilities. The west shelter has exercise equipment for your use and the east shelter has a game room for your enjoyment. The east shelter also has a large room with a full kitchen that is available for your use for family gatherings. You do, however, need to reserve it through the office

12. Overflow parking & storage:
    a. Please be sure vehicles are parked in such a way that they are not impeding traffic flow thru the campground. If your vehicle is sticking out into the roadway or blocking the road / circle where another camper could not get thru it needs to be moved to one of the overflow areas
    b. No parking on grass areas
    c. No storing of boats, utility trailers, etc., at your site unless it fits in front of or behind your camper. We have extra/overflow/storage/parking in the northeast corner of the grounds, next to & across from the garage along Leo Avenue, and behind the B row on Clinton Street
    d. If you will be storing anything in overflow for more than a day or two, please let the office know. Occasionally we need to move items from overflow and we need to know who to contact to have them moved
    e. **Absolutely no parking vehicles in empty sites. This may impede an incoming guest from accessing their site.**

13. Zero Tolerance Policy for domestic and/or criminal activity:
    a. Domestic abuse of any kind will not be tolerated & will result in immediate expulsion from the park
    b. Any known criminal activity, including any involvement from law enforcement on the grounds, may also result in immediate expulsion from the park
    c. If any law enforcement is called to your site, please contact the office ASAP
    d. Drug use is strictly prohibited

14. Length of Stay:
    a. Due to county laws, stays at Griff's RV Park are limited to 180 days
    b. When you arrive at the park, you are assigned a departure date. If you do not know when that date is, please ask the office. You are only booked in the park through your departure date, and no additional days can be guaranteed
    c. If your departure date changes, please let us know ASAP
    d. For long term summer campers, if you leave more than 7 days before your scheduled departure date, you will owe rent thru your scheduled departure date unless extenuating circumstances apply. You will also not be guaranteed a spot for the next summer. (Construction workers whose jobs change are exempt from this but Prairie Meadows trainers, jockeys, etc. who just decide to leave before the end of the meet are not)
    e. All RV site rental is at will by Griff's. This means that while you may have paid for a certain length of stay, if you violate any of the rules and regulations set forth here, you can be asked to leave before your rental period is over and no refund will be given.
    f. All long-term site rental with Griff's Valley View RV Park, meaning any rental of 30 days or longer, is established on a month-by-month basis. Griff's reserves the right to terminate any rental immediately upon violation of any of the terms of the park's rules and regulations agreed to upon an RV's arrival. Rent is due upon arrival. On long-term stays, each month's rent is due on the same date each following month as the date of the month of first arrival. Failure to pay rent upon the date due is terms for immediate termination of the month-by-month rental agreement and requires immediate removal from the premises. An RV's arrival and check-in to their site is considered acceptance of the rules and regulations of Griff's Valley View RV Park provided prior to arrival, including agreement to the terms set as enforcement of the rules and regulations.

15. Winter Camping (11/01 – last freeze of the spring)
    a. Due to the departure or arrival dates of summer campers and/or the sites we will have open in the winter, you may be asked to move to a different site on or before 12/01 or on or after 03/01. You will always have at least 2 weeks notice of this required move.
    b. We will give you a date in mid- November when you are allowed to put on your skirting, if you so choose
    c. We will give you a date in mid-March when you need to have your skirting removed by

d. If you do skirt your RV, you must use insulation material of some sort that looks neat. No draping of plastic held down by wood or blocks, no straw or hay is allowed. Do not use the thin pink insulation board, as it is not strong enough to withstand the harsh winds. We recommend you use the insulation board with the silver lining, concrete blankets or the air bladders made for under the camper. Do not use anything that blocks around the water hydrants or electric boxes in case you have an issue and we need to get in to fix something.
e. We will put heat tape on all water hydrants & in water boxes for the winter months. **You must never unplug our heat tape** and make sure to periodically check that the 110V GFI has not blown. This will keep our water thawed at all times.
f. If you unplug our heat tape and the hydrant or inground water box is damaged due to freezing it may result in you being required to pay for the repair costs
g. If you take the heat tape when you leave you will be charged for a replacement
h. When you hook up your water during the winter months make sure you adhere to the following rules:
    i. Run your hose thru the side of the water box, not thru the top
    ii. Make sure the lid is on tight on the top of the box
    iii. Make sure the thermostat on your heated hose is outside of the water box
    iv. Make sure you heat tape the connection from your hose into your camper as this is the most common place people freeze up in the winter
    v. Leaving your water on full flow inside your camper to avoid freezing is not permitted
i. Sewer connections must be weather proofed and furnished with supplemental heat if necessary
j. Griff's RV Park will clear snow from the park roadways. Tenants are responsible for removing snow from around their vehicles and their camper

16. The pond:
    a. Fishing is permitted, but it is catch and release
    b. Swimming in the pond is not permitted
    c. No boats are allowed on the pond
    d. There is no lifeguard on duty
    e. Do not throw rocks into the pond or allow your children to throw rocks into the pond.
    f. The rocks around the edge of the pond are decorative and should remain where they are, they are not toys to be moved, stacked or thrown

17. LP Fills:
    a. The LP fill station is located at the office at 6561 NE 46th St (2 driveways north of the RV park). Office hours are M-F 8am – 5pm & Saturday 8am - noon
    b. If you are unable to come during business hours, write your name on the tank(s) with a marker, drop them off at the fill station anytime 24 hours a day, and we will fill them for you to pick up anytime and charge your card on file when they are filled.
    c. No LP tanks over 100lbs

Enforcement of Rules & Regulations Violations

- Violators of the rules and regulations of Griff's Valley View RV Park, under most circumstances, will receive a warning to correct the issue and move forward. However, repeat offenders may be expelled from the park at the owner's discretion
- Instances of domestic violence will result in immediate expulsion from the park
- Expulsion from the park will result in forfeiture of any monies paid and no refunds will be provided
- Griff's Valley View RV Park reserves the right to refuse service at any time

****Arrival to your site is considered an agreement to the rules and regulations prescribed above****

Addresses

To Receive Mail & Packages

6561 NE 46th St

Altoona, IA 50009

Visitors or Emergencies

6429 NE 46th St

Altoona, IA 50009

***Please pickup mail & packages at the office on the shelves next to the door**

***Please be sure Amazon packages do not require a security code for delivery**

*Disclaimer: Griff's Valley View RV Parkis not responsible for theft or damage of personal property while on grounds. Additionally, Griff's Valley View RV Park is not liable for injuries sustained during use of park facilities, gym equipment, playground or general use of the grounds