



Woodfield RV Park

A Park Model and Recreational Vehicle Community

Community Rules and Regulations

The following Rules and Regulations are intended to make living at Woodfield RV Park ("Community") more comfortable by promoting the safety, well-being, and quiet enjoyment of each Tenant. The Community reserves the right to amend the Rules and Regulations as the needs of the Community and tenants' change.

1. MINIMUM AGE OF TENANTS & USE OF PREMISES

Woodfield RV Park is an RV Community for persons with a minimum age of 55 years. Tenants have the right to use the Premises and Community facilities in compliance with these Rules and Regulations and other provisions of the Community's residency documents.

2. RV CHECK-IN/CHECK-OUT

Check-in time is 12:00 p.m. Check-out time is 11:00 a.m. A late check-out which interferes with the check-in of a tenant to the same space will result in a charge of one day's rental.

3. RV REGISTRATION

Please park by the mailboxes and register at the office upon arrival. You will be required to provide your driver's license for identification. Park Host information will be posted by the door if office staff are unavailable.

4. GUESTS POLICY

All overnight guests must be registered at the office and are subject to guest fees of \$10.00 per person per day. The current rental schedule is based on a maximum of two persons per RV. Any additional person will be regarded as a guest. Maximum of two guests per visit. Tenant must be present when visitors/guests are present. Guests are limited to a cumulative total of 14 days per calendar year and must abide by the Community Rules and Regulations. Tenants renting for at least one month may have children and teenagers as guests, but they are not allowed to occupy a space for more than 14 days. No extended day care is permitted. Visiting children and teenagers must be supervised at all times by the host Tenant or other responsible adult and must abide by the Community Rules and Regulations. **Woodfield RV Park Management reserves the right to ask any guests to leave at any given time and may also approve special requests.**

5. RENT

All rents are payable in full, in advance and are non-refundable and non-transferable. No credit will be given if you leave your space for a period of time and Woodfield RV Park Management reserves the right to rent the space to others on a nightly basis during your time of absence.

Seasonal and Annual Space Rent: The full seasonal or annual space rent is due on or before October 31 of each year for the following year and is non-refundable and non-transferable. If rent amount is not received within six (6) days from the date it is due, a late charge of \$5.00 per day will be assessed for each day thereafter it remains unpaid.

Forms of payment accepted are cash, personal check, cashier's check, money order, or credit card. A 3% fee will be applied to all credit card payments. Rent can be paid at the office or can be mailed to 3851 Vacation Village Drive, Show Low, AZ 85901.

6. RENT LATE CHARGES

All seasonal and annual rent is due in full on October 31 of each year. If rent amount is not received within six (6) days from the date it is due, a late charge of \$5.00 per day will be assessed for each day thereafter it remains unpaid.

7. CANCELLATION POLICY

All cancellations will result in forfeiture of your deposit. A cancellation after check in will result in the balance being applied as a credit toward a future stay. No refunds will be issued for early departures.

8. RV REQUIREMENTS

RV's may not be older than 10 years and Management must approve all RV's. New/replacement Park Models must be approved in writing by Woodfield Management. All RV's must be fully self-contained and properly connected to the sewer connection (does not mean porta-potties) at all times. No outside modification of recreational vehicles is permitted (including outside window A/C units). RV's must be owner occupied at all times. Pickup campers must remain on pickup. Destination trailers are prohibited.

9. RV SPACES

Only one (1) RV or "Park Model" may be placed per space. Excess items shall not be stored around or under the unit unless skirted. RV's must be parked perpendicular to the street with access door on opposite side of utility connections. All spaces are back in only. The Community shall remain undivided and shall at all times be owned by the Woodfield RV Park Management. All alterations to the space, including RV's and Park Models, must be in compliance with the Community Guidelines. Spaces may not be sublet, sublease, subrented. Rent is not transferable or assignable and space does not accompany the sale of an RV. Tent camping and sleeping in the cabs of vehicles is prohibited. Seasonal and annual reservations have priority over monthly reservations and park models have priority over seasonal and annual reservations.

10. UTILITIES

Water, sewer, trash, and Wi-Fi are included in the rent amount. Trash dumpsters/receptacles are located throughout the park and tenants are required to take their own trash to the provided dumpsters/receptacles.

Electric usage will be metered and billed separately each month. Electric fees may be subject to usage fees, taxes, and other billing charges. Electric payments are due on the 10th of each month and can be paid at the office. Only payments in the form of cash or check will be accepted. Check out times for reading of meters is no earlier than 8:00 a.m. If you are a monthly tenant and plan to leave earlier than 8:00 a.m., the meter will be read the prior evening with an additional \$3.00 charge for overnight usage. Seasonal tenants who will be returning may have the electric read the evening prior with no additional charge. If you are a seasonal tenant who will not be returning and are leaving prior to 8:00 a.m., the \$3.00 overnight usage charge will apply.

11. ELECTRIC CONNECTIONS

All breakers must be turned off prior to connecting or disconnecting any electrical cords or connections to the main electrical pedestal.

12. SEWER

All sewer connections must be sealed per City of Show Low building department regulations. Your sewer connection must be a screw-in sewer hose connection with the hose off the ground and sloped to the drop. All RVs must be self-contained with black and gray water holding tanks. Do not dispose of anything in the toilet except toilet paper.

13. WI-FI INTERNET

Wi-Fi internet is included in your lease and is intended to be used for simple internet communication such as sending and receiving email as well as basic web surfing for personal use. Tenant shall not stream video or download anything illegal through the Wi-Fi network. Each space is limited to (2) devices connected to the Wi-Fi network at any given time. Internet shall be used responsibly and legally, or Tenant will be restricted from Wi-Fi access. Any illegal activity viewed or conducted over the internet is strictly prohibited.

14. PROPANE TANKS

Only propane tanks utilized in connection with barbeque grills and RV/Park Models shall be permitted on any space. The use and storage of propane tanks must be in compliance with applicable rules or the Management, codes and laws. Propane tanks for park models must be approved by Woodfield RV management in writing prior to placement onsite. External propane tanks for fifth wheels, motorhomes, travel trailers, and other transient RVs are not permitted.

15. TRASH AND INCIDENTALS

Dumpsters/receptacles are provided throughout the park and tenants are responsible for disposing all trash and garbage properly. Dumpsters are for household trash only. Please breakdown all boxes/cardboard. Items such as furniture, appliances, mattresses, etc. shall not be allowed in the dumpsters. Rubbish, trash and garbage shall not be burned nor allowed to accumulate on any space or on the Property. No incinerators shall be permitted on the property. No garbage or trash shall be placed or left on any space or on the Property. Please close the lids to the dumpsters after you have thrown your trash away.

16. QUIET HOURS

Community quiet hours have been firmly established from **10:00 P.M. – 7:00 A.M.** During this time any loud music or bothersome activity that creates excessive noise is strictly prohibited. Noise from your radio, stereo, pets, party, ATV, spirited discussion, or your guests must not impose on other tenants at any time. Woodfield RV Park shall be the sole judge of acceptable noise levels.

17. TRAFFIC & VEHICLES

For the safety of the occupants and invitees in the Community, the Community speed limit is 10 miles per hour. Tenant and guests agree to abide by and to cooperate in the enforcement of the speed limit and stop lines. The streets and lanes are private thoroughfares. Moving vehicles must be driven on pavement only and must have headlights and taillights to operate after dark. Vehicle repairing, overhauling, or servicing is not allowed within the Community or vacant areas surrounding the Community. Environmental laws strictly prohibit the dumping of oil on the ground or in the dumpsters. Washing RVs and/or vehicles in the Community is not allowed.

- Motorized vehicles (golf carts, motorcycles and ATVs/ UTVs) may be used within the Community for transportation only. Cruising or joy riding is prohibited.
- All operators of motorized vehicles including golf carts, electric scooters, and ATVs/UTVs must be legally licensed for the roadways. Underage persons caught using motorized vehicles will have one written warning issued, with a second offense causing the space owner to lose all vehicle privileges other than their car/truck for 1 year.
- Any trailers that are being towed must be properly connected and comply with all state/federal laws.
- Motorized gas scooters and skateboards are prohibited, along with towing of same behind a golf cart.
- Use of gasoline carts and ATVs/UTVs during quiet hours is prohibited.
- All golf carts and ATVs/UTVs must carry liability insurance.
- Offensive or obscene customization is prohibited and allowance of same is at the discretion of Woodfield RV management.

18. PARKING

Tenant may only park one (1) passenger vehicle in the Tenant's driveway such as a car, truck, motorcycle, golf cart, or UTV unless an exception is granted in writing by Woodfield management. Additional vehicles are subject to fees of \$20.00 per vehicle, per month. The entire length of any given vehicle must be fully parked in the driveway and no part of any vehicle shall extend past the curb while parked in a driveway. Parking is not permitted on another tenant's home space or a vacant home space or RV space, occupied or unoccupied, without the express consent of the tenant or the Woodfield management, whichever is applicable. Guests may park in the Tenant's driveway of which they are a guest or in designated parking spaces designated by the Management. Overflow parking throughout the Property is exclusively for guests and visitors and may not be used by Tenants for parking vehicles, storage, overnight parking, or any similar use. Woodfield RV Park Management shall have the authority to operate, manage and use such parking spaces for and on behalf of all occupants. No vehicles shall be parked on any street at any time, except for emergency vehicles. Trailers of any kind, including but not limited to, boat trailers, utility trailers, and enclosed trailers, shall be parked off-site and are not allowed to be parked within the Community. Landlord reserves the right to tow vehicles

that are in violation. If a vehicle must be towed, all associated costs will be the responsibility of the vehicle owner. Woodfield RV Park is not responsible for any damage caused by towing a vehicle.

19. PETS

Pets are defined as domestic dogs, cats, and birds. Only two (2) pets are allowed per space. Pets must be kept on a leash and always accompanied by owners and under voice command/control while outside of the RV/Park Model. Pet droppings must be picked up immediately and disposed of properly in the Community dumpsters. Pets may not use any space, occupied or unoccupied, as potty spots or “dog runs”. Under no condition is a pet to invade the privacy of another space within the Community. Respect other owners by keeping your dog from jumping on or interfering with other people and their pets. Pets must never be tied up outside of the unit and left unattended. Uncontrolled barking at any time, inside or outside the RV/Park Model, is prohibited. Pets running loose in the Community will be picked up by animal control and all costs associated with retrieval of pet shall be the owner’s responsibility. Woodfield RV Park management is not responsible for any actions or omissions on the part of animal control. No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure. No pets, other than registered “service animals” are allowed in any of the Community buildings. All animals must be current on all immunizations and if an animal bites or attacks any person or animal, proof of such shots will be requested. Owners are legally responsible for their pets and injury, or loss caused by their pets. Woodfield RV Park is not responsible for injuries to dogs, their owners, or others using the Community. Failure to comply with these rules may result in your pet privileges canceled. Aggressive pets are restricted from the Community. Woodfield RV Park Management reserves the right to refuse the allowance of a pet at the Community that Woodfield RV Park deems to be aggressive or possess aggressive behavior towards people or other animals. Pets may not be acquired after move-in without written permission from Woodfield RV Park management.

20. TRANSFER OF OWNERSHIP

All transfers of ownership require Woodfield RV Park management approval prior to any sale, in addition to the following requirements: (i) All prospective new residents are required to complete an application for residency. In addition, they are subject to a credit check as well as a background check in advance of the sale being finalized. Woodfield RV Park management reserves the right to reject any sale where the prospective new resident fails to meet these requirements.

21. COMMUNITY GUIDELINES

The construction, installation, addition, alteration, repair, change, or replacement of any improvement which would alter the exterior appearance of any structure or space, including but not limited to, living areas, carports, gazebos, sheds, decks, landscaping, and lighting, must be in compliance with the Community Guidelines and must be pre-approved by the Architectural Committee in accordance with the Community Guidelines.

22. LAUNDRY FACILITIES

An on-site laundry facility is available at space 16 and is open 7:00 a.m. to 7:00 p.m. daily. Quarters are available for purchase in the office during business hours. Please do not overload washers/dryers as they will not work properly. Please clean dryer lint filters after each use. Please do not use the machines for pet laundry. Large items and pet laundry must be taken off-site to launder.

23. EXTERIOR EXPOSURE

Spaces and porches must always be kept neat, and porches may not be used as a storage area. Only furniture intended for outdoor use may be located on spaces and porches. Evaporative coolers, ventilation fans, and solar panels are prohibited. No tenant shall cause or permit anything offensive to be hung or displayed on the outside of the doors or placed on the outside walls of a Park Model or transient RV, and no sign shall be affixed to or placed upon the exterior walls or roof. No appliances, including but not limited to, water heaters, freezers, refrigerators, washing machines, or clothes dryers, may be installed or placed outside. No hot tubs or pools allowed in Community. Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any portion of the Property. Spaces deemed by the management to be in violation of this section will require immediate cleanup/removal and may be subject to a fine.

24. ANTENNAS

Dish-type antennas measuring 20 inches in diameter or less are allowed and should be placed in a spot within your space and as inconspicuous as possible. Please check with office if you have any questions about where to place your portable satellite dish or prior to mounting a permanent satellite dish on your park model.

25. SMOKING

In order to protect the natural landscaping including the trees of Woodfield RV, all tenants and guests must abide by the fire restrictions imposed by the Apache-Sitgreaves National Forest as well as the State of Arizona and City of Show Low. Smoking/vaping is permitted only on your space and never in the open space or at any of the Community facilities. All waste from smoking must be disposed of properly.

26. ALCOHOL

No open containers will be allowed in vehicles except recreational vehicles that are in a designated space. Excessive use of alcoholic beverages is prohibited. Drunk and disorderly behavior will not be tolerated and will result in the contact of local authorities and expulsion from the Community. **Underage drinking of guests will result in permanent expulsion.**

27. PARK OFFICE AND PERSONNEL

Except in an emergency, please do not telephone or contact Park Management after normal business hours. All community business is conducted during posted office hours. Tenant shall not request Woodfield RV Park field personnel to perform jobs for them, nor shall Tenant give instructions to field personnel. All repair or maintenance requests shall be submitted in writing to Woodfield management utilizing the Service Request form found at woodfieldrv.com/residents.

28. BUSINESS OR OFFENSIVE ACTIVITIES

No noxious, offensive, immoral or illegal trade or activity may be conducted upon any space or in common areas, nor shall anything be conducted within the Community, which may be or become an annoyance or nuisance to the Community or detract from the appearance of the Community. No part of the Community shall be used for business, professional, commercial, religious, or institutional purposes, except for the activities of the Management in furtherance of its power and purposes. Nothing shall be done to or within a space or Park Model, which will increase the rate of insurance on the common area or other spaces. Each space and Park Model shall be kept in a reasonable sanitary condition, free of offensive odors and insect infestation. No rubbish or debris of any kind shall be placed or permitted to accumulate upon a space or any portion thereof that may be unsanitary, unsightly, offensive or detrimental to the Property or other spaces in the vicinity thereof or to occupants. No exterior cameras, speakers, horns, whistles, bells or other video or sound devices except security devices used exclusively for security purposes shall be located, used or placed in the Community.

29. SIGNS

No unauthorized signs or advertising signs are allowed inside Woodfield. The Property is declared to be a Community free from solicitation and other commercial advertising, including any type of yard sale. No signs shall be permitted on any of the common areas.

30. EMERGENCY MESSAGES

All emergency messages received between 10:00 a.m. and 5:00 p.m. will be delivered immediately. All other messages will be delivered at the convenience of Management.

31. MINERAL EXPLORATION

No portion of property shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth, or any earth substance of any kind.

32. NOISY EQUIPMENT

Except for emergencies, no equipment which gives off disturbing sounds or loud noises, including, but not limited to, radios, stereos, TV's, power generators, phonographs, power tools, lawn mowers, power hedge clippers, power

chainsaws, mopeds, motorcycles, and other similar noisy equipment, shall be operated on any part of the property except in a reasonable and non-offensive manner.

33. ACTIVITIES

Community facilities and activities are for use of Community tenants and their registered guests only, unless specified otherwise by Management.

34. SECURITY & EMERGENCIES

For police or medical emergencies, **PLEASE CALL 911**. Interfering with security personnel, security vehicles or failing to comply with their direction could result in expulsion from Woodfield RV Park.

35. FIREARMS/FIREWORKS/TORCHES/FIRES/GRILLS

The Community has a zero tolerance for the brandishing, possession and/or discharging of any and all weapons or fireworks. Discharge of weapons, including but not limited to, BB guns and air guns, sling shots, bows and arrows, or fireworks will result in the contacting of local authorities and immediate eviction from Woodfield RV Park. No Tiki Torches or open wood campfires are allowed at RV spaces. Gas and charcoal grills are permitted at RV spaces. Grills may not be left unattended at any time. Turkey Deep Fryers are prohibited. All tenants must adhere to government mandated fire restrictions at all times.

36. VEGETATION & WILDLIFE

Vegetation may not be pruned, cut, added or removed. Woodfield RV Park does not allow the purposeful feeding of animals including wildlife inside Community boundaries. This includes Elk, Deer, Javelina, Bear, Raccoons, or stray dogs and cats.

37. CLEANING OF FISH

Fish cleaning is prohibited in the Community.

38. SOLICITING

Soliciting is not permitted in the Community. If you see someone soliciting, please notify Management so that appropriate action may be taken.

39. WHEN YOU LEAVE

Tenants must notify Management of your departure day 10 days prior to leaving so that Management can inspect space. When you leave for the winter, water and sewer hoses need to be disconnected and stored away. Slide outs need to be in the stored position or closed. To preserve the beauty of the Community it is required that you leave your space clean, free of weeds, annual plants, debris, tools, and other clutter. A key to your RV or Park Model must be available to Woodfield at all times, in case of an emergency.

40. LIABILITY

All facilities are used at your own risk. The equipment, apparatus and facilities furnished are solely for the convenience of tenants and registered guests only. Tenant is to notify the Community immediately of any unsafe or unsanitary conditions in the Community. The Management will not be responsible for accidents, injuries or loss of property by fire, theft, wind or other acts of God.

41. INDEMNITY

Tenant agrees to release and forever discharge Woodfield RV Park, their insurance carriers, their agents, servants, successors and assigns, hereinafter the released party, from any claims, demands, actions, causes of action, and liability whatsoever, in any manner arising or to arise out of, said released party's decision to provide a guest service to the tenants. The Tenant agrees to specifically indemnify and hold harmless Woodfield RV Park for any and all injuries and personal property damage that arises at the Community even though the same may have resulted from the comparative, joint, concurring or contributory act, omission, fault or negligence, whether passive or active, of the Community or any agents thereof unless the same is caused by the sole negligence or willful misconduct of the Community or any agents thereof.

42. CONTINUITY OF SERVICES

Woodfield RV Park shall use reasonable diligence to provide a constant uninterrupted supply of electric power. If the supply of electric power shall fail or be interrupted, or become defective through an act of God, Governmental Authority, action of the elements, accident, or any other cause beyond the reasonable control of the Community, Woodfield RV Park shall not be liable therefore for damages caused thereby. We strongly recommend you do not leave fish or meats in your refrigerator while you are out of the Community for extended periods of time. A surge protector is recommended for your electronic equipment.

43. REVISIONS TO RULES AND REGULATIONS

The Owner and Management reserve the right to amend, to revise, and add to the Community rules and regulations at any time.