



## 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. USE OF PREMISES & MINIMUM AGE OF TENANTS**

Woodfield RV Park is an RV Community for persons with a minimum age of 55 years. The annual season is May 1 - October 31.

#### **2. 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 site will result in a charge of one day's rental.

#### **3. REGISTRATION**

Please park by the mail boxes and register at the RV Office upon arrival. You will be required to provide your driver's license for identification. All Tenant's must check in at the office prior to going to their site. Park Host information will be posted by the door if the office staff is unavailable. All sites are back in only. Tenant's with seasonal reservation may be required to fill out a resident application and be approved by Management before moving in. If you sell your park model home, the new owner must complete a resident application and be approved by Management before they can reside at Woodfield. Seasonal reservations have priority over monthly reservations and park models have priority over seasonal reservations.

#### **4. ADDITIONAL PERSON RENTAL POLICY**

The current rental schedule is based on a maximum of two persons per RV. Any additional person will be regarded as a guest. All overnight guests must be registered at the office and are subject to guest fees. Single persons occupying spaces are entitled to one free guest at any time. Maximum of two guests per visit. Tenant must be present when visitors/guests are present. Guests are limited to two weeks every six months and must abide by the Community rules and regulations. Children and teenagers are welcome as guests for Tenant's renting for at least one month but are not allowed to occupy a space for more than two weeks. 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. ALL RENTS ARE PAYABLE IN ADVANCE**

Rent for entire stay is payable upon arrival. Annual rentals are due November 1 of each year for the following year. 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, the meter will be read the prior evening with an additional \$3.00 charge for overnight usage. Annual Tenants who will be returning may have the electric read the evening prior with no additional charge. If you are an annual Tenant who will not be returning and are leaving prior to 8:00 a.m., the \$3.00 overnight usage charge will apply.

## 6. RENT LATE CHARGES

All annual rent is due in full on November 1. If the rent is not received within 10 days after the date it is due, a late charge of \$25.00 will be charged and \$5.00 per day for each day thereafter it remains unpaid.

## 7. CANCELLATION POLICY

All cancellations are subject to a cancellation processing fee of \$20 for daily/weekly reservations; and \$50 for monthly reservations. To avoid forfeiture of your deposit, you MUST cancel your reservation at least as many days ahead of arrival as you have booked at Woodfield RV. (Example: If you book a reservation for 10 days, you must cancel your reservation at least 10 days prior to your arrival date). Cancellations made after that date will result in a cancellation processing fee, but the remainder of your deposit may be applied to a future stay with us within the current or next season.

## 8. UTILITIES

Water, sewer, trash and basic Wifi are included in your lease amount. Electric usage is metered and billed on the first of every month. Electric payments are due on the 10th of the month and are accepted at the RV Office.

## 9. 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 are 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.

## 10. TRAFFIC

Speed limit within the Community is 10 MPH. Moving vehicles must be driven on pavement only and must have head and taillights in order to operate after dark. Motorized vehicles (golf carts, motorcycles and ATV's) 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 & ATV's must be legally licensed for the roadways. **Underage persons caught using the motorized vehicles will have one written warning issued, with a second offense causing the site 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 & ATV's during quiet hours is prohibited. All golf carts, **RHINO/RANGERS & ATV's** must carry liability insurance. Tenants are allowed a maximum 2 golf carts per site including UTV's (Rhino/RZR/Ranger, etc.) when site holder is on premises. Offensive or obscene customization is prohibited and allowance of same is at the discretion of the Woodfield RV Park management.

## 11. RV REQUIREMENTS

The Management must approve all RV's. New/Replacement Park Models must be approved in writing by Woodfield Management. All RV's must be self-contained and properly connected at all times to a site sewer connection (does not mean porta-potties) except on specially designated sites. No outside modification of recreational vehicles is permitted (including outside window A/C units). RV's must be owner occupied. Pickup campers must remain on pickup. Sites may not be sublet. Rent is not transferable or assignable and site does not accompany the sale of an RV. Evaporative coolers are prohibited. Destination trailers are not allowed. RV's may not be older than 15 years.

## 12. RV SITES

One (1) RV or "Park Model" per site. Excess items shall not be stored around or under the unit unless skirted. **No tent camping.** No sleeping in the cabs of cars or trucks. No outside appliances. RV's must be parked perpendicular to the street with access door on opposite side of utility connections. Boats, ATV trailers, etc. must be parked in designated areas. **No hot tubs or pools allowed in Community.** The Community shall remain undivided and shall at all times be owned by the Woodfield RV Park Management. All alterations to the site, including RV's and Park Models, must be in compliance with the Community Guidelines.

## 13. COMMUNITY GUIDELINES

All new construction or any changes to the exterior of an existing residence, including landscaping and lighting, must be in conformance with the Community Guidelines and approved by the Architectural Committee.

#### **14. BUSINESS OR OFFENSIVE ACTIVITIES**

No noxious, offensive, immoral or illegal trade or activity may be conducted upon any site 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 site or Park Model, which will increase the rate of insurance on the common area or other sites. Each site 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 site or any portion thereof that may be unsanitary, unsightly, offensive or detrimental to the Property or other sites 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.

#### **15. VEHICLE REPAIR/MAINTENANCE**

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.

#### **16. 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.

#### **17. PARKING**

All permitted vehicles must be parked on a site or in such areas designated by the Management in writing by its rules and regulations. No vehicles shall be parked on any street at any time, except for emergency vehicles. Others may be towed at tenant's expense. Parking in the designated areas throughout the Property are exclusively for tenants and their guests and are not to be used for storage, overnight parking, or any similar use. Parking is not permitted on another tenant's space without permission from the tenant and notification of Management. Woodfield RV Park Management shall have the authority to operate, manage and use such parking spaces for and on behalf of all occupants.

#### **18. LAUNDRY FACILITIES**

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any portion of the Property. No washing machines or dryers shall be kept or maintained on any site, except within an RV, Park Model or approved structure. If approved by Woodfield RV Park Management (or its designee), proper governmental permits must be obtained.

#### **19. 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.

#### **20. 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.

#### **21. TRASH AND INCIDENTALS**

All equipment, boxes, woodpiles, storage piles, and other similar items shall be kept so as to conceal them from view of neighboring property and streets. Rubbish, trash and garbage shall not be burned nor allowed to accumulate on any site or on the Property. No incinerators shall be permitted on the property. No garbage or trash shall be placed or left on the property. Occupants are responsible for all rubbish, trash and garbage removal from their sites.

#### **22. 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.

### **23. EXTERIOR EXPOSURE**

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.

### **24. PROPANE TANKS**

Only propane tanks utilized in connection with barbeque grills and RV/Park Models shall be permitted on any site. 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 in writing prior to placement onsite. External propane tanks for 5<sup>th</sup> wheels, motorhomes, travel trailers, and other transient RV's are not permitted.

### **25. ANTENNAS**

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

### **26. SMOKING RESTRICTIONS**

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 is permitted only on your lot and never in the open space or at any of the Woodfield facilities. All waste from smoking must be disposed of properly.

### **27. ALCOHOL**

No open containers will be allowed in vehicles except recreational vehicles that are located in a designated site. Convictions resulting from a DUI inside the Community will result in suspension of your driving privileges (and possible eviction) for a minimum of 1 year. Excessive use of alcoholic beverages is prohibited. Drunk and disorderly behavior will not be tolerated and will result in the contacting of local authorities and expulsion from the Community. **Underage drinking of guests will result in permanent expulsion.**

### **28. ACTIVITIES**

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

### **29. 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.

### **30. ELECTRIC CONNECTIONS**

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

### **31. SEWER**

All sewer connections must be sealed per City of Show Low building department regulations.

### **32. Wifi Internet**

Wifi 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. In order to provide consistent and quality service to each site, Tenant shall not stream video or download anything illegal through the Wifi network. Each site is limited to (2) devices connected to the Wifi network at any given time. Internet shall be used responsibly and legally, or Tenant will be restricted from Wifi access. Any illegal activity viewed or conducted over the internet is strictly prohibited.

### **33. FIRE ARMS/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 sites. Gas and charcoal grills are permitted at RV sites. Grills may not be left unattended at any time. Turkey Deep Fryers are prohibited. Firewood stored on RV site must be orderly and not in a way to attract rodents. All tenants must adhere to government mandated fire restrictions at all times.

### **34. PETS**

Pets are defined as domestic dogs, cats, and birds. Only two (2) pets are allowed per home site. Pets may not use any site, occupied or unoccupied, as potty spots or “dog runs”. Pets must never be tied up outside of the unit and left unattended. Dogs must be accompanied by owners and under voice command/control at all times inside Woodfield RV Park. Pet droppings must be picked up immediately and disposed of properly in the Community dumpster. Uncontrolled barking at any time, inside or outside the RV, is prohibited. No pets, other than registered “service animals” are allowed in any of the public buildings. 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. Respect other owners by keeping your dog from jumping on or interfering with other people and their pets. 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.

### **35. 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.

### **36. CLEANING OF FISH**

Fish cleaning is prohibited in the Community.

### **37. SOLICITING**

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

### **38. WHEN YOU LEAVE**

Tenants must notify Management of your departure day 10 days prior to leaving for the winter so that Management can inspect site. 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.

### **39. 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.

### **40. 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.

### **41. 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.

The Owner and Management reserve the right to amend, to revise, and add to the Community rules and regulations at any time. All "authorizations" must be in writing from Management.

You acknowledge that by providing said guest services, the released party in no way can guarantee that acts of vandalism, theft, or fire or other damage will not occur.

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.