



COMMUNITY RULES AND REGULATIONS

The following Rules and Regulations are intended to make living at Woodfield ("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 is a Park Model Community for persons with a minimum age of 55 years.

Premises must be solely used as a private residence. Short-term or long-term rentals (e.g., Airbnb, VRBO) and subleasing are strictly prohibited. Premises may not be occupied for any amount of time by any person not listed on the Resident Application and/or by any guest without the Tenant being present. 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. LEASE FEES & AGREEMENT

Annual/Seasonal fees are due in full by **October 31** for the following year. Lease Fees are payable in full and are non-refundable and non-transferable. Forms of payment accepted are cash, personal check, cashier's check, money order, or credit card. A 3.5% fee will be applied to all credit card payments. Lease fees can be paid at the Woodfield office or can be mailed to 3851 Vacation Village Drive, Show Low, AZ 85901. A \$5.00 per day charge applies if payment is not received within six days of the due date.

A new lease agreement must be signed on or before October 31 of each year for the following year. Failure to sign a new lease agreement and/or pay lease fees may result in revocation of lease and/or legal action.

3. GUEST POLICY

All overnight guests must be registered at the office and are subject to guest fees of \$10.00 per person per day. There is a maximum of two guests per visit and guests are limited to a cumulative limit of 14 days per calendar year. Tenant must be present when visitors/guests are present. Tenants 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 and must abide by the Community Rules and Regulations. Guests/visitors may not bring pets into the Community. All visitors and guests 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.

4. UTILITIES

Sewer, trash, and basic Wi-Fi are included in the lease. Water is supplied at no charge. 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 Woodfield Office. Only payments in the form of cash or check will be accepted. Unpaid electric charges are subject to late fees and/or interruption of service.

5. TRASH AND INCIDENTALS

Dumpsters are provided on space #17 and tenants are responsible for disposing of all trash and garbage properly. Dumpsters are for household trash only. Please break down all boxes/cardboard. Items such as furniture, appliances, mattresses, etc. are not allowed in the dumpsters. Please close the lids to the dumpsters after you have disposed of your trash.

From May through October, curbside trash pickup service is available on Tuesday and Friday mornings. Important: please place your bags on the curb in front of your home no earlier than 8 am and no later than 10 am. This helps prevent animals and birds from tearing into bags and creating a mess. Curbside pickup is strictly for household waste only. Yard waste and boxes will not be picked up. During the off-season (November through April) and on

days when curbside pickup is not scheduled, residents are responsible for hauling their own household trash directly to the dumpsters. No garbage or trash shall be placed or left on any space or on the Property for an extended period. 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.

6. WI-FI INTERNET

Wi-Fi internet is included in the lease and is offered as a courtesy. Wi-Fi is intended to be used for basic internet communication such as sending and receiving email as well as basic web surfing for personal use. Wi-Fi is a shared community resource and Woodfield cannot guarantee the privacy of data transmitted over the network; therefore, the use of this network for sensitive personal business such as online banking is highly discouraged. Streaming and/or illegal activity is strictly prohibited. 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.

7. SEWER

The sewer system is designed for human waste and toilet paper only. Do not dispose of anything other than these items as it can clog pipes, damage the system, and contaminate the water supply.

8. PROPANE TANKS

Only propane tanks utilized in connection with barbeque grills and Park Models shall be permitted on any space. Propane tanks for Park Models must be approved by Woodfield RV management in writing prior to placement on site.

9. PARKING

Tenant may only park one (1) 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. If an exception for an additional vehicle is granted, additional vehicles are subject to fees of \$20.00 per vehicle, per month, and vehicles must be parked in Tenant's driveway. 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. Tenants may not park in parking areas designated as guest parking areas or in the parking areas surrounding the Woodfield Office. Neither Tenants, their families, invitees, nor guests shall park a vehicle on another tenant's home site, vacant home site, or RV site, occupied or unoccupied, without the express consent of the tenant or the written consent of Woodfield Management, whichever is applicable. Guests may park in Tenant's driveway or in designated parking spaces as marked throughout the Community. Parking on the street is prohibited. Tenant-owned RV's and/or trailers may not be parked anywhere in the Community at any time. Woodfield reserves the right to tow vehicles that are in violation of these rules. If a vehicle must be towed, all associated costs will be the responsibility of the vehicle owner. Woodfield is not responsible for any damage caused by towing a vehicle.

10. TRAFFIC & VEHICLES

For the safety of 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 in order 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 prohibited.

- 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.
- 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 Management.

11. ANIMALS & PETS

Feeding wildlife (except birds and tree squirrels) is illegal in Arizona and is prohibited in Woodfield.

Bird Feeders and Birdhouses: Two seed-type bird feeders are allowed in the back yard only, and only if catch pans are attached. Hummingbird feeders are not restricted. Ground feeding is prohibited. Birdhouses may not be more than six feet above original grade level. They may be located only in the backyard. Placement in common areas is prohibited. A maximum of two birdhouses are allowed in each yard to limit the potential of nuisance to neighboring properties

Pets are defined as domestic dogs, cats, and birds recognized as a house or yard pet.

- Only two (2) pets are allowed per space.
- Pets may not be acquired after moving in without written permission from Woodfield Management.
- Pets must be kept on a leash and always accompanied by owners and under immediate control while outside of the Park Model/RV. Leashes may not exceed six (6) feet in length and must not be let go of or allowed to drag. Retractable leashes are 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.
- Pets may not roam or potty on another space, occupied or unoccupied, or in a space's landscaping or driveway.
- Please ensure your pets are walking on the streets to the designated pet-friendly areas and keep pets from wandering onto park model and/or RV properties.
- Pet droppings must be picked up immediately and disposed of properly in the Community dumpsters.
- Uncontrolled barking at any time, inside or outside the Park Model/RV, is prohibited.
- Under no condition is a pet to invade the privacy of another space within the Community.
- Pets must never be tied up outside of the unit and left unattended.
- Pets may not be permanently kept or maintained outside.
- Pets are not allowed in or on any of the Woodfield common facilities (Pavilion, Plaza, Clubhouse, Laundry Room).
- Respect others by keeping your dog from jumping on or interfering with other people and/or their pets.
- No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure.
- All pets must be current on all immunizations.
- Owners are legally responsible for their pets and injury, or loss caused by their pets. Woodfield is not responsible for injuries to pets, their owners, or others using the Community.
- Aggressive pets are restricted from the Community. Woodfield 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.
- Woodfield Management reserves the right to grant exceptions.
- Ongoing issues with pets will be referred to animal control. Woodfield is not responsible for any actions or omissions on the part of animal control.
- Failure to comply with these rules and/or ongoing issues may result in pet privileges being canceled.

12. SERVICE REQUESTS

For your convenience, various construction services, landscaping services, maintenance services, and materials are available for site-built additions at Woodfield. All requests for estimates, services, materials, or approvals for exterior modifications (per the Community Guidelines) must be submitted using Woodfield's online Service Request portal. This portal can be found by going to woodfieldrv.com/residents. Submitting the Service Request online will ensure we are able to schedule your work in an organized and efficient manner. Please keep in mind that materials must be paid in full prior to delivery. **PLEASE KINDLY DO NOT MAKE DIRECT CONTACT WITH OUR CONSTRUCTION STAFF ONSITE TO REQUEST WORK, ASSISTANCE, TOOLS, EQUIPMENT, ETC.** The men and women working throughout Woodfield are scheduled by our management team to complete specific tasks every day through the Service Request process. We appreciate your cooperation and understanding!

13. PARK OFFICE AND PERSONNEL

Except in an emergency, please kindly do not telephone or send text messages to Woodfield personnel after normal business hours or on their personal phones. All community business shall be conducted during posted office hours and utilizing the Woodfield phone number.

Tenant shall not request Woodfield 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 process found at woodfieldrv.com/residents.

PLEASE DO NOT MAKE DIRECT CONTACT WITH OUR CONSTRUCTION STAFF. Woodfield's construction staff is scheduled to complete specific tasks every day through the Service Request process and interruptions interfere with their schedule. Woodfield and/or the construction staff **DO NOT** loan tools or equipment. Requests for work to be done by our construction staff should be submitted via the online Service Request. Woodfield's construction staff **DOES NOT** perform work outside of scheduled Woodfield work so please do not approach them to perform "side jobs". Violation of this section may result in fines, penalties, revoked privileges, and/or revocation of lease.

14. 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, sheds, decks, landscaping, and lighting, must be in compliance with the Community Guidelines and must be pre-approved by Woodfield Management in accordance with the Community Guidelines. Please refer to Woodfield's Community Guidelines which offer more detailed information on specific uses within Woodfield.

15. 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 shall be the sole judge of acceptable noise levels.

16. TRANSFER OF OWNERSHIP

All transfers of ownership require Woodfield 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; (ii) All prospective new residents are subject to a credit check as well as a background check in advance of the sale being finalized; and (iii) All prospective new residents must provide Woodfield copies of their driver licenses. The review process for a new resident application is 15-30 business days from the day the application is received in the Woodfield office. Woodfield Management reserves the right to reject any sale where the prospective new resident fails to meet these and/or other requirements as required by Woodfield for residency.

17. LAUNDRY FACILITIES

An on-site laundry facility is available at space 16 and is open from 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.

18. EXTERIOR EXPOSURE

- Porches, driveways, patios, and spaces must always be kept neat and tidy and may not be used as storage areas. Outdoor storage of personal property is restricted to approved, enclosed storage sheds.
- Only furniture intended for outdoor use may be located on spaces and porches.
- Evaporative coolers, ventilation fans, and solar panels are prohibited.
- 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 are allowed in the 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.
- No structure/enclosure for the care, housing, or confinement of any animal shall be maintained anywhere on a Lot or on the porch of a home, including but not limited to, temporary fencing, kennels, crates, cat habitats, etc.
- 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.

- Spaces deemed by the management to be in violation of this section will require immediate cleanup/removal and may be subject to a fine.
- Please refer to Woodfield's Community Guidelines for more specific information.

19. SMOKING

Smoking/vaping is permitted only on a tenant's own space and never in the open space or at any of the Community facilities. All waste from smoking must be disposed of properly. 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.

20. 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.

21. ANTENNA AND SATELLITE DISHES

The placement and location of antennas, satellite dishes, transmission dishes, or other apparatus for the transmission, reception, or communication of television, radio, satellite, data or other signals must be approved by Woodfield Management. Please refer to Woodfield's Community Guidelines for more information.

22. 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. Unless specifically noted in Woodfield's Community Guidelines, posting of signs of any kind, permanent or temporary, is strictly prohibited unless such sign is protected by law. Because of the wide variety of potential signage, Woodfield Management reserves all rights to create additional or modified signage criteria and signage design criteria in the future. No signs shall be placed on any Woodfield property or common areas with the exception of signs placed by Woodfield Management. Please refer to Woodfield's Community Guidelines for more information.

23. FLAGS

Due to the residential scale and character of Woodfield, freestanding flagpoles are prohibited; with building-mounted flags required. Please refer to Woodfield's Community Guidelines for more information.

24. ACTIVITIES

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

25. 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.

26. FIREARMS/FIREWORKS/TORCHES/FIRES/GRILLS

The Community has a zero tolerance for the brandishing, possession and/or discharging of 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. No Tiki Torches or open wood campfires are allowed. Turkey Deep Fryers are prohibited. All tenants must always adhere to government mandated fire restrictions.

27. VEGETATION & LANDSCAPING

Native vegetation may not be pruned, cut, removed or relocated without prior approval from Woodfield Management. This includes, but is not limited to, rocks, trees, gravel, dead trees, etc. If you would like to relocate a native landscape to be used as landscape material, please submit a Service Request. Any landscape revisions must be approved by Woodfield Management using the Service Request process prior to the commencement of any work.

28. SOLICITING

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

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.

30. 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.

31. WHEN YOU LEAVE

When you leave for the winter, water and sewer hoses need to be disconnected and stored away. Do not cover or place anything on top of the HVAC unit. The use of tarps is strictly prohibited. See the Community Guidelines for approved coverings for outdoor furniture and barbecue grills. 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.

32. LIABILITY

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

33. INDEMNITY

Tenants agree 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. Tenants 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.

34. 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 items in your refrigerator while you are out of the Community for extended periods of time. A surge protector is recommended for your electronic equipment.

35. 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.