

The purpose of these rules is to make this park a better and neater place for you and your neighbors to live. Your cooperation is greatly appreciated.

RULES AND REGULATIONS

- 1. Registration: All rigs must register upon arrival. Rates are based on two people per RV; there will be a **\$2.00** charge per person per day for more than two occupants. This is limited to 6 per unit in total. Please let staff know in advance if the number of occupants will be changing in the future. All RV's and other vehicles must have current license, registration and insurance at all times.*
- 2. Deposits: An electric deposit equal to \$100 is required of all new long-term tenants. Deposits will be fully refunded only after all monies owed to the Park are paid in full and the space is returned to the complete satisfaction of management based on its re-rent ability.*
- 3. Titles: A copy of the title showing legal ownership of your living unit must be provided to the office.*
- 4. Approvals: All units/homes must receive prior management approval. Management reserves the right to deny permission to any unit/homes not meeting minimum standards with respect to appearance and condition.*
- 5. Check in Procedure: All residents and guests are required to check in and register at the office upon arrival. You will be assigned to your site by one of our staff. Please advise the office of any changes in address, phone numbers, pet status, or emergency contact information.*
- 6. Check out Procedure: Check out time is **11 a.m.** AZ time on the last day of your stay. If a late checkout is necessary, please make arrangements with the office based on availability. We will try to accommodate you.*
- 7. Sites: Absolutely **NO** sub-letting, sub-leasing, sub-renting, or, dual use of lots is permitted in the park. Commercial enterprises are allowed only in designated vending areas and must be approved in advance. No refunds will be given if you leave prior to expiration of your rental period. If you leave early, for any reason, your site will be rented out. No additional trailers, boats etc allowed in space. A storage fee will be charged for additional space for large vehicles. No vehicle maintenance, oil changes or repairs allowed. Emergency repairs may be allowed with manager approval. See management prior to starting any emergency repairs. Contact management if needing to drive stakes of any kind into the ground, please contact the office.*
- 8. Space Responsibility: It is expected that residents keep their assigned space neat and clean, unsightly storage is prohibited. Outside of the RV and Lot area must be kept clean and free of debris. Trash must be bagged and placed in dumpsters; a site clean up fee will be added to your stay when checking out. Management retains the right to ask for a space to be cleaned up within one week of written notice. If your space is not cleaned after notice has been given, the Park retains the right to fine you or terminate your rental agreement. No temporary buildings, structures, outside appliances, window air conditioners, etc. without management approval. Outdoor patio furniture, a few potted plants, etc. may be allowed on your patio as long as the site looks neat and uncluttered. No landscaping (plants/bushes/fences/gardens/lawn jockeys) may extend beyond your patio. No indoor furniture may be left on the patio. All property must be in the confines of the space.*
- 9. Resident Parking: All vehicles must be parked on your assigned space. Parking on roads is prohibited. Parking is provided at buildings for events being held at the building. No overnight or guest parking in building parking spaces.*

10. Side and Rear Setback Areas: *The side and rear setback area of your unit is to be kept clear to allow for easy accessibility by Park employees and public safety personnel.*

11. Driving Speed: *In order to keep the dust down and make a safer park for everyone, the speed limit is **5 m.p.h.** anywhere on the premises. No excessive traffic. Licensed drivers and vehicles only. If vehicles are caught going above the posted limit **\$5** fines will be issued to the tenant. Tenants are held responsible for the action of their guests.*

12. Safety and Security: *Safety and security are everyone's responsibility. Should anyone become aware of unsafe or possible illegal behaviour, they should immediately report this to the office. If you feel illegal activity is taking place and this is an immediate danger call 911. The discharge of firearms, including BB and pellet guns, within town limits is prohibited by law. To ensure **ALL** residents and properties safety, the use on any projectile launching devices, such as slingshots, dart guns, blow darts, etc. is **NOT** allowed on Park property. Language that can be characterized as abusive, intimidating, threatening, hostile, profane, vulgar, or obscene directed to any Park employee or resident will be deemed an irreparable breach and is grounds for the immediate termination of your rental agreement. No campfires in the Park. No fireworks allowed.*

Renters and all other users of this property are liable for all property damages. All Local, State and Federal laws are applicable to all persons on the premises. Rowdiness, loud music, abusive language, violent behaviour, and drunkenness, possession or use of drugs will not be tolerated at any time. Objectionable conduct of any kind or violation of any park rule or anyone causing a disturbance will immediately be asked to leave the premises and will forfeit all fees. Vandalism in any form will not be permitted. Smokers please do not throw cigarette butts on the ground. No Smoking in ANY park building. Please advise your guest.

13. Indemnity: *Hassler's RV Park is not liable or responsible to residents, guests, employees, or agents for loss, damage, death, or injury of any kind arising out of any use of the park facilities or resulting from fire, flood, vandalism, theft or any other casualties. This is the responsibility of the tenant to assure all personal belongings are secure, along with any other personal property, and abide by the Hassler's RV Park Rules and Regulations to assure maximum safety within the park.*

14. Guest Policy: *Site rental fees are for two people per unit. If more than two people occupy the unit there will be a \$2.00 per day charge for each additional person. Overnight visitors are permitted to stay up to 3 consecutive nights in any 7 day period. Any visitor wanting to stay more than 3 nights must register with the office prior to the visitor's stay for an additional charge of **\$5.00**. Tenants are responsible for their guests' behaviour and are subject to the below mentioned fines when guests are out of compliance. Please see that your guests' follow Park rules and regulations and be sure to register guests with staff. Hassler's RV Park is not liable and assumes no responsibility for injury or loss incurred by our guests or their visitors while using our facilities.*

15. Children: *Any guest under the age of 18 must **always** be accompanied by an adult while in the Park. No one under the age of 18 is allowed to drive a golf cart, ATV, or any other motor vehicle in the park without a driver's license. Parents are responsible for the supervision, conduct, and behaviour of their children at all times.*

16. Noise: *Quiet hours are from **10:00 p.m. to 8 a.m.** No excessive noise at any time. Please refrain from loud noises since they can be annoying to other residents. No construction of any kind can take place before 8:00 a.m. Complaints about noise will be handled in a fair and equitable manner. Repeated offences may result in termination of the rental agreement and/or fines.*

17. Pets: *Pets are allowed in the park. Pets are limited to 3 per site. All pets must be listed on your application. A \$5.00 charge will be billed to the site for leaving dog feces throughout the park. Visitors are not allowed to bring any pets into the park. **Animals must be on a leash at all times.** Pets cannot be left unattended with or without a*

leash outside the home and may not be walked in the Park unless controlled on a leash. Pet droppings on or off the Tenant's lot must be cleaned up immediately by Tenant. The dog walk is to the west of the park in the dry wash. If your pet doesn't make it to the wash, please respect others and pick up after your pets! If you do not abide by this rule and continuously are seen not cleaning after you pet you are subject to fines. Listed below. Dangerous breeds of animals will **NOT** be allowed. In the case of dogs, dangerous breeds include Chows, Dobermans, Rottweiler, Wolf-hybrid, and Pit Bulls. This applies to both full and partial breed dogs. Management's decision as to whether any pet is a dangerous breed is final and conclusive. If your pet is aggressive, no matter the breed, and poses a threat to anyone or other pets it will not be permitted in the park.

18. Fines: Tenants who are out of compliance with the Park Rules and/or government statutes/ordinances will be subjected to "violation correction" fees or "fines". Fines begin at **\$25.00 per incident** and **go up for each repeated incident** of the same type.

19. Damages: You are liable for any damage caused by you, your unit, or your guests to any Park property, facility, or service. Do not make modifications to any of the before mentioned property, facility, or services. You will be charged repair fees to return any modifications or damages to their original working condition. All Park property, facilities, or services are for the use of Park residents and registered guests **ONLY**. All trees and established plantings require permission before removal. You will be held responsible for immediate payment for damages to Park utilities.

Charges will be as follows:

Damage to upright water or sewer connections: \$75.00 + materials

Damage to water or sewer main line: \$350.00 + materials

Damage to electrical hook up boxes: \$125.00 to \$300.00 + materials

Damage to all other items will be assessed accordingly

20. No Smoking: The State of Arizona has adopted the "Smoke Free Arizona" law that bans smoking in its public facilities. Therefore, smoking is not allowed in any of the Park buildings, this includes restrooms, recreation halls, offices, etc.

21. Recreation Hall: The hall is there for everyone's enjoyment, if you would like to reserve it for a special event, please check with the office. No alcoholic beverages or smoking is permitted.

22. Laundry: The laundry room is located behind the office. Quarters may be purchased from the office. Be considerate of others and remove your clothes from the machines as soon as the cycle is complete. Also, close the washer lids and dryer doors when finished to help keep the machines clean. Clothes lines are prohibited and drying clothes outside your unit is also prohibited.

23. Restrooms: Please be sure to clean up after yourself while using the public restrooms and be considerate of others. Flush **only** human waste and toilet paper down the toilet. Do not put anything down the sink drain other than water, any other liquid may be abrasive to the pipes and cause maintenance issues in the future. If anything in the restroom is not functioning properly let staff know so it can be attended to and fixed as soon as possible.

24. Messages: Only Emergency messages will be delivered to RV sites. All other messages will be posted on the laundry room bulletin board. It is your responsibility to check the board for messages.

25. Water Policy: Arizona is a desert state, so water is a scarce commodity. Therefore, washing of vehicles and RV's is prohibited. Water is for domestic use only. Help save water by planting desert type plants. Keep your plumbing in good repair. No excessive watering. No pools. You will be charged for wasting water if the leak/wasted water comes from your space. All laundry is to be done in the Laundry Room not at individual sites. Please use water wisely.

26. Sewer: *Flush only human waste and toilet paper. **DO NOT** put cigarette butts, tampons, sanitary napkins, diapers, or paper towels in the toilets. Instead put those items in the trash. Do not dispose of any grease down the sink or toilets and do not use Drain-O or Liquid Plumber. Use only enzyme products especially designed for sewer systems. This is for your safety as well as that of our water, sewer and electric lines. Sewage and grey water must not run on the ground. A positive sewer seal is required at both ends of your sewer hose.*

27. Trash: *The dumpster is located in the front of the Park between the Recreation Hall and the Restrooms and is for household garbage only. There will be absolutely no dumping of used motor oil, transmission fluid, anti-freeze, paint, or any hazardous chemicals onto any Park property or in the dumpsters at any time. No furniture, appliances, or large items should be put in the dumpster. These items can be taken to the transfer station on N-95 between mile marker 111 and 112. Their hours are Sunday to Wednesday 7:30 a.m. to 2:30 p.m.*

28. Electric Meters: *For monthly tenants, the meters will be read on the last day of each month. It is your responsibility to come to the office when electric bills are due on the 5th of the month. If not paid by the 5th a late fee of **\$10.00** plus a **\$1.00** late fee per day will be charged.*

29. 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 we reserve the right to rent the space to others on a nightly basis during your time of absence. Meter readings will be taken to assure that you pay only for the electricity you use. Long-term, 6 or more months, and annual tenancy require 60 days written notice to vacate. You are liable for an additional month's rent if the 60 days notice is not given. You are liable for continuing to pay rent if you have not transferred ownership of your home unit to a management qualified tenant and your unit or any of your possessions remain on Park property.*

30. Annual Space Rent: *The full annual space rent is due on or before the anniversary date and is non-refundable and non-transferable. There will be a **\$100.00 late fee** if the annual rent is not paid within 6 days of the anniversary date. The site is to be occupied by the owner; subletting is absolutely prohibited. Annual rents are offered based upon good faith. You are expected to be a tenant in "good standing" (all monies paid on time and in full, no violations or rules or government statutes by the tenant or tenant's guest) for the term of your rental period. If you fail in your "good standing" status, your rent will revert back to the monthly rate and be recalculated.*

31. Monthly Reservations: *A reservation is recommended during the months of November to April. A deposit of one month's rent is required to reserve a space. Space assignments will be determined at the time of check in, based on availability, pets, and unit size. If monthly rent is not paid by the due date a **\$20.00 late fee** plus a **\$2.00** per day late fee will be charged.*

32. Return Check Policy: *There will be a **\$35.00** fee charged for all returned checks. All payments made thereafter must be made in cash.*

33. Mobile Home Sales: *All homes "For Sale" require prior Park management approval in order to remain on site. Space rental fees need to be current, or paid up to the next anniversary date, and will not be prorated to facilitate a sale. We will not refund your space rental fees if you sell your home. Anyone who does not sign a rental agreement shall have no right to tenancy.*

34. Transfer of Ownership: *All transfers of ownership require Park management approval prior to any sale, in addition to the following requirements: Your home may be required to move. All prospective new annual residents are required to complete an application for residency. In addition, they are subject to a credit check as well as a residential history background check in advance of the sale being finalized. We reserve the right to reject any sale where the prospective new resident fails to meet these requirements.*

35. Eviction Proceedings: *Eviction proceedings may begin the day after your payments are due even though there may be a grace period in regard to late fees. Should eviction begin, you are responsible for all associated fees, as allowed by law, including attorney fees and court costs should the case be non-contested. The fee for preparing and serving the "Five Day Pay or Quit" and all other special notices is \$25.00. Accounts in arrears will be subject to collection fees of a minimum of \$25.00 per letter or notice. Any monies due the Park, including but not limited to, electric payments and damages or fines will be considered non-payment of rent with regards to eviction proceedings. Anyone evicted or leaving owing money to the Park is **NEVER** allowed back onto Park property for any reason.*

36. Abandonment: Tenant expressly authorizes the Park to dispose of abandoned property and property left on the premises or space by tenant after tenancy has been terminated or property seized for non-payment of rent under **ARS33-361(D)**. This will be done in any manner we deem fit where we reasonably determine that the value of the said property is so low that the cost of moving, storing, or conducting a public sale would exceed the amount that would be realized from the sale. Tenant holds the Park harmless for loss of property and/or value of said property disposed of under these circumstances.

37. Rental Agreement: *Pursuant to Arizona Revised Statutes Landlord/Tenant Laws, these Rules and Regulations are a part of any rental agreement, express or implied, verbal or written and in the absence of any other written rental agreement become the "Rental Agreement" between the Park, the landlord, and the Tenant who has received a copy of these Rules and Regulations as evidenced by signature on file with the office.*

38. *Renter agrees to no refund*

39. *Renter agrees to store item and not use water and electric March 10th , June 10th*

CRIME FREE LEASE ADDENDUM

Keep Illegal Activity off Rental Property Arizona Version

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows: Resident, any member of the resident's household or a guest or other persons affiliated with the resident:

- 1. Shall not engage in criminal activity, including drug related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C.802])*
- 2. Shall not engage on any act intended to facilitate criminal activity.*
- 3. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.*
- 4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in A.R.S. 13-3451, at any locations, whether on or near the dwelling unit premises.*
- 5. Shall not engage in any illegal activity, including prostitution as defined in A.R.S. 13-105 and A.R.S. 13-2308. Threatening or intimidating as prohibited in A.R.S. 13-1202, assault as prohibited in A.R.S. 13-1203, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord's agent, or other tenants or involving imminent or actual serious property damage, as defined in A.R.S. 33-1368*

- 6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.** *A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under A.R.S. 33-1377, as provided in A.R.S. 33-1368. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence*
- 7. *In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.*
- 8. *This **LEASE ADDENDUM** is incorporated into the lease executed or renewed this day Owner and Resident.*

Residents Signature

Date _____

Residents Signature

Date: _____

Property Manager/Owner's Signature

Date: _____

Site No. _____

Park Name and Address:
 Hasslers RV Park
 West Main Street, Quartzsite AZ 85346

Mail all correspondence to:
 P.O. Box 914
 315 East Main Street, Quartzsite AZ 85346