



WHISTLESTOP LUXURY RV PARK
151 S SR 69 Dewey, Arizona 86327

RULES AND REGULATIONS

(CHECK-IN IS 11:00 AM / CHECK-OUT TIME IS 11:00AM)

Any extensions must be made and paid for prior to check-out time.

You are not considered checked out until you have vacated the site and left it clean and ready to be reassigned.

- 1. AGE RESTRICTIONS.** At least 1 resident on each site must be 55 years of age or older. No one under 45 years of age will be allowed to reside with the resident. Children and/or guests under 35 years of age may visit for a maximum of 7 consecutive days.
- 2. SMOKING.** Smoking is PROHIBITED in all Park buildings. When you smoke outside, anywhere on the property, please dispose of your trash in a proper manner – NOT ON THE GROUND.
- 3. AGE AND APPEARANCE OF RV.** Management reserves the right to refuse admission to any RV on the basis of age and/or appearance. RVs over 10 years old must be approved by management prior to check-in. All units must be self-contained and fully functional.
- 4. SEWER HOOK-UPS.** You must have a thread or an airtight connection to the sewer service. No part of the sewer hose can lie on the ground at any time. The sewer hose must be elevated from the sewer connection to your RV. In the winter months sewer hose must be heated. This is the rule issued by Yavapai County. County inspections are done on a regular basis. If you clog the city sewer by dumping improperly there will be a \$50.00 service fee.
- 5. RATES, DEPOSITS AND REFUNDS.** Rates are based on occupancy by 2 persons and 1 RV per site.
- 6. REFUNDS WILL NOT BE GIVEN FOR ANY REASON, INCLUDING BUT NOT LIMITED TO, NO-SHOWS, EARLY DEPARTURES AND EVICTIONS. ANY BALANCE OF THE CURRENT RESERVATION IS NOT REFUNDABLE WITH A CASH REFUND, HOWEVER, THE TIMED BOOKED IS PLACED IN A CAMP CREDIT FOR UP TO TWO YEARS.**
- 7. ABSOLUTELY NO SWIMMING POOLS OR JACUZZI'S ALLOWED AT ANY SITES.**

(RATES ARE SUBJECT TO CHANGE AT ANY TIME)

There is no "grace period" for delinquent rents and/or utility charges.

Residents will be charged \$35.00 for checks returned for insufficient funds and late charges will apply to any unpaid bill.

8. STREET SAFETY & PARKING

*** THE SPEED LIMIT IS 10 MPH ***

- A. Vehicles, including bicycles and golf carts, may only be operated on the roadways.
- B. Anyone who operates any motorized vehicle must be properly licensed.
- C. RV sites, occupied or not, may not be used as short cuts, driveways, or for parking.
- D. Motorcycle and dirt bike riding is only allowed to and from tenant's site, not around the park.
- E. Only 2 operable vehicles and 1 golf cart are allowed per site.
- F. Boats, unmounted truck campers, utility trailers, etc. are not permitted on site.
- G. Guest parking is available. Please check with the office.
- H. Washing of RVs, cars, or trucks is not permitted on site without prior permission of management.
- I. RVs must be parked in an appropriate manner on the site that was booked.
- J. Parking of any vehicles, including golf carts, on any of the streets IS NOT PERMITTED.
- K. THE MAXIMUM SPEED LIMIT IS 10 MILES PER HOUR and is strictly enforced.

9. LAUNDRY. A laundry facility is provided for your convenience.

- A. Management is not responsible for lost or damaged clothes.
- B. Proper handling and supervision of your laundry is your responsibility.
- C. Please clean the machines after each use.
- D. Dying of clothing is not permitted.
- E. Please notify management of any malfunctions of washers or dryers.

10. TRASH DISPOSAL

- A. Garbage receptacles are not permitted outside the RV. Dumpsters are available throughout the park
- B. Items that are too large for the dumpster must be taken to the land fill by the tenant.
- C. All boxes must be broken up before putting in the dumpster.
- D. NO TRASH OF ANY TYPE SHOULD BE LEFT ON THE GROUND.

11. AERIALS AND ANTENNAS. TV, CB, and/or ham radio antennas are not allowed without permission of the management. Absolutely no drones within the premises of Whistle Stop.

- A. Satellite and microwave receiving dishes are permitted provided they do not exceed 18” in diameter. The heights of the satellite and microwave dishes are subject to management approval.
- B. Satellite dishes may NOT be placed on the picnic table or any other type of tables.
- C. Satellite dishes must be firmly attached to the RV unit or mounted on a portable tripod, made for this purpose, and kept within 3 feet of the RV.

12. PETS

- A. No more than 2 house pets per site are permitted. Vaccination records will be required at check-in. All pets must be on a leash 6 feet or less (No retractable leashes) when outside tenant’s home.
- B. Tenants must comply with all pet rules and accept full liability for, indemnifying Whistle Stop Luxury RV Resort owner and/or Manager against any type of claim resulting from, actions of their pet(s).
- C. Any animal deemed by management to be “unfriendly” will be required to be immediately removed from the park. Breeds that are not permitted in the park are Rottweiler, Pit bull’s, Doberman, Saint Bernard, Great Danes and Bullmastiff or any mix of said breeds. Exceptions will strictly be under management approval.
- D. Pets must always be kept quiet. Vicious or unusually noisy pets will not be tolerated. No pets allowed to be tied up outside of the RV.
- E. Pets are not allowed in, or allowed to be carried in, nor are they to be tied up outside the laundry, restrooms, office, clubhouse, pool/spa area or any other recreational areas of the Resort, except for those reasonably required to accommodate the needs of a handicapped person.
- F. **ALL EXCREMENT MUST BE PICKED UP IMMEDIATELY** and properly disposed of by the pet owner.
- G. Portable dog fences are allowed with prior management approval. Portable pet fences, not to exceed 6’ X 12’ X 3’ high are allowed in the RV section with prior management approval.

13. NOISE. Loud and disturbing noise is not permitted at any time. Quiet Time is 10:00 PM to 8:00 AM.

- A. Stereos, radios, TV’s, organs, pianos, and musical instruments should be tuned and/or played at a _____ level which will not disturb or annoy other residents.
- B. Loud parties, drunken, or boisterous conduct will not be tolerated.
- C. No generators are to be operated on the grounds for extended periods.
- D. No power tools are to be operated, or construction is to occur, before 7:00 AM or after 6:00 PM
- E. Behavior deemed disturbing the peace of other residents or the park staff will be asked to leave the park immediately.

14. AUTO MAINTENANCE

- A. Major auto repairs are prohibited on the property, i.e. engine/transmission overhauls, etc.
- B. Changing oil, antifreeze, or other fluids is absolutely prohibited anywhere on park property. Violation constitutes grounds for eviction.

C. Washing of vehicles, including RVs, is not allowed on site without permission of management.

15. CAMPFIRES. Propane fires ONLY! Wood/Charcoal fueled campfires of any kind are prohibited.

16. AWNINGS, STORAGE SHED'S, CARPORTS, FENCES, ETC.

- A. Accessories such as wooden awnings, carports, wooden sheds, fences, decks, etc. are allowed for park models only and must be approved in writing prior to construction and/or installation. Apply at the office for approval.
- B. Permanent awnings, porches, and enclosures are not allowed for RVs and Park Models without permission of Management.
- C. One storage shed per park model site is permitted. Absolutely no more storage sheds allowed for RV sites.
- D. Paint color must be approved and color coordinated to match the park model.
- E. See-thru screening is only allowed on decks of park models upon approval from management.
- F. Tarps are not allowed in the Park.
- G. Temporary/canvas carports are not allowed in the Park. Those temporary carports that were previously approved must be removed if they become damaged, worn out, or the unit is sold

17. SITE MAINTENANCE AND USAGE. Tenants are responsible for maintaining their site in a clean and orderly fashion at all times.

- A. Overstuffed furniture, appliances i.e. refrigerators, freezers, washers, dryers; bottles, cans, storage boxes, cement blocks, cinder blocks, or other equipment are not allowed outside the unit. Only yard furniture and a reasonable number of potted plants are allowed outside your unit.
- B. RVs and accessories must be kept in good repair.
- C. Annual residents are asked to clean up weeds and to keep the ground on their site clean. Residents are liable for any damage to buildings, grounds, or premises.
- D. A private business, including, but not limited to, childcare, manufacturing, advertising items for sale or vending, may not be conducted on site. The Park office telephone number and address may not be used for the purpose of advertisement or sale of any kind.
- E. Yard sales are not permitted in the Park.
- F. No soliciting or vending is permitted. If solicitors or vendors contact you at your site, please notify the Park office.
- G. No tying into water, Sewer, Electrical or gas lines in the park. This could result in Eviction.
- H. Feeding of all wildlife is prohibited.

18. SUBLETTING GUIDELINES: Park Models only are permitted for subletting, Subletting is prohibited for any 5th Wheel, Motorhome or travel trailer.

The renters must conform to the age requirements of Whistle Stop RV Park. Renters must abide by all rules and regulations. It is the responsibility of the owner to make sure the renters have a copy of the rules and regulations. When leasing you must abide by all Fair Housing Regulations. All site rents must be paid in advance before a sub-lease will be approved by Management. If rent comes due while the renters are on the property, and if the rent is not paid in advance, the renters will

be asked to leave the day the rent runs out. Occupancy is limited to two persons per unit. Visitor fees will be required for any additional persons and visitor limitations will apply. Electricity is the responsibility of the owner. Minimum rental period is 90 days – three months. Background checks will be required by Whistle Stop RV Park for all renters. No Airbnb or VRBO short term Leasing. Cost of background check is \$50.00 per person.

19. FOR SALE. RVs and park models may be advertised for sale on site.

- A. If the unit is sold to someone who will be keeping the unit in Whistle Stop RV Park you must notify the office, in writing, of intent to sell.
- B. If the unit is over 10 years old, it must be inspected and approved by management.
- C. All charges owing must be paid prior to change of ownership of the unit.
- D. Prospective buyers must make application at the office and be approved for residency prior to finalizing the sale.
- E. If a unit is to be removed from Whistle Stop Luxury RV Park after the sale, all charges that are owed, must be paid prior to removal.
- F. NO signs, of any kind, may be placed in the yard.
- G. One “For Sale Only” sign must be placed in window inside or on the unit and may not exceed 256 sq. inches.
- H. Site rent is transferable and may accompany the sale of the unit. Such arrangements are between the seller and the buyer of the unit and management is to be notified.

20. GUESTS. The host tenant must register all overnight guests at the office on the day of their arrival.

- A. Guests are limited to a maximum stay of no more than 7 consecutive days.
- B. Guests may not reside in the park when tenants are residing elsewhere. House sitting, pet sitting and/or subleasing is NOT permitted.
- C. Activity areas are available to all tenants and their guests. Special rules that may apply are posted at the facility.
- D. The host tenant will accompany and be fully responsible for their guests and are liable for damages caused by visiting guests and/or pets.
- E. The host tenant must supervise visiting children at all times. Children are not allowed to play in streets or other tenant sites. Toys, bicycles, etc. must be kept on the host tenant’s site. Bicycle riding is limited to roadways only and must be in the company of the host tenant.
- F. The pool hours for visiting children are 10:00 AM to 1:00 PM. While at the pool, children must be supervised at all times by the host tenant.

21. VIOLENT CONDUCT. Fighting or violence of any kind is prohibited. AND WILL BE EVICTED

- A. Wearing of firearms and/or knives within the park is prohibited.
- B. The discharge or display of any weapons on the premises will result in IMMEDIATE EVICTION.

C. Harassment or intimidation of your neighbors, visitors, guests, residents, or the staff will not be tolerated and is cause for EVICTION.

22. MAIL

A. OUTGOING MAIL: Maybe put in the mailbox by the entrance. Please lift the red flag up.

B. INCOMING MAIL: Mail maybe picked up at the office by 2:00 PM. MAIL WILL BE AVAILABLE IN THE MAIL SLOTS BY THE BULLETIN BOARD

C.

D. MAILING ADDRESS: 151 State Hwy 69 Site #___ Prescott Valley AZ 86327. NOTE: Whistle Stop Luxury RV Park should not be used as part of your address.

E. Monthly and yearly residents having mail forwarded must contact the Dewey Post Office, 12420 E. Kachina Place, Dewey, AZ 86327 with their address change.

23. TELEPHONE EMERGENCIES

A. If you don't have a phone, the office will be glad to help you.

B. Only emergency messages will be delivered to your site. If you are not there, the message will be taped to your door.

24. **INTERNET.** WI-FI is available within the club house at the front of the park. High Speed Internet available. Call **Keswick 602-767-1630** or support@keswickcom.com

25. PROPANE

A: Propane can be serviced at sites from YAVAPAI BOTTLE GAS (928) 776-9007

B. One hundred and fifty (150 lb) tanks are not permitted in the park except for rental tanks from TBD

26. **WILDLIFE FEEDING NOTICE.** Ground feeding and watering of wildlife is dangerous. Rabbits are rodents and can be very destructive. Rabbits are carriers of diseases and parasites, many of which can be transferred through their droppings to humans and pets. When rabbits are attracted, other predators such as coyotes, snakes, javelina, skunks, wild cats, etc. will also be attracted to the site.

27. SPECIAL NOTICES

A. These rules and regulations may be amended at the discretion of the management to benefit the park and its residents. Residents will be notified in writing of any changes.

B. Special rules are posted in the swimming pool area, laundromat, around the equipment, and facilities.

C. Wheels and axles are not to be removed from RVs while on site.

D. Whistle Stop Luxury RV Resort management, office staff, independent contractors, and maintenance staff are not answerable to the tenants. Please do not give instructions to them or make special requests of them.

E. All work requests must be made directly with the office personnel through a written work order. Work order forms are available at the counter in the office.

F. ALL COMPLAINTS MUST BE MADE DIRECTLY TO THE OFFICE STAFF AND IN WRITING. No verbal, third party, or anonymous reports will be acted upon. Complainant must be willing to testify if needed. No tenant-to-tenant confrontations are allowed.

G. Two working vehicles plus (1) golf cart per site. Only (1) RV per site.

28. MANAGEMENT

- A. Management reserves the right to make necessary changes in the Rules and Regulations that they judge to be in the best interest of the park, residents, and guests.
- B. Employees work for the benefit of the park and are prohibited from performing tasks for individual guests during working hours except in an emergency.
- C. The park staff also enjoys activities in their off hours. Please allow them to do so without burdening them with business matters.

29. AFTER HOURS PARK EMERGENCY

- A. What constitutes an emergency? Fire, gas leak, water or sewer leak – CALL 911 and then the park emergency number.
- B. For all other emergencies: death, serious illness, accident, a physical altercation with/or without threats from another tenant, police/sheriff, or poison control, CALL 911.

****** CHECK OUT TIME IS 11:00 AM ******

We value your desire to stay with us and will continue to strive to provide you with the best possible service and a pleasant atmosphere.

Whistlestop Luxury RV Park Rules & Regulations signed acknowledgement 151 S SR 69 Dewey, Arizona 86327

TENANT UNIT# _____ I, _____ (PRINT NAME), HAVE RECEIVED A COPY OF THE RULES & REGULATIONS OF THE WHISTLSTOP LUXURY RV PARK. I FURTHER ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THEM AND AGREE TO ABIDE BY THESE RULES AND ANY SUBSEQUENT RULES THAT MAY BE ADOPTED FROM TIME TO TIME. I UNDERSTAND THAT I AM RESPONSIBLE FOR THE COMPLIANCE OF MY GUESTS WHILE THEY ARE ON THE PROPERTY AND I ACCEPT ANY PENALTIES THAT MAY BE IMPOSED ON MY GUESTS OR MYSELF FOR ANY VIOLATIONS TO THESE RULES AND REGULATIONS

SIGNED _____

DATE _____

