



# **WHISTLESTOP LUXURY RV RESORT**

**UPDATED SEPTEMBER 2024**



**Table of Contents**  
**WHISTLESTOP LUXURY RV RESORT**  
**RULES AND REGULATIONS**

*Revised September 2024*

- 1. AGE RESTRICTIONS**
- 2. SMOKING**
- 3. AGE AND APPEARANCE OF RV**
- 4. SEWER HOOK-UPS**
- 5. RATES, DEPOSITS AND REFUNDS**
- 6. POOL**
- 7. STREET SAFETY & PARKING**
- 8. LAUNDRY**
- 9. TRASH DISPOSAL**
- 10. AERIALS AND ANTENNAS, TV, CB ETC.**
- 11. PETS**
- 12. NOISE**
- 13. AUTO MAINTENANCE**
- 14. CAMPFIRES**
- 15. ACCESSORIES**
- 16. SITE MAINTENANCE AND STORAGE**
- 17. SUBLETTING GUIDELINES**
- 18. FOR SALE SIGNAGE**
- 19. GUESTS**
- 20. VIOLENT CONDUCT**
- 21. MAIL**
- 22. TELEPHONE EMERGENCIES**
- 23. INTERNET**
- 24. PROPANE**
- 25. WILDLIFE FEEDING NOTICE**
- 26. SPECIAL NOTICES**
- 27. HOLIDAYS**
- 28. COMPLAINTS**
- 29. MANAGEMENT**
- 30. AFTER HOURS PARK EMERGENCY**

**Whistlestop Luxury RV Park**

151 S SR 69 Dewey, Arizona 86327

## RULES AND REGULATIONS

**(CHECK IN IS 12PM-CHECK OUT IS 11AM)**

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 assigned.

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 maximum of 7 consecutive days.
2. **SMOKING:** Smoking is PROHIBITED in all park buildings. When tenants smoke outside, anywhere on the property, please dispose of your trash in a proper manner. **DO NOT** leave smoking trash on the ground.
3. **AGE AND APPEARANCE OF RV:** Management reserves the right to refuse admission to any RV based on age/or appearance. RVs over 10 years old must be approved by management prior to check in. Driver's license and insurance card will be required for check in. All units must be self-contained and fully functional.
4. **SEWER HOOK-UPS:** Tenants must have a thread or an airtight connection to the sewer service. No part of the sewer hose can lay on the ground at any time. **The sewer hose must be elevated from the sewer connection to tenant's RV. This is the rule issued by Yavapai County. Country inspections are done on a regular basis.** If tenants 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, 1 RV per site and 2 pets. Rates are based on two adults. Additional adults are rated to \$10 per day. **Please Note-**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 redeemable with cash refund. However, the time booked is redeemable for up to 2 years in camp credit.
  - a. Rates are subject to change at any time. There is not "grace period" for delinquent rent and/or utility charges. Any Guest That Is Paying the 1050.00 Rate That Includes 200.00 for Electric if you go over that amount you will be Responsible to pay the overage charge by signing the rules and regulations you agree to allow whistlestop rv to charge your card on file . Each day late will accrue \$25.00 on tenant balance owed. After 3<sup>rd</sup> late offense the owner has the right to evict.
  - b. Late check outs must be confirmed 24 hours in advance for availability.

- c. Residents will be charged \$35.00 for checks returned for insufficient funds and late charges will be applied to any unpaid bill.
- 6. POOL (Absolutely no swimming pools, Jacuzzi's and kiddie pools allowed at any site)**
- a. No running or horseplay or anything considered dangerous to guest
  - b. No glass or alcohol
  - c. All pool goers must be a registered guest or with a tenant
  - d. No dogs allowed in pool area
- 7. STREET SAFETY & PARKING (Please Note- Speed limit is 10MPH)**
- 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 s 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 gold cart are allowed per site.
  - f. Boats, unmounted truck campers, utility trailers, commercial trailers, etc. are not permitted on site
  - g. Guest parking is available. Please check with the office for a pass.
  - h. Washing RVs, cars, or trucks is not permitted on the site without prior permission of management.
  - i. RVs must be parked in an appropriate manner on the site that was booked
  - j. Parking f any vehicles, including golf carts, on any of the streets IS NOT PERMITTED.
  - k. THE MAXIMUMPSEED LIMIT IS 10 MILES PER HOUR and is strictly enforced
  - l. Electric vehicles charging on Whistlestop RV Park will be rated \$10.00 per day.
- 8. 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 clothes is not permitted
  - e. Please notify management of any malfunctions of washers or dryers
- 9. TRASH DISPOSAL**
- a. Garbage recyclables 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 landfill by the tenant
  - c. All boxes must be broken up before putting them in the dumpster
  - d. NO TRASH OF ANYTYPE SHULD BE LEFT ON THE GROUND OR OUTSIDE TENANT RV

**10. AERIALS AND ANTENNAS, TV, CB ETC.** (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 not permitted, provided they do 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 types 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.

**11. 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

**12. NOISE** (Loud and disturbing noise is not permitted at any time. Quiet Hours are 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 and is reason for eviction.
- 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

**13. AUTO MATIENANCE**

- a. Major auto parts are prohibited on the property, i.e. engine/transmission overhauls, etc.
- b. Changing oil, antifreeze, or other fluids is absolutely prohibited anywhere o park property. Violation constitutes grounds for eviction.
- c. Washing of vehicles, including RV’s is not allowed on site without permission of management.

**14. CAMPFIRES**

- a. Propane fires ONLY! Wood/Charcoal fueled campfires of any kind are prohibited

**15. ACCESSORIES** (Fences, sheds, etc)

- a. Accessories such as fences, decks, etc. are not allowed to be attached permanently. They must all be approved in writing prior to construction and/or installation. Apply at the office for approval.
- b. No tin foil on box air conditioners on/in windows.

- c.* If a tenant or guest back into or damages the pedestals the card on file will be charged.
- d.* Porches are not allowed for RVs and Park Models without permission of management.
- e.* One storage shed per park model site is permitted. Absolutely no more storage sheds allowed for RV sites.
- f.* Paint color must be approved, and color coordinated to match park model.
- g.* Tarps are not allowed in the park.
- h.* Temporary/canvas carports are not allowed in the park. The temporary carports there were previously approved must be removed if they become damaged, worn, out or the unit it is old.

**16. *SITE MAINTENANCE AND STORAGE*** (Tenants are responsible for always maintaining their site in a clean and orderly fashion. Annual residents are responsible for weeds, front to back and side to side)

- a.* Overstuffed furniture, appliances i.e. refrigerators, freezers, washers, dryers, bottles, cans, storage boxes, cement 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.* Annual residents are asked to clean up weeds and to keep the ground clean on their site grounds. Residents are liable for any damage to buildings, grounds or premises.
- c.* Long term guests will sweep rocks from curb to site. Rules will be enforced, or a \$25.00 charge will be collected for violation.
- 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.

**17. *SUBLETTING GUIDELINES*** (Park Models only permitted for subletting subletting is prohibited for any 5<sup>th</sup> wheel, motorhome or travel trailer)

- a.* The renters must conform to the age requirement of Whistle Stop RV Park. Renters 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 rent 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 or 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.

**18. FOR SALE SIGNAGE (RV 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 the 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 the residency prior to finalizing the sale.
- e. If a unit is to be removed from Whistle Stop 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 the window inside or on the unit and may not exceed 256 square 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.

**19. 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 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 always supervise visiting children. Children are not allowed to play in the streets or other tenant sites. Toys, bicycles, etc. must be kept on the host tenant site. Bicycle riding is limited to roadways only and must be in the company of the host tenant. Toys must be kept in an order fashion

**20. VIOLENT CONDUCT (Fighting or violence of any kind is prohibited)**

- 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 an IMMEDIATE EVICTION.
- c. Harassment or intimidation of your neighbors, visitors, guest, residents, or the staff will not be tolerated and is cause for EVICTION.

**21. MAIL**

- a. Outgoing Mail: Maybe put in the mailbox by the entrance. Please lift the reg flag up.



- b.* Incoming Mail: Mail may be picked up at the office by 2:00pm.
- c.* Mailing Address: 151 State HWY 69 Site # \_\_\_\_ Prescott Valley AZ 86327. Note: Whistle Stop RV Park should not be used as part of your address.
- d.* Monthly and yearly residents having mail forwarded must be in contact with the Dewey Post Office, 12420 E. Kachina Place, Dewey AZ 86327 with their address change.
- e.* If you are not a registered guest, mail will not be returned to sender.

## **22. TELEPHONE EMERGENCIES**

- a.* If you don't have phone, the office will be glad to help you
- b.* Only emergency message will be delivered to your site. If you are not there, the message will be taped to your door.

## **23. INTERNET**

- a.* 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](mailto:support@keswickcom.com)

## **24. PROPANE**

- a.* Propane can be serviced at the sites from YAVAPI BOTTLE GAS 928-776-9007
- b.* One hundred and fifty (150 lbs.) tanks are not permitted in the park except for rental tank (to be determined)

## **25. WILDLIFE FEEDING NOTICE**

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

## **26. 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 areas, laundromat, around the equipment and facilities.
- c.* Wheels and axles are not to be removed from RVs while on site.
- d.* Whistle Stop RV Resort management, office staff, independent contractors, and maintenance staff are not answerable to tenants. Please do not give directions to them or make special requests of them.
- e.* All work requests must be made directly with the office personal through written work order. Work order forms are available at the counter in the office.

## **27. HOLIDAYS**

- a.* No fireworks of any kind.



**28. COMPLAINTS**

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

**29. 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 individuals' guests during working hours except emergency
- c.** The park staff also enjoys activities in their off hours. Please allow them to do so without burdening them with business matters.

**30. AFTER HOURS PARK EMERGENCY**

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

**TENANT AWARENESS PAGE/SIGN**

\*\*\*\*CHECK OUT 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 and Regulations signed acknowledgment 151 S SR 69  
Dewey, Arizona 86327**

**TENANT Unit# \_\_\_\_ I, \_\_\_\_\_ (PRINT NAME), HAVE RECEIVED A COPY OF THE RULES & REGULATIONS OF THE WHISTLESTOP LUXURY RV PARK. I FURTHER AWKNOWLEDGE THAT I HAVE READ AND UNDERSTOOD THE RULES AND ANY SUBSWQUENT RULES THAT MAY BE ADOPTED TIME TO TIME. I UNDERSTAND THAT I AM RESPONSIBLE FOR THE COMPLIACE OF M GUETS WHILE THEY ARE ON THE PROPERTY AND I ACCEPT ANY PENALTIES THAT MAY BE IMPOSED ON MY GUETSS OR MYSELF FOR ANY VIOLATIONS TO THEE RULES AND REGULATIONS.**

**SIGNED \_\_\_\_\_**