

COUNTRY ROSE RV
401 South Main, US-89A
Fredonia, AZ 86022

RULES AND REGULATIONS

These Rules and Regulations are incorporated herein by reference to the Country Rose RV LLC dba Country Rose RV ("Landlord"), located at 401 South Main, US-89A, Fredonia, AZ 86022 ("Park," "Community," or "Resort") Rental Agreement and Resort Reservation Agreement ("Agreement"). Guest hereby agrees to comply fully with all of the Rules and Regulations set forth herein. Guest further agrees that if Guest fails to comply with any of the Rules and Regulations set forth herein, Guest will be in default of the Agreement and the Landlord will be entitled to all of the remedies set forth in the Agreement, including but not limited to the immediate removal of Guest from the Park. Landlord shall also be entitled to recover its damages, including attorney's fees and costs incurred in enforcing the Agreement and these Rules and Regulations.

1. Guests shall check in at 1:00 pm Arizona Time. Guests shall check out at 11:00 am Arizona Time.
2. Guests shall make their reservations through Rent Manager and shall tender payment online through Zego, which shall be paid without deductions or offsets on or before the rent due date as stated within the Agreement.
3. In addition to all other rights and remedies of Landlord and without prejudice to Landlord's right to terminate the Agreement for non-payment of rent, late fees of \$35.00 are due on the sixth (6th) day of the month after the due date and five dollars a day thereafter until paid in full. Separate late fees shall accrue on each month's rent that is late or unpaid. Late fees constitute additional rent.
4. Either party may terminate this Agreement for any reason by giving the other party ten (10) days' notice pursuant to A.R.S. § 33-341(B). Landlord may terminate the Agreement without notice in the event of Guest's failure to pay rent or for criminal conduct of any member of Guest's household or conduct in violation of the Rules and Regulations.
5. Guest is not allowed to sublet his or her RV within the RV Park. If Guest sells or transfers title to the RV, the RV must be removed from the RV Park within twenty-four (24) hours of the transfer of title, unless the new owner enters into a new Agreement with Landlord and pays the appropriate rental amount. Prospective buyers may apply for entrance into the Park prior to purchase to examine an RV that is for sale.
6. Visitors are not permitted into the Park after 11:00 pm without express consent by Landlord obtained beforehand.
7. No guest, invitee, or visitor of a Guest may camp or sleep outside in their cars.
8. No more than one (1) RV and two (2) vehicles per rental space are allowed.
9. No inoperable or unlicensed vehicles will be allowed to remain in the Park. Guests shall not use or allow the use of their respective rental space for performance of major mechanical or long-term repairs.
10. No Guest is allowed to operate or conduct a business of any kind including a home occupation business within the Park. Garage sales or estate sales cannot be held within the Park without the express prior consent obtained by management of Landlord.
11. In order to enhance the quality of the Park and its aesthetic appearance, the management of Landlord may refuse to rent to any Guest and Landlord, at its discretion, may require a Guest to remove an RV which is in run-down condition or disrepair, and to vacate the Park.
12. To the extent laundry facilities are made available to Guests, no clothes lines shall be permitted in the Park except at the Laundry and articles of clothing or linens, towels, etc. shall not be hung, laid, or otherwise placed outside Guest's residence to be dried. No washing or drying machines are permitted to be stored outside of the RV.
13. Landlord and its management will not accept mail delivered to the Park for Guests or RV occupants. Guests must obtain a post office box or have their mail sent "general delivery" to the post office.
14. Guest, including Guest's visitors, guests, and invitees, are prohibited from smoking in any of the Landlord's buildings including the clubhouse, laundry room, front office, etc.
15. Guest must clean up the common areas after use by Guest and or Guest's visitors, guests, and invitees.
16. Guests are not allowed to trim any of the trees in the Park.
17. Guests are not allowed to make repairs to the Park or any property of the Park.
18. Guests must keep their rental area and exterior of their RV clean and tidy. No personal property or debris is allowed to be stored around the RV which would be deemed by management to be an eyesore, specifically including but not limited to refrigerators and freezers, A/C units, satellite dishes, washing/drying machines.
19. Guests, including their visitors, guests, and invitees are not allowed to park on either the grass or the streets.
20. All Guests must sign an Agreement upon arrival.
21. Campfires are allowed, PROPANE only. ***Do not put ashes in any trash receptacle!***
22. Guest is not allowed to construct or place any outside storage units on the rental property without the express written consent of Landlord.
23. All Guests who have pets are required to disclose and identify their pets to Landlord management and all Guests are required to sign the Agreement acknowledging their compliance with the specified pet rules and regulations.
24. The following rules apply to pets and other animals in the community:
 - a. All pets shall be approved by, and registered with the Community, and shall be licensed and inoculated in accordance with local or state ordinances. Management reserves the right to limit or prohibit certain breeds of pets at its sole discretion. Guest assumes all liability related to having a pet, and agrees to indemnify Landlord against any legal liability to fullest extent as provided by law. There is a limit of three (3) pets per Premises. Each Pet shall not exceed thirty-five (35) pounds. Assistive animals are allowed and some rules/fees may not apply to them (see Management for details). A pet is defined as a domestic dog or cat, all other animals are prohibited.
 - b. Upon application to the Community, Guest shall provide the pets/animals type, name, color, gender, breed, current weight, weight at maturity, current height, height at maturity, the date the pet/animal was spayed or neutered, last vaccination date, license number, and rabies tag number to Management before any animal/pet may enter the Community.
 - c. Breeding of animals is not permitted. Animals cannot be left unattended with or without a leash outside the home and may not be walked in the Community unless controlled on a leash. Animal droppings on or off the Premises shall be cleaned up immediately by Guest. Outdoor pet/animal homes, pens, or cages shall not be left outside the home or Premises.
 - d. All animals shall be spayed or neutered by six (6) months of age in order to be Community approved. Guest shall provide proof of spaying or neutering to Management.
 - e. Each Guest is responsible for complying with all applicable federal, state, city, and county requirements with respect to licensing, vaccinations, and leash

laws. Exceptions will be made to animal restrictions when reasonably necessary to accommodate the needs of disabled Guest.

- f. No animal that has a history of aggressive actions toward any human or other animal or that has caused any property damage will be allowed. Barking, growling, snarling, crying, howling, and other noises which disturb other Guests are cause for revoking permission to keep a pet. Animals shall not be allowed to enter another Premises, flowerbeds, shrubs, or yard.
 - g. Dangerous breeds of pets will not be allowed. In the case of dogs, dangerous breeds include, but are not limited to, Akita, Chows, Dobermans, Doberman Pincher, Rottweilers, Wolf-hybrids, and Pit Bulls, and any other dangerous breed or mix. This applies to both full and partial breed dogs. Landlord's decision to exclude an animal because it is a danger or dangerous breed, is final and conclusive.
 - h. Visitors and invitees may not bring pets into the Community.
 - i. Exceptions to the animal restrictions will be made when reasonably necessary to accommodate the needs of a disabled Guest. Assistive animals permitted in the Community (unless a reasonable accommodation is required related to any rule) are subject to the same rules concerning conduct, control, and clean-up as pets, and Guests with such animals in their households will be responsible for complying with those rules. Assistive animals are not subject to pet fees or deposits. Pursuant to state and federal fair housing laws, where the disability of the Guest or member of Guest's household is not obvious or otherwise known to the Community, the Park may request verification from a medical provider evidencing the disability and the disability-related need for an assistive animal.
 - j. Landlord shall not be responsible for stray or wild animals in or around the Community. Feeding or providing water for stray or wild animals is prohibited.
25. **IMPORTANT!** Be advised our water pressure at the campground is high and we do recommend using an RV water pressure regulator. We are not responsible for broken or damaged water lines due to high pressure. Guest Initial
26. **Final Bill** must be paid before leaving the park. If guest leaves the park without paying the final amount owing, including damages, then guest authorizes Landlord to charge their card on file for the balance owing. Guest Initial

Landlord:
Country Rose RV LLC
dba Country Rose RV

Guest:

By: _____
Manager
Date: _____

Guest:
