

American Trails RV Park

310 North Central Blvd.,
Quartzsite, AZ 85346
928 927-5733

RULES & REGULATIONS

1. Tenants shall maintain their spaces in a neat and orderly Fashion, this means you cannot leave items laying around or store them under your RV. All items must be kept inside a storage unit or cargo trailer. If you do not have a shed, the park can rent you one for a fee. Tenants are responsible for keeping their lot free from weeds. **If tenants are unable to weed their lot, the management will do so by spraying at an additional charge of \$25.** Smokers do not dispose of your cigarettes on the ground. **If you do so, you will be fined \$10.00.**

2. Tenants are responsible for cleaning up their space upon check out, or you could be fined.

3. Each space is rented for 1 or 2 people, an RV and one vehicle. Additional vehicles, ATV's, etc. must be approved by Management. No dual use (two RVs in your space) is permitted. No commercial or vending activities are allowed.

4. Pets

- Pets must always be on a leash when outside.
- Please provide us with a copy of current shot records and vaccinations.
- Must be fenced in or kept inside the home.
- Are not allowed in other tenants' yards at any time.
- You are responsible for picking up your pet's waste immediately.
- All pet waste must be disposed of in a plastic baggy in the proper waste receptacle.
- **You will be fined \$25.00 for not cleaning up after your pets.**
- There is a 2-pet limit.
- No aggressive pets will be allowed at any time.
- Pets are not allowed in the Club House, Laundry Room, Bathrooms, or the Pool area.
- **Please do not try to pass your pet off as a "service animal", it looks ridiculous and is offensive to people with real service animals.**

5. Vehicles must be...

- Licensed with current registration and Insurance in the TENANTS name.
- Owned by TENANT.
- Operational and properly parked. (No repairing or disassembling)
- A limit of 2 vehicles is allowed including Motorcycles, ATV's, and Side by Sides.

We require a current and active copy of your Vehicle/RV insurance.

Vehicles not meeting the above requirements will be subject to being towed at TENANT'S expense. All guests must park their vehicles in front of their host's personal site.

6. **Noise:** No loud talking, radio, television or other noises between 10:00 pm to 8:00 a.m.

7. No Ham Radio systems or anything that interferes with your neighbor's TV reception is allowed.
8. Using other tenants' spaces as a walkway is prohibited. Please do not drive across empty spaces.
9. Please do not trim trees without management approval. Do Not plant anything.
10. All porches, skirting, awnings, storage cabinets, wind breaks or other structures must be approved by management before construction or installation. Annual tenants are allowed storage shed of metal construction, no larger than 8'x10'. All units left year around must be skirted.
11. Awnings must be aluminum, other than RV roll outs.
12. Coaches and sheds must be anchored down if left during the summer. No temporary awnings or structures can be left during the summer.
13. Deck should not be wider than 8' (feet), so that your auto can fit beside your deck. Decks must be approved by management before starting construction.
14. Propane tanks must be securely fastened to prevent accidental overturning. The maximum size of a propane tank is 50 gallons.
15. Sewer lines must be properly sealed, raised off the ground and drained properly to avoid damage to the desert.
16. **Water & Sewer lines must be in good condition and be secured to prevent leaks. No water or sewer leaks are allowed, if management notifies you of any leaks, you have 24 hours to make the necessary repairs or you will be charged \$10.00 per day until it is remedied.**
17. You may wash an RV upon arrival in your space (one time only). Autos may not be washed in the park at any time.
18. The Community Room is for activities for the park residents. Please check the schedule with management before starting any activities on your own. An ID of the activity planner, along with a deposit, may be required to ensure clean-up.
19. **No-Smoking in the Restrooms, Recreation Hall, Swimming Pool and Laundry Room. Don't throw your butts on the ground or you will be fined (See rule #1).**
20. The Laundry Room is on a first come basis. Do not hang laundry around your trailer. Do not wash pet blankets, pet bedding, or over-sized blankets or comforters.
21. Our policy for overnight guests is: Guests that sleep inside your home are permitted (up to two days) thereafter the fees are **\$10.00 per day, per person, max two persons no more than 1 week**. Should they come in an RV of any kind, they are expected to rent a space. All overnight guests must register in the office on the day of arrival. Guests/Visitors are not allowed to come in late at night then leave in the morning. All guest/visitors must register at the office.
22. Residents entertaining guests at the park shall be responsible for their conduct while on the park premises, and children must always be under adult supervision.
23. All public laws and ordinances shall be obeyed, and no acts shall be committed that would constitute a violation of any of these laws or ordinances. Residents will correct offenses immediately. Tenant failure to correct the issue will result in termination of the tenancy as provided by law with NO refund.
24. All Park facilities and equipment of the park are intended for the convenience of our tenants (this includes temporary residents). Any person using these facilities does

so at their own risk. Management is not responsible for accidents, injuries or damage due to fire, theft, wind, flood, or personal negligence of the tenant or their guest.

25. Resale of RV units to persons wishing to reside in the park is subject to approval by management. Prospective buyers must be approved prior to the sale. Rent ceases when units are removed from the park. Units leaving the park must be out within two weeks of the date of sale. No rent refunds will be given to the tenants who move prior to their rent expiration date.

26. DO NOT put garbage on the grounds when the dumpster is full. Quartzsite has a FREE public use dump. Please haul your excess garbage there. The dump hours are 07:30 am until 2:30 pm Sunday through Tuesday.

27. There is a 5-mph speed limit in the park, and it will be enforced. After the 3rd warning, you will be fined \$25.00, to be paid when you pay your electric bill.

28. Termination of tenancy can be caused by violation of any of the park rules and regulation or for unreasonable conduct, including use of foul language, dealing, manufacturing or using drugs on park property, fighting with neighbors, loud noises, barking/aggressive pets, and having late parties.

29. Management reserves the right to amend revise and add park rules and regulations at their discretion.

30. Rent and electric bills are due on the 1st of each month and must be paid by 5 p.m. of the 5th. A Late fee of \$5.00 per day will apply for payments received on the 6th of the month or later.

31. This property is privately owned; therefore, we reserve the right to refuse service to anyone

American Trails RV Park appreciates the tenants and visitors respecting our rules and regulations. All tenants will be issued a copy of the said rules and regulations for them to sign.

Date: _____

Print name: _____

Sign name: _____