

COMMUNITY RULES & REGULATIONS

The COMMUNITY RULES & REGULATIONS are for your convenience, security and the pleasant atmosphere associated with 55 plus travelers in an RV Village.

1. QUIET HOURS:

Village quiet hours have been firmly established from 10:00 P.M. – 7:00 A.M. During this time any loud music or bothersome activity that creates excessive noise are strictly prohibited. Lazy Coyote RV Village shall be the sole judge of acceptable noise levels.

2. TRAFFIC:

Speed limit within the Village is 5 MPH. Moving vehicles must be driven on designated roadways only and must have head and taillights in order to operate after dark. Motorized vehicles (golf carts, RHINO/RANGERS, motorcycles and ATV's) may be used within the Village for transportation only. All operators of motorized vehicles including Golf carts & ATV's must be legally licensed for the roadways and at least 16 years of age. Any trailers that are being towed must be properly connected and comply with all state/federal laws. Use of gasoline carts & ATV's during quiet hours is prohibited (except Management). RV Guests are allowed a maximum of 1 golf cart per site including RHINO/RANGERS.

3. VEHICLES/ GOLF CARTS/ QUADS:

There is a maximum of three (3) "vehicle units" (boats/cars/golf carts/OHV's/wave runners/quads etc.) allowed on your site at any time. Vehicles and watercraft must fit on your space with easy access still maintained to electrical pedestal. Parking on vacant sites may result in the guest being charged rent for the vacant site. No major repairing of any vehicle, changing of oil, flushing of radiators or cleaning of engines or parts can be done in the village. No storage of gasoline or batteries may be left on the RV site. Failure to comply will result in a storage fee as well as possible cancelation of lease. All vehicles must have proper and required safety equipment/lights/brakes working maintained in a working order as well as operated in a safe and complete manner.

4. CHECK-IN:

RV check-in time is 1:00 pm.

5. CHECK-OUT:

Check out time is 12:00 pm. A late checkout, which interferes with the check-in of a guest to the same site, will result in a charge of one day's rental.

6. RV REQUIREMENTS:

The management must approve all RV's. New/Replacement RV "PARKMODELS" must be management approved thru Site Improvement Applications. Any RV Unit (Park Model) over 35 feet in length, residing

on an Annual Site per the Village Agreement, must have Village Approved Skirting. Fiberglass Lattice, aluminum skirting is acceptable. Proper Ventilation should be addressed. All RV's must be self-contained and connected at all times to our sewage connection system except on specially designated sites. No outside modification of recreational vehicles is permitted (Outside window Ac Units, awnings, decks, evaporative coolers etc.) without management approval. RV's must be owner occupied. Use of RV, other than by the owner, must be approved through the office. Pickup truck campers must remain on pickup. Sites may not be sublet. Rent is not transferable or assignable and site does not accompany the sale of an RV unless approved by management. No RV's older than 15 years unless approved by management.

7. OCCUPANCY:

All RV sites are rented on a month-to-month basis. Renewal is not guaranteed. Only the individuals and their immediate family listed may occupy the site, unless approved by management.

8. RV SITES:

Only One (1) RV allowed per site. Large boats and enclosed trailers may be required to park off assigned site. Excess items shall not be stored around or under the unit unless skirted. No tenting. No sleeping in cars or in truck vehicles. No outside appliances. All fires must be contained in approved fire pits/grills (with lid) and on your site.

9. GUESTS & VISITORS

Upon arrival all persons (including Guest & Visitors) on a site must be registered by name with Lazy Coyote RV Village and a fee paid if applicable. Please remember you are responsible for your visitor's actions and behavior.

All Contractors work hours are between 7:00 am and 5:00 pm, unless extended by permission of main office

Monthly sites (RV sites) are registered to two (2) persons only. Guests entertaining visitors at the village shall be responsible for their conduct while on the village premises and shall be responsible for any charges or damages incurred by the visitor or guest. All overnight visitors must be registered at the office. All guests must abide by the code of conduct that all residence abides by. Lazy Coyote RV Village reserves the right to refuse and/or eject any and all guest and visitors should they violate property rules.

9. SITE RENTALS:

All rates are based upon 1-2 person occupancy. An extra person charges **may** apply at the rate of \$3 per day per person. The rental of a site does not include the privilege of using the space for commercial purposes or subleasing.

10. SIGNS:

No signs or advertising including "For Sale" signs allowed inside the Village without approval.

11. SMOKING RESTRICTIONS:

Lazy Coyote RV Village endorses a clean, healthy environment. All public buildings are non-smoking.

12. ALCOHOL:

No open containers will be allowed in vehicles. Convictions resulting from a DUI inside the Village will result in suspension of your driving privileges (and possible eviction) for a minimum of 1 year. Excessive use of alcoholic beverages is prohibited.

Drunk and disorderly behavior will **not** be tolerated and will result in the contacting of local authorities and expulsion from the Village. Underage drinking will result in permanent expulsion.

13. ACTIVITIES:

Village facilities and activities are for use of Village guests only, unless specified otherwise by Lazy Coyote RV Village.

14. SECURITY & EMERGENCIES:

No soliciting within the village without management's approval. For fire, police or medical emergencies, PLEASE CALL 911.

15. GARBAGE:

Please use plastic bags with ties to eliminate odors and insects. All garbage is to be taken from the Village OR put in the trash dumpsters throughout the village. Garbage left onsite will incur a charge to your account.

16. SEWER CONNECTIONS:

All sewer connections must be sealed per Yuma County health department regulations.

17. EMERGENCY MESSAGES:

We will do our best to deliver all emergency messages as rapidly as possible.

18. CLOTHESLINES:

Clotheslines are prohibited.

19. FIRE ARMS/FIREWORKS/FIRES:

The village has a zero tolerance for the brandishing and/or discharging of any and all weapons or fireworks.

Possession of Fireworks is illegal in Arizona. Discharge of weapons or fireworks will result in the contacting of local authorities and immediate eviction from Lazy Coyote RV Village. All fires must be

contained in approved fire pits/grills (with a lid) and on your site. Deep Fryers are not allowed on RV sites unless approval by Lazy Coyote RV Village. Firewood stored on RV site must be in approved container/plastic bin.

20. PETS:

Maximum of two (2) pets allowed on an RV Site. American Staffordshire Terriers, Staffordshire Bull Terriers, Pit Bull terriers, or Pit Bull family, Rottweiler's or any dog with aggressive behavior is restricted from the village. All other conditions for keeping pets are set forth in the pet agreement, which if applicable, is attached, and signed, and made part of the village policy. All pets must be on a leash at all times.

Please clean up after your pet. No pets, other than "service animals" are allowed in any of the public buildings. Lazy Coyote RV Village reserves the right to cancel or refuse the allowance of a pet at the village that Lazy Coyote RV Village deems to be aggressive or possess aggressive behavior towards people or other animals.

21. IMPROVEMENTS:

All improvements or additions such as, but not limited to: semi-permanent awnings, screened rooms, exterior construction, detached AC units, signage, lighting, outside appliances, TV, painting, furniture, vegetation, etc., must be submitted to management for written approval prior to starting work. No exterior room additions are allowed. Drawings are required to show dimensions and locations as well as materials. All improvements made to the site you are renting, including landscaping, shall at once become part of the realty and belong to Lazy Coyote RV Village, if it so desires. If not, improvements shall be removed upon immediate departure at the renter expense and the site returned to its natural state otherwise they will become the immediate property of Lazy Creek RV Village. Outside Patio furniture permitted only on exterior of RV (No household furniture).

22. WILDLIFE:

The Lazy Coyote RV Village does not allow the purposeful feeding of Wildlife inside village boundaries. This includes Birds (other than Hummingbird Feeders without seed) Lizards and Burros.

23. LIABILITY:

All facilities are used at your own risk. The equipment, apparatus and facilities furnished are solely for the convenience of registered guests only. The management will not be responsible for accidents, injuries or loss of property by fire, theft, wind or acts of God.

24. INDEMNIFICATION

THE RENTER(S) AND GUEST(S) AGREE TO RELEASE AND FOREVER DISCHARGE THE LAZY COYOTE RV VILLAGE, THEIR INSURANCE CARRIERS, AGENTS, SERVANTS, SUCESSORS AND ASSIGNS, HEREINAFTER THE RELEASED PARTY, FROM ANY CLAIMS, DEMANDS, ACTIONS, CASUES OF ACTION, AND LIABILITY

WHATSOEVER, IN ANY MANNER ARISING OR TO ARISE OUT OF, SAID RELEASED PARTY'S DECISION TO PROVIDE A GUEST SERVICE TO THE RESIDENTS. YOU ACKNOWLEDGE THAT BY PROVIDING SAID GUEST SERVICE, THE RELEASED PARTY IN NO WAY CAN GUARANTEE THAT ACTS OF VANDALISM, THEFT, OR FIRE OR OTHER DAMAGE WILL NOT OCCUR. THE RENTER AGREES TO SPECIFICALLY INDEMNIFY AND HOLD HARMLESS LAZY COYOTE RV VILLAGE, FOR ANY AND ALL INJURIES AND PERSONAL PROPERTY DAMAGE THAT ARISES AT THE VILLAGE EVEN THOUGH THE SAME MAY HAVE RESULTED FROM THE COMPARATIVE, JOINT, CONCURRING OR CONTRIBUTORY ACT, OMISSION, FAULT OR NEGLIGENCE, WHETHER PASSIVE OR ACTIVE, OF THE VILLAGE OR ANY AGENTS THEREOF UNLESS THE SAME IS CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE VILLAGE OR ANY AGENTS THEREOF

25. CONTINUITY OF SERVICES

The Village shall use reasonable diligence to provide a constant uninterrupted supply of electric power. If the supply of electric power shall fail or be interrupted, or become defective through an act of God, Governmental Authority, action of the elements, accident, or any other cause beyond the reasonable control of the village, the Village shall not be liable therefore for damages caused thereby. We strongly recommend you do not leave fish or meats in your refrigerator while you are out of the Village for extended periods of time. A SURGE PROTECTOR is recommended for your electronic equipment.

26. COMMUNITY RULES AND REGULATIONS REVISIONS

The Lazy Coyote RV Village and Management reserve the right to amend, to revise, and add to the Village rules and regulations at any time. All "authorizations" must be in writing from Village Management.

27. LAZY COYOTE RV VILLAGE POLICY UNDERSTANDINGS

I/we have read and understand the COMMUNITY RULES AND REGULATIONS and by signing below, agree to abide by the same. And, I/we am also aware, understand and accept all responsibility and actions for our guest(s). FURTHER, I/WE UNDERSTAND AND AGREE, THAT FAILURE TO COMPLY WITH THESE RULES MAY RESULT IN MY/OUR LEAVING THE VILLAGE WITHOUT REFUND AND FUTURE RESERVATIONS CANCELLED.

Signed and agreed to this date: _____

Guest _____ Site # _____

Guest _____

Lazy Coyote RV Village _____