

Turquoise Triangle RV Park

New Rules & Regulations along with Addendum

The Turquoise Triangle RV Park reserves the right to refuse or discontinue services to anyone at any time including first time Police involvement

**ALL RV'S MUST BE SELF CONTAINED
YEAR OF UNIT MUST BE 2000 OR NEWER
NO PARK MODELS**

**QUIET TIME IS 10:00PM TO 8:00AM. After- Hours Do Not Confront Them
CALL THE SHERIFF 928-567-7710 LET THEM HANDLE IT!!!**

Report ALL problems to the Park Office

No Bullying, Harassing, Intimidating will be permitted toward anyone

DO NOT Walk through occupied Spaces or go into anyone else's space unless asked to do so. Respect their space & privacy. Be Courteous!

Rent

All rent is due in advance and **IS NOT** Prorated or Refundable! All rent must be **PAID by the due date in FULL each month**. No Exceptions or Excuses, (Unless there is an EMERGENCY SITUATION).

Monthly Tenant: Please give Management at least **a 48hr notice, BEFORE checking out**. Your \$100.00 deposit will be refunded after the Park Management has inspected your space and deducted your last electric usage. If your space is not cleaned, there will be a cleaning fee taken out.

Paperwork & Documentation

- * Must provide Title & Registration
- * RV's must have proper liability insurance
- * All Pet's current vaccinations including Rabies Vaccination records
- * Space Application
- * Lease Agreement – signed by all tenants
- * All Park Rules including Addendum – signed by all tenants
- * Wi-Fi – signed by all tenants
- * Photo Id from all tenants over 18
- * Pet Photo

No Subletting out unit: meaning the person whose name is on the title/registration is the one living in unit. **No renting out unit to family, friends or public.**

Speed limit in the park is 5 mph & Enforced!

FOLLOW THE SIGNS AND OBEY THE SPEED LIMIT! ONE WAY MEANS ONE WAY,
unless instructed otherwise.

Guest & All Children

Guest MUST be registered at the Office, along with photo ID, Fee is \$5.00 for each night

Each site is allowed 2 people, **\$50.00 monthly fee for each additional person.**

Tenants are responsible for ALL their guests and their children. **INCLUDING ANY DAMAGE THEY MAY DO!**

No One UNDER 16 may be in the lounge without a parent or adult.

No One UNDER 13 may be in the restrooms, or laundry room without a parent or adult.

ALL Children MUST be supervised at ALL TIMES!

Park facilities are for our Park Residents ONLY! **Tenants MUST accompany their guests to any park facilities.**

Lounge

NO Bikes, Scooters or Skateboards around the lounge.

Pets

2 Dogs **per site** only!

ALL pets (Dogs, Cats, Etc.) **must be on a leash at All TIMES including in your yard.**

NO pets are to be **left outside UNATTENDED at any time!**

YOU MUST PICK UP AFTER YOUR PETS, always even in your yard!

Pets may not go into any park facility but the office!

NO VICIOUS DOGS ALLOWED! This is an INSURANCE POLICY determination.
Staffordshire Terrier (Pit Bull), Chow, Doberman Pinscher, Rottweiler. OR ANY MIXED
WITH THESE BREEDS OF DOG.

NO BARKING – Owners must control your dogs from barking when home & away

ALL pets must have documentation of current **Vaccinations & Rabies Vaccinations on file,**
Along with photo of each pet.

All pets must have collars on.

Park

NO Fireworks or Open Fires PERMITTED! They must be contained and screened. Fires must be kept small, no flames over one foot above the screen cover and the cover must be on the fire at all times.

NO SMOKING or ALCOHOL inside any park facility & within 20 FEET thereof

DO NOT throw CIGARETTE BUTTS on the ground, Due to EXTREME FIRE danger

All HOUSEHOLD GARBAGE must be in Plastic Bags and tied per the Health Department Rules

NO DUMPING ALLOWED! If any other items are placed in the dumpster and you are seen, there is a \$75.00 fine for each occurrence.

AUTO REPAIR OF ANY KIND PROHIBITED IN THE PARK !

Current Tenant **Sells their unit** to a family member or to public; **the unit must be taken out of the park, NO EXCEPTIONS!**

No storing of Campers or Truck Toppers on sites.

NO washing of vehicles or RV's in the park due to the water shortage.

DO NOT use RV washers, we are on septic tanks. **NO Cloths Lines Outside!**

Do Not Flush Feminine Products, Baby/Personal Wipes/ Paper Towels into the septic system

TOILET PAPER ONLY! Please be mindful of the amount of toilet paper you flush down the toilet.

Keep Black Water Tank **Closed until ready to dump.**

Park Management is NOT responsible for lost or stolen Items.

ALL complaints MUST be brought to the office in writing with (dates/times/names/etc.).

No Tents are allowed

No Bamboo is allowed

NO Hate/ Inappropriate/ Offensive Items or Signs allowed in park

Spaces #1 thru #5 & Spaces #43 thru #50 are only allowed 1 vehicle because of limited space

Turquoise Triangle RV Park

New Rules & Regulations With-In the Park 3-9-2021

Addendum to existing Park Rules

All Emergency Personnel must have complete access;

All spaces must be accessible in front of space, between vehicles & all around each structure within the space; slide out next to fence is ok.

The park is complying with Fire Department to be Fire Hazard Free

Turquoise Triangle RV is not storage or a vehicles storage facility.

Lease Agreement signed by all tenants' states:

Tenant shall agree to keep the dwelling in a clean and sanitary condition and to take proper care of the surrounding grounds to keep the same clear of debris, rubbish, and unsightly materials. Owner agrees to maintain premises in a decent, safe and sanitary condition prior to the commencement of the rental term. **All parties agree to comply with all state, local, and Turquoise Triangle RV Park rules, laws and regulations concerning use.**

It is Illegal to run any business within the property of the RV Park;

* No place to park *Too much traffic *Not safe for other residents *More traffic more dust

- **Your rent space is for RV and 2 current license and running vehicles Or 1 vehicle & 1 Current license trailer that fits in space.**

Off road vehicles that is license, insured for the road counts as a vehicle such as a side by side, etc.

Off road vehicles will not be permitted such as: go carts, mini bikes, 4 wheelers, dirt bikes, etc.

All vehicles that don't have current license or is not drivable must be removed from park.
Absolutely No Auto repairs of any kind allowed on park property

- **All Emergency personnel must be able to enter premises easily without obstruction.**
- **There must be 3ft space from any fence; Front, Side & Back to be totally clear of obstacles or structures.**

Sheds, are permitted if 3ft away from fence and have plenty of open space between shed and RV, for bigger spaces with-in Park. Certain sheds with-in parks are grandfathered in per owner's discretion.

Nothing can be against any fence - all structures, outdoor cabinets, appliance, BBQ grill's, furniture, debris, rubbish, Storage of any kind, unsightly materials etc.

Everything must be up against RV portable sheds, outdoor cabinets, appliance, BBQ grills, furniture, etc.

Every site your yard must be open and clear; cannot be cluttered

If your space is big enough to accommodate picnic table it can be in the middle of site or against Unit.

If your site is too small to comply then it will not be permitted and must be removed from site.

There must be 3ft opening in back of each side of your site to get from one site to another site without obstruction of any kind.

- **Your space must be clean & tidy looking nice at all times; NO bags of trash, rubbish, debris, storage of any kind, broken items, and unsightly materials will Not be permitted in your space.**
- **In front of Unit;** No object (Items, things) can be in the front area of your site; bicycles, Strollers, toys, etc.
- **Fencing in front or your space:** If you have any fencing of any kind in front of your Space you must be able to see thru or look over into your space from the outside.
- **Parking your vehicles in front of your unit or space** must have room to allow Emergency Personnel with equipment such as gurney, stretcher, medical equipment, fire hoses etc. to easily get to space and walk thru it.
- **Canopy's can only be used for shade;** Cannot have any rubbish, materials or be used for storage.
- **Pets:**
Dogs must be put on a leash inside of your unit before exiting outside.

Dogs cannot roam free at your site.

Dog dropping must be cleaned up Daily, to prevent odor & walking hazard walking thru space.

No pet food or any other types of food cannot be left outside after 6pm because of wild animals.
- **Entering Site:** Any Emergency Personnel, Park Employees, Helpers or Working for Turquoise Triangle will be allowed to enter premises at any time if need be.

Sign: _____ **Date:** _____
Sign: _____ **Date:** _____

Thank you

Owner; Reese Dixon

Reese Dixon