

DESERT SHADOWS RV RESORT
RULES AND REGULATIONS
Dated 10-01-2020

1. Desert Shadows RV Resort is intended as a senior resort community for occupancy by persons 55 and older. If renting by the year, both permanent residents must be 55 or older. If renting on a short-term basis, upon prior request Management may allow persons under the age of 55, in accordance with its set guidelines and federal law. Tenant must supply proof of age. Occupancy and rent is for two people. If more than two people have been approved by management to stay in the home, then guest fees shall be paid based on length of stay.
2. All RV's must be self-contained with their own shower, toilet and holding tanks. All RV's and Park Models over 10 years old must first be approved by management prior to entering Resort. Management has the right to approve or reject in its sole discretion any RV or Park Model because its age, size or appearance are not compatible with others in the Resort.
3. Park Models and RV's are not to be sold to a new resident without prior written approval of the new resident by management if the home is to remain in the community, and new resident approval will be subject to credit approval and a background check. If it is over 10 years old, it must be approved in writing by Management to remain in the Resort after the sale. All rent and other charges owing must be paid prior to removal of home from resort or upon change of ownership. Unused rent is not transferable and will be refunded to original owner. New owner must start new lease and pay new rent. A \$75 transfer fee will apply to all park model sales. Park model removal shall comply with "Desert Shadows Park Model Removal Policy" form and signed at least 30 days prior to removal.
4. Rent or fees not paid within 10 days of their due date are considered delinquent. A late fee of \$3 per day will be assessed on delinquent rent and fees retroactive back to date due. Yearly rents may be paid in full or in four consecutive equal monthly installments.
5. No rentals allowed. No subletting of any lot or Park Model or RV is allowed. This includes allowing another person not on the lease/registration card to use your home in your absence.
6. No water may run into street from your lot. Washing vehicles is not allowed on the street and not allowed in your driveway unless you use a pressure washer. A second violation will result in a fine.
7. Excessive noise of any kind is not allowed. Quiet hours are from 10:00pm to 7:00am. Use of tools and loud vehicles must abide by such hours as possible. Construction quiet hours are 6pm to 8am.
8. No boats, jet skis, etc. are allowed to be stored on your space. No RVs, motor homes, trailers or campers are permitted on individual spaces, other than the primary residence. Exception, small, fully enclosed cargo style trailers (box size max 14 feet length) or empty flatbed trailer

permitted, and/or a motorhome or attached truck camper if it is your only source of transportation but they cannot be connected to utilities.

9. Please place all trash for pick up in a minimum 13 gallon size bag and no small grocery bags. Landscape limbs must be tied in a bundle or will not be picked up. Leaves and loose trash must be placed in plastic bags and not a box.
10. No outside hanging of laundry is permitted at individual spaces. No dyeing is permitted in resort washing machines, and resident will be responsible for damages dye causes to machine and subsequent user's clothing.
11. RV lots can only have one plastic style shed and maximum size 12'x12'. Maximum one shade canopy may be installed maximum size 12'x12' and may only have side panels on 2 sides. No tents allowed. No parking under canopies or pop up carports.
12. Preapproval required for all shade screens. All shade screens on park models must be mounted, framed or bordered and of an approved color. No hanging tarps or reflective insulation coverings. RV shade screens are generally not allowed and will require specific approval.
13. Landscaping is encouraged, but, residents are responsible for the maintenance of all landscaping items, and are to maintain their spaces in a neat uncluttered and orderly manner at all times. For landscaping, obtain approval of management first in order to not damage underground utility lines. No grass allowed. Management will trim all palm trees that are not trimmed by July each summer.
14. Park Models must be fully skirted with no missing panels. Skirting and awnings require preapproval and shall be of painted metal or vinyl similar in design and compatible in color to each home. Skirting material must be the same material as the siding on home. Exceptions may be made only when consistent with the outside appearance of the home. Additions to park models must be sided in the same style siding as the park model and match in color and accents (materials and paint color samples required).
15. Any additional structures must be approved in writing by management prior to the start of construction, including but not limited to sheds, awnings, carports, canopies, decks, etc. A "Lot Improvement or Addition" form is available from the office. Room additions are only allowed on full 12 feet wide Park Models and not exceed 375 sf. Rain gutters are not to be connected to the resort sewer lines. All water, sewer and electric lines may only be connected to your own lot connections. No solid awnings or add-ons allowed on RVs.
16. Only standard patio furniture is permitted on patio or lot. No "inside furniture" or storage of bottles, cans, boxes, appliances, or equipment is permitted outside a home or accessory structure, except for "mini" refrigerators less than 3 feet high, which must be positioned or appropriately covered or screened so as not to be readily visible from street. No pool/Jacuzzi on your lot. No open campfires, only if in small contained structures. Carpet and decking materials must be kept in good repair.

17. No fences may be erected in the community. Small, short portable dog enclosures may be allowed upon prior approval.
18. Holiday decorations may not be put up more than 40 days before Christmas and 30 before other holidays. Holiday decorations and political signs must be taken down within 14 days after the holiday or event.
19. Antennas and flag poles cannot exceed 48 inches above the highest point of your roof, and antennas must be mounted at the rear of the home. Satellite dishes must also be positioned at the rear of the lot, and screened from view from the street. No air conditioners or evap coolers may be placed in the front windows or on the roof.
20. No digging is to occur without prior consent of management.
21. No soliciting, delivery of advertising material, or peddling on a door to door basis is permitted. Yard sales may only be conducted upon prior approval of Management and during scheduled resort sale event.
22. All overnight guests must be registered with office, and only registered overnight guests may use community facilities. Guest fees apply as posted in resort office. Children under 12 years of age are free. Guests under 42 may only stay for a maximum of 2 weeks. Non-adult (under 18) visitors of residents must be supervised by an adult at all times while in the resort.
23. Residents are responsible for any damage or disturbance caused by themselves or their guests. Residents must not do anything, which creates a nuisance to other residents, or disturbs their enjoyment of the community. Outside their homes, residents must not wear offensive attire or use overly offensive language.
24. RV's/park models must meet office guidelines for setbacks from sidewalk and lot lines.
25. Vehicles are to be parked only in driveways or designated parking areas. No parking on patios, sidewalks or on-street overnight parking is allowed. Vehicles without current license plates will be removed; all vehicles must be drivable. No major vehicle repair work is permitted. Parking of RV's or commercial vehicles in the street is prohibited except for loading and unloading, and is limited to 24 hours. No parking is permitted that blocks easy access of other residents or emergency vehicles. No parking on vacant spaces. Violators will be charged a daily rental fee and/or towed at the owners' expense. Parking of oversize commercial vehicles is not permitted. Your lot/driveway must allow for parking of at least one automobile (10' by 18' on park models) and must be used to park at least one of your vehicles. No parking of any trailers around main building and cars posted for sale cannot park on south or north side of building.
26. A maximum of 2 dogs are permitted (except no pit bulls) but must be registered with office. All dogs must be under direct control of a resident at all times (not left alone) and leashed when not in the home. Noisy or unruly dogs are not permitted. Residents are to keep their

lots clean of dog droppings, and must pick up after their dogs in all areas of the resort. Failure to pick up after your dog will result in written notification and if continued, eviction. Dogs shall not be walked and allowed to relieve themselves around clubhouse facility. Cats (Maximum 2) are restricted to indoors only unless on a leash. No feeding of wild birds or animals.

27. No advertising giving the resort as an address is permitted unless approved by management.
28. No commercial enterprise may be conducted from any home site. Babysitting in the resort on a regular basis is not permitted.
29. No smoking or alcoholic beverages in any of recreational buildings, pool or laundry building.
30. All rules posted at the pool/clubhouse must be obeyed. Children may only use pool area during posted hours children hours (Noon-2, 5-7pm). Visitors under age 18 must be supervised by adult and are not allowed in Jacuzzi. No swimsuits allowed in recreation room.
31. Refunds: Yearly rent. After 1 full year, the second year may be refunded on a prorated basis (yearly rent divided by 365 x number of unused days). During the first year, rents may be refunded by converting the stay to the monthly rate and refunding only if there is excess paid at the monthly rate. Monthly & weekly rents. Rates are not prorated. Refunds will be calculated based on the length of stay and the corresponding rate will apply. Daily rents. Refunds are refunded in the same manner in which they were paid – cash, credit cards or checks – checks will be mailed after the tenant’s check clears our bank (2-3 weeks).
32. Yearly Tenancy. Persons applying for yearly tenancy must fill out an application and submit to a background and credit check. Applicants with a poor credit or any serious criminal history will be denied yearly tenancy.
33. Remote gate opener. Tenants may purchase a gate opener to access the rear gate. Remote must be returned when tenant vacates, and if in good working condition a partial refund will be given. Only one remote per person on the lease. Tenants are responsible for batteries and if remote breaks.
34. Pull thru spaces are not available on a monthly or yearly basis.
35. Personal property on, or attached to the lot and that remains after tenant leaves will become the property of the Resort.
36. Rules and regulations posted in the recreational facility areas are to be read and obeyed.
37. These rules are subject to and supplemented by the Arizona RV Landlord Tenant Act.

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