

**Welcome to
Southern Mesa RV Resort
18540 S Ave 3E, Yuma AZ 85365
(928)726-5167**

Email: southern.mesarv@gmail.com

Spend a Season Away from the Lights of the City

SOUTHERN MESA EXTENDS A WARM WELCOME TO OUR

RETURNING AND NEW GUESTS!

RULES AND REGULATIONS

2021-2022

The following is a complete set of our rules and regulations. Any additions or changes after the print date will be dispersed in the monthly newsletters. Pet rules are included in this booklet.

Office hours will be posted on the door of the office building. Quiet time in the resort is between 10:00 PM and 8:00 AM. This includes any vendors that may be working on your unit.

Normal hours for the Clubhouse and Laundry facility are 8:30 AM to 10:00 PM during Season. Showers/Restrooms located in the clubhouse are open except during cleaning times of 8:00 AM to 9:00 AM. Keys codes are necessary for both bathrooms and are provided at check-in from the office.

RESERVATIONS & REFUNDS: A \$50 NONREFUNDABLE deposit is necessary to reserve a space for more than a night. ONCE YOU ARE CHECKED IN, THERE ARE ABSOLUTELY NO REFUNDS. There are no refunds for vacating your site early. Your space will be deemed vacant and available to rent. ** Note to Extended Stay and Annual Residents: If you have prepaid your rent and sell your unit the prepaid portion of your rent will only be good a year from the day you paid the yearly rate, not from the date of the sale.

Phone in overnight reservations will be charged a one night stay nonrefundable deposit; if you are a "No Show", you will not be refunded. Reservation will be in the name of person making financial responsibility. They will be financially responsible for the full stay. Person living in unit will provide all personal

information for their stay in the Resort. At arrival check-in, photo ID must be presented.

If you decide to stay longer than your original reservation, we will do our best to extend your time. However, we cannot always guarantee your site to be available.

FEES AND CHARGES:

Guest fees are charged for anyone staying in your unit overnight or using Resort facilities at \$3.00 per person per day. The resident is the only person to register and pay for their guests. All guests are to be registered prior to their stay. If this rule is continually ignored, Resort Manager may charge resident \$7.00 per person per night. You must be a registered guest of Southern Mesa to participate in or use any facilities. Exception: Activities may offer open events for non-registered guests to participate in, these events will be posted in advance. There will be a \$30 fee for any NSF checks returned to Southern Mesa RV Resort LLC.

Electric meters are read 3 days prior to the first of the month; bills will be placed in your mailbox within 3 business days. Residents will pay Southern Mesa for their electric usage by the 1st of the month. Rent or electric not paid by the 5th of the month will be charged a \$5 fee per day until the 10th day, at which time the charges go up to \$10 a day. If not paid in full by the 15th day you will be asked to leave the Park. Those who pay by the 1st of the month, in full, will be placed in a drawing for a \$40 discount on next months rent. If you become delinquent, you will be evicted. Court fees, if needed, will be added to your bill.

During the summer season we require an Electric Security Deposit of \$100 for those staying one month or longer. This will be used towards your final electric bill when you leave.

A fee of \$15 will be applied to all residents having a washer, dryer or dishwasher in their RV or Park Model.

A variety of internet services are being acquired; See office for details and pricing.

SITES:

Only one (1) RV is permitted per RV space. The 3 feet behind the RV is not for storage-items left remaining there will be discarded by maintenance workers. We reserve the right to limit the number of guests and their length of stay. Whatever you bring to Southern Mesa must fit on your site. Your site boundary is between the pedestals—do not exceed this. Local ordinance requires RV's and Permanent structures must be 3 feet in from all site line.

Residents are not allowed to run a business out of their RV.

Any improvements you want to do to your site, requires PREAPPROVAL FROM MANAGEMENT. Any improvements made to your site, will remain when you depart the site or resort. "ONCE IT'S LAYED IT STAYS" Fencing and storage sheds if permitted will be your responsibility to remove and take to the dump not put in our dumpsters. A drawing must be presented to the office prior to work done outside.

Spaces must be kept neat and clean. Trash is to never be left unattended and must be taken promptly to the dumpster.

Your RV must be skirted if you are here full time. Items cannot be stored underneath of your RV unless you are here on a monthly basis and they are stored in closed containers. Everything outside your RV must be stored.

If you are a yearly or seasonal resident, you are responsible for the removal of weeds and leaves in your site. Please bag your leaves and dispose of the bags in our garbage dumpsters. DO NOT BLOW THEM IN THE STREETS AND LEAVE THEM. During season, notice will be sent if a problem exists. If you live here full time and the Park Maintenance takes care of you site, a charge of \$25 a month will be added to your yearly payment. That adds up to \$300 a year or \$150 seasonal.

Clothes lines, or drying attachments on the back of RV's along with hanging your clothes outside are not permitted. Exception: Bathing suits and beach towels can hang out until dry.

The Yuma County Health Department regulations require all sewer connections must be sealed and up off from the ground.

Use of generators is prohibited. Generators may be started for service cycling only. During the day only.

We do not allow bird feeders in the Resort. Exception is 1 hummingbird feeder per site is allowed.

DO NOT FEED THE STRAY ANIMALS IN THE PARK.

We are working to remove them. You then become part of the problem and will be fined \$20 if caught.

Please do not plant anything around the Resort trees or mess with the watering system. Our maintenance department maintains them. If a tree needs trimming, please file a work order with the office staff. It will be dispatched to our maintenance personnel. Do NOT trim our trees.

Please confine noise (music, TV, talking) within your site area.

If you have a table umbrella-gazebo-casita or privacy canopy outside on your site, and winds blow it away doing damage to someone else's personal property, you are solely responsible to taking care of other's repair costs.

Non-licensed automobiles are not allowed on your site. Vehicle without tires or that are not fully aired up and drivable are not allowed.

If you have a shed, it must be maintained to the Resort's Requirements and Standards; ie: painted-no rust-doors must be attached and closeable. All items lying around your site must be stored inside of your shed. This means additional shelving, lumber, containers, planters, old steps, PVC tubing, etc.

No indoor furniture is allowed outside on your patio area. If you have some, you must take it to the county dump. Do not put in our dumpsters. Refrigerators / freezers must be stored inside of your shed or behind privacy screens, where they are not seen when driving by your home. No blue tarps can be used to cover up items.

VEHICLES AND PARKING:

NO street parking. Roads need to remain clear for large RV's and emergency vehicles. If you are having overnight visitors, contact the office for their parking arrangement's if you do not have room on your site.

Do not drive through any vacant RV sites or walk through your neighbor's area.

Speed limit is 5 mph. Please observe speed limit and stop signs within the resort; this includes golf carts, bicycles, scooters, ATV's and side by sides. If you are found speeding in the park, you will receive a written warning. If you receive more than 2 warnings, the park will charge a 50.00 fine to your bill for speeding. ATV's caught making excessive noise and speeding, will be required to push their ATV off the property and will be charged as well.

No changing of oil or major auto repairs can be done in the Resort. There will be a \$100 fine for motor oil spillage.

If must be at least 15 to use a golf cart in this park. Stop signs and speed limit do apply. All golf carts and bicycles must have lights on them to use them in the Resort at night.

POOL AND HOT TUB GUIDELINES:

Pool hours are 9:00 AM to 10:00 PM during season. Off season hours will be posted by the pool.

Rules are posted in the pool area. Additional pool rules are found on last page. Please review all pool rules. ABSOLUTELY, NO GLASS IN POOL AREA. IF YOU IGNORE THIS RULE, YOU MAY BE ASKED TO LEAVE THE RESORT IMMEDIATELY; NO REFUNDS WILL BE AVAILABLE.

Everyone must shower before using the Pool or Hot Tub. Please shower after using any sunscreen or tanning lotion products before reentering the water.

Anyone under 15 must be accompanied by parent or grandparent. Infants and children are not allowed in the hot tub. Older babies and toddlers need to wear swim diapers to be in the pool. A parent must always be within arm's

length of the child or you will be asked to leave the pool. (Do NOT trust floating devises in our pool.)

For everyone's safety, running, diving, jumping or rough play is not allowed in the pool area. Our swimming pool has no lifeguards. Lifesaving equipment is for emergency use only.

Please limit your hot tub use to 15 minutes. Long exposure can be hazardous to your health.

Do not use our Hot Tub as your bathtub or shaving spot. (Yes, it had to be said.)

OTHER AMENITIES:

ALL AMENITIES ARE FOR SOUTHERN MESA REGISTERED GUESTS ONLY.

We also have a Pickle ball Court in the front area of the Resort. Please make certain to wear proper foot wear. You may check out paddles and balls from the office.

Park Model or RV Sales

If a resident intends to place their unit up "For Sale," they must contact management 30 days prior to listing your home. At that time, resident will fill out a form providing requirements for selling and be given a Resort approved FOR SALE SIGN.

If the resident intends to enter into any agreement for the sale and/or removal of said property from the resort, the resident must give the resort written notice providing the name and address of prospective buyer, a copy of the purchase agreement with selling price with all terms and conditions of the proposed sale. This provision does not apply to sales by a resident to individuals who intend to keep the home on the premises. SOUTHERN MESA RESERVES THE RIGHT TO HAVE FINAL APPROVAL OF BUYER IF UNIT IS STAYING WITHIN THE RESORT. Extended Stay and Annuals departing the Resort and removing their RV or Park Model from the Resort, must file a "Departure Park Notice." Form available from the Manager. If you are selling your RV to a buyer let it be known that the buyer needs to be approved through our office and have a background check before they can live here. We no longer allow subleasing on the property. If you are already in an agreement the charge to you will be an additional \$200.00 a month.

If you are unable to come to the Resort for a season due to illness or family emergency, you are allowed to let your children or other family member use your unit. Resident must call Resort prior to their arrival and notify management of circumstances. All time spent by family members goes towards total of 6 months allowed. Names of non-residents going to occupy lessee's residence will be registered in the office computer system during their visit. Lessee is responsible for all final expenses incurred by their guests; this does include damage to any Resort Property. THIS PROVISION DOES NOT ALLOW FOR OPEN RENTING OF THE LESSEES' HOMES WITHIN THE RESORT.

MAINTENANCE:

If your property is broken and needs repair, it is your responsibility to get it fixed. Do not ask our maintenance staff for assistance. Be respectful of their time off. Ladders and electrical tools are not available for resident's use.

If you are in need of a contractor for services or repairs, please check the office for approved vendors allowed to work in the Resort. All Vendors must provide a copy of valid Business Liability Insurance for their company to work in our Resort. They must also sign in on our office check in sheet prior to going to your site to perform any work. Any non-approved business will be removed from the premises immediately.

MISCELLANEOUS RESORT RULES:

Children under 15 must be always supervised by a parent or grandparent. You are responsible for their actions and behavior in the Resort. A special needs person must always have caretaker with them.

Arizona is a smoke free state. A proprietor should not permit smoking within 20 feet of the establishment's entrances, open windows, or ventilation systems, as defined in the rules by R9-2-102. The purpose of the 20-foot rule is to prevent smoke from entering areas where smoking is prohibited. This includes Vaping.

DO NOT THROW YOUR CIGARETTE BUTTS ON THE GROUND. ASH TRAY STANDS HAVE BEEN PROVIDED IN AREAS OF THE PARK. \$5 for each offence, if caught.

Do not carry any firearms around the resort property, unless you are leaving the resort.

If there is an altercation with another park guest or employee you may be ask to leave the park immediately without refund.

For the safety, health, and enjoyment of all residents, the Southern Mesa staff will enforce all rules and regulations. Anyone asked to leave the Resort because of noncompliance of the rules will not receive a refund. Southern Mesa is not responsible for property damage, accidents, injury, or loss of valuables.

The management reserves the right to revise, eliminate, modify, and add rules or change rates at any time, pursuant to Arizona State Law Requirements. Such changes will be posted and all residents will receive notice of such changes.

The Southern Mesa owners, managers, and staff wish to make your visit enjoyable. Please come to the office with any questions or problems. We will do our best to resolve and help you. Visit us on the internet at southernmesarvpark.com. Join us on our Facebook Page: Southern Mesa RV Park

Violations of any laws or ordinances of the county, state or federal government will not be tolerated. Any illegal act which would place an individual or the management in harm's way or in violation of the law will be removed from the park immediately without refund. This includes outburst of anger to others.

PET GUIDELINES:

- (1) There is a 2 pets per space rule. (Exception) If you are here for a week or less and have more than 2 pets you will be charges \$2 a day for a 3rd pet.)**
- (2) Any pet other than Dogs and Cats must be approved through management.**
- (3) All pets, including cats, must be on a leash no longer than 6 feet. They must be confined to your RV site. Warning: If a cat is caught in our feral traps they will be sent to the Humane Society.**
- (4) Do not leave your pet unattended outside of your home. Pets are to be kept inside your home at night.**
- (5) Noisy/excessive barking pets, dogs running around park unattended will not be tolerated. 2nd notice of a complaint will justify grounds for eviction.**
- (6) Do not allow your pet to have access to other residents' site, vehicles, or other property not belonging to you. This includes Resort landscaping and trees**

placed on sites. Please use the Dog Run available in the front of the park. Vacant sites are not for pets to urinate or defecate. Do not let your dog dig anywhere in the Resort or Dog Run.

- (7) Nighttime walking requires a flashlight, in order to pick up your pet's poo.**
- (8) We ask you to clean up after your pets in the Dog Run, Resort, as well as the desert areas or outside of Resort. Dispose in the garbage dumpsters.**
- (9) Please keep your site clean and pick feces up immediately. Your neighbors and meter readers do NOT appreciate stepping in your dog's poo. A cleaning fee of \$100.00 will be assessed after 3 verbal notices as well as grounds for eviction**
- (10) No bathing of pets in our showers or sinks in the resort.**
- (11) Pets are not allowed in Park Buildings or in the Swimming Pool Area.**
- (12) According to the ADA, Emotional Support animals are not acknowledged as service animals and do not receive the protection of a TRUE SERVICE ANIMAL.**
- (13) Aggressive breeds of dogs are not usually allowed but will be at the discretion of the Manager.**
- (14) We reserve the right to refuse rental to anyone whose pet is not considered suitable (by management) to the Resort or if they pose a threat to the safety, serenity, or well-being of Resort residents. Failure to comply with the Pet Guidelines or if a problem pet exists, the result will be the removal of the resident from the Resort resulting in no refunds.**
- (15) NO NOT WASH ANIMAL BEDDING IN OUR WASHERS!**

SWIMMING POOL RULES

- 1. NO glass containers of any kind are permitted in the pool area. No food in pool area.**
- 2. All persons must shower before using the pool or spa pool.**
- 3. Only manufactured swim wear in good condition may be used. No cutoffs or streetwear is permitted. No Thongs!**
- 4. Children under fourteen (14) years of age shall not use hot tub.**
- 5. Swimming pool usage is for registered guest only, may invite one friend occasionally.**
- 6. All persons who are intoxicated are not permitted in the pool or in any public area.**
- 7. Alcoholic beverages are limited to the area surrounding the pool/club house. No parties unless arranged by park management.**
- 8. For protection of deck furniture, please place towels over chairs when using suntan oil, creams, or lotions.**
- 9. No one with a skin disease, boils or open wound will be permitted in the pool or hot tub.**

- 10. Park Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone.**
- 11. No Pets allowed in pool area**