

Winjum Enterprises of Arizona dba Split Rail RV Park
1258 N Central Blvd
Quartzsite AZ 85346
928-927-5296
splitrailrv@gmail.com

Split Rail RV Park

PARK RULES - POLICIES - REGULATIONS

Revised 06/01/2024

The following rules are to be followed by all campers (seasonal, guest and other). Any violation of these rules, onetime or repeated, give cause to terminate the lease. Signing of the lease contract indicates full understanding & agreement to abide by rules within.

The lease contract must be signed with payment in full before you will receive permission to enter leased site. A 30-day notice is required if you will be leaving the park when your lease ends. If you wish to keep the same site for the following year, a new lease with payment in full must received 30 days before your lease expires. If a new lease is not signed 30 days in advance, we will book a new reservation to the site. We reserve the right to refuse service and/or lease to any individual without practicing acts discriminating of age, race or religion.

Registration and Payment

All Tenants must register upon arrival. All rents are payable, on or before the first day of each month and are delinquent after the fifth of each month. Utilities are billed on the 1st of the month and due on the fifth. A late fee of \$5 per day will be charged to delinquent rent or utility bills on the sixth day and continue each day until paid.

- Deposits and payments are non-refundable. Rent includes water, sewer, garbage pickup and use of parks social recreational facilities. Please check with the office to reserve the clubhouse for special functions.
- NO sub-Leasing is allowed.
- Rent payments are non-transferable. No rent refund will be given to residents who move prior to expiration date or are asked to leave due to rule violations or unreasonable conduct.

Guests

YOU are responsible for your guests. All overnight guests must be registered and sign in at the office on the day of their arrival. Guests must be accompanied by the Tenant. The Tenant will be held responsible for the conduct and supervision of their guest. Guests must follow the park rules. Failure to follow rules may result in expulsion of guest and/or Tenant.

- Guest(s) stays must be approved by the Park Manager and the duration of guest stays may be limited depending on park occupancy and duration. Guest(s) will not be allowed to bring pets into the park.
- Guest(s) stays by individuals under 55 must be approved by Park Manager
- Guest(s) will have assigned parking given by Park Manager.

Conduct

Management reserves the right to evict Tenant without notice if the tenant (including guest) should behave in a disruptive, disrespectful, or combative manner toward any park manager. This includes verbal disrespect of name calling, vulgar comments or personal attacks of character. Slander of any kind on any social media platform will not be tolerated and all disrespectful actions are cause for immediate eviction.

- Respect other's property and privacy. Walking or driving through other residents' sites is prohibited. Use only the site you are assigned to. Quiet Hours are 11:00pm to 7:00am. This means No reviving of engines, slamming doors, loud talking or loud music, loud parties, interference with other residents, disturbance of the peace and quiet, willful, and careless destruction or injury of property or these premises will not be allowed. Please be considerate of others.
- No activity shall be permitted which would place the Management or Owners of these premises in violation of any law.
- Tenant agrees to occupy residence in a non-disruptive, non-combative manner. Management reserves the right to evict the Tenant without notice if the Tenant (including guest) incites neighbors or others on property.

Pets

All pets must be registered with the office, and we will allow a max of two pets per site. Owners are liable for their pets' behaviors and must repair and clean up any damages/mess the pet has caused. Pets are required to be on a leash upon exiting your RV. You are required by COUNTY LAW to pick up your pet's droppings IMMEDIATELY. There will be no exceptions to this rule.

- Pets must not bother other residents (barking, entering site, etc), nor are they to be left unattended in or outside of RV's. Pets are not to be walked through other people's sites.
- Pets are not allowed in park buildings (office, rec room, bathrooms, etc)
- Breeds that are prohibited by insurance liability are: PIT BULLS, DOBERMANS, ROTWEILERS, GERMAN SHEPHERDS, WOLF HYBRIDS and crossbred dogs of any of these breeds are NOT ALLOWED IN PARK. Management reserves the right to deny a pet into the park for any reason. This does not include **registered service** dogs.

RV's

All RV's must be located and placed on the lot by the manager to include at least one foot clearance around the electrical box and hook ups on the site.

- All RV's must be operable, in good condition and licensed with current registration and license plates. RV's coming into the park are to be 10 years old or less and required to leave the park within 15 years. All RVs in the park should look and function as it was originally designed. RVs are to be in working condition and able to move if requested by management or in the event of an emergency.
- It is the tenant's responsibility to keep their RV and connections in good working order. Sewer and water connections MUST be in good working order.
- No additions of any kind may be made without prior approval from management. This includes screened porches, decks, sheds, etc.
- No washing of RVs. Hiring an RV washing company is permitted.

Sites

Each lot will remain under the direct control of park Management. Standard lawn furniture, bicycles, ATV's, BBQs, and one storage shed are the only items permitted to be stored outside of the RV. Tenants shall maintain their space in a clean and orderly fashion, free of weeds, trash, and clutter. Unsightly storage under or around RV is not permitted. Only one shed per site with max dimensions of (5 ft L x 2.5 ft W x 6 ft H) will be allowed and placed tightly to RV on level ground.

- Should a site need care, Tenants will receive a site improvement notice and will be given 10 days to remedy the situation. If improvements have not been completed the lease may be terminated.
- It is the Tenant's responsibility to make arrangements for the upkeep and maintenance of the space before leaving for extended periods of time. Any additions, decks, walkways, Arizona rooms, use of permanent landscaping material or cement work must be approved by Park Management first. Absolutely No digging without approval. No pole buildings, tarps or anything tethered to the ground.

Electricity

Electricity is paid by Tenant. Meters are read on the 1st of each month and bills are emailed on the 1st and due before the 5th of each month. An account is considered delinquent after the 5th and a late fee of \$5.00 per day will be assessed as well as an eviction notice. We bill according to the utility companies charge do not charge a service fee.

- Electricity from the park to the RV site is the property and responsibility of the park. Tenants are responsible from the plugin to and through the RV/home. WE RECOMMEND THAT ALL TENANTS USE SURGE PROTECTORS. The park is not liable for any surges that may occur. Tenants may not tamper with any part of Park owned meter, pedestal, or outlet. Please notify office of any Park facility that is out of order.
- The path to electrical meter must be free of weeds, landscape, or other stored items.
- Use of electricity not assigned to you or your leased site by management is NOT ALLOWED, any violators will be asked to leave the park immediately without a refund.

Septic / Sewer

Sewer line from the park to the RV site is the Parks responsibility. Connections to the Tenants rig and sewer hole are the Tenants responsibility. Keep sewer connections tight, secure, and free of leaks.

- Please report any facility that is out of order to the office.
- No TIDE soap, disposable wipes, flushable wipes, incontinence products, feminine products, etc.
- No dumping of grey water on the ground.

Water

Water from the park to the RV site is the Park's responsibility. Connections to tenants RV, in RV and to faucet are the Tenants responsibility. Water is for park use only. Make sure your connections are in good working order and your RV is not leaking. No washing of RV's or vehicles. Please report to the office if any park facility is out of order.

Trash

A dumpster is provided for tenant use. This is for daily trash use only. No trash from tenants' business or visitors to the park. Big Items from moving or spring cleaning and any large furniture need to be taken to the dump and is the responsibility of the tenant. Garbage must be placed in tied plastic bags and boxes are to be flattened. Do Not Park in Front of Dumpster.

Vehicles

Vehicle speed limits are 5 mph and must be observed. Excessive noise of cars, motorcycles or ATV's will not be tolerated. No joy riding of any kind. Mufflers are a must.

- Tenants and visitors shall park vehicles only in designated areas. Recreational vehicles, boats and other similar bulky items may with Management approval be stored on the Tenants space. Management approval will be determined by the space available on the lot, and appearance of the item to be stored.
- No Parking in presumed empty sites.
- No parking on other sites without Management approval even if tenant has given permission.
- No washing of vehicles or RV's. Outside RV wash companies are allowed.
- No repair of vehicles in the park or changing oil.

Sale of RV's / Inheritance of RV

An RV that is 10 years and older will not be allowed to remain in the park if you sell it. When selling your RV, Home, etc, you must notify the office prior to any advertising by any sort (word of mouth, signs, etc).

- An RV that is less than 10 years old may remain onsite after a sale if a new tenant is approved by management and must accompany a new lease and payment in full to stay in the park. Prepaid rent is nontransferable and nonrefundable.
- You must receive written permission in advance from management to sell your home "on site" along with a \$100 fee payable to the park before the RV goes up for sale.
- If you have inherited an RV and wish to stay in the park, your tenancy must be approved by the manager and a new lease must be signed. Prepaid rent is nontransferable and nonrefundable.
- Sub-Leasing of RV is not allowed.

Sales / Business

We are not a vendor park. The Park or its address must not be used for the purpose of advertisements or sale of merchandise. Park organized yard sales conducted by the tenants are permitted for the purposes of disposing of personal property that are the residents and not of commercial basis. Park yard sales are limited to 1 a year and only with prior approval of the date and times from the manager. SOLICITATION is not welcome in the park; vendors may drive through the park but may not go door to door.

Signs

Signs other than Tenant's name and space number are prohibited in individual homes or lots.

- For Sale Signs are only permitted if the tenant has received written permission and has paid the sale fee.

Mail / Phone

This is a recreational vehicle campground and may not be a permanent residence. Tenants will have No Mail service incoming or outgoing under the address or name of Split Rail. You may purchase a post office box if you would like mail service. Park is not responsible for any packages sent to the tenant. Incoming phone messages for tenants will only be accepted in the case of an emergency.

Laundry

A laundry room is provided for tenant use only. Guests are not permitted to use the laundry facility. Be respectable to other tenants, be timely when removing your laundry and do not touch or move laundry that is not yours. Please contact the office if personal items are left for long periods of time and need to be removed. Do not overload the machines. If you need quarters, check with the office during business hours. Report any machine malfunctions to the office. No pets are allowed in the Laundry Room

Club House

- No pets allowed in the club house.
- All events must be approved by the office a minimum of 1 week in advance.
- Refrigerators are for special events and planned gatherings. No personal use of the refrigerator. Any food left in the refrigerator/freezer will be tossed out after 24 hours.
- Space is not to be used for personal care or home type of activities.
- Be respectable of the space and its contents and clean up after yourself.
- Nothing is to leave the space without prior permission from the office.

Notice of Abandonment

Personal items left unattended in the park over 10 days, by visitors or persons not in a valid contract with the park will become the possession of the Park owners. We will not store personal property longer than 10 days for evictions or lease violations.

Liability

All Park facilities and equipment on the park premises are intended for the convenience of our residents. Any person using these facilities does so at their own risk. The Management is not responsible for the accidents, injuries, or damage due to fire, theft, wind, flood, natural disaster, or personal negligence. Termination of tenancy can be caused by violation of park rules and regulations or for unreasonable conduct.

I have read, understand, and will abide by the rules outlined in this agreement. Unless noted in this lease agreement the rules are non-negotiable. I fully understand that failure to abide by the rules may subject me to expulsion from the park property. I also understand and agree that expulsion from the park will result in the forfeiture of all monies paid.

**Split Rail RV Park
RV Site Lease Agreement**

NAME : _____ PHONE: () _____ EMAIL: _____

NAME : _____ PHONE: () _____ EMAIL: _____

PERMANENT ADDRESS: _____ STATE: _____ ZIP: _____

RV MAKE: _____ MODEL: _____ YEAR: _____

SIZE: _____ COLOR: _____ PLATE#/VIN/SERIAL# _____

1 PET BREED: _____ WEIGHT: _____ COLOR: _____ SERVICE ANIMAL: Y or N

2 PET BREED: _____ WEIGHT: _____ COLOR: _____ SERVICE ANIMAL: Y or N

SITE # _____ LOCATED IN: Split Rail RV Park, 1258 N Central Blvd, Quartzsite AZ 85346

TERM OF LEASE: # _____ MONTHS LEASE START DATE: ___/___/___ END DATE: ___/___/___

SITE LEASE TOTAL: \$ _____ PAID DATE: ___/___/___ cc: _____ (last 4) check: # _____ cash

This Lease Agreement was entered into on (date) _____ between Winjum Enterprises of Arizona, 17575 Echo Ave, Faribault, MN 55021, the Landlord (Roy Winjum) and the above named Tenant. The Tenant agrees to pay the Landlord for the leased site as entered above, upon signature of this contract.

My signature acknowledges I have read, agree to adhere to the park rules, policies and regulations as read in this agreement. I agree I have received a copy of the *Arizona Recreational Vehicle Long-Term Rental Space Act* and a copy of this 6-page contract.

Tenant Name: _____ Signature: _____ Date: _____
(Print Legal Name)

Tenant Name: _____ Signature: _____ Date: _____
(Print Legal Name)

Name of Manager: _____ Authorized to represent Landlord (Roy Winjum)
(Print Legal Name)

Manager Signature: _____ Date: _____