

RIVERBOUND

CUSTOM STORAGE & RV PARK

Stay, Play & Store!

RULES AND REGULATIONS

The following rules were established to maintain high standards of cleanliness, safety and maintenance, with a "Good Neighbor Policy" in mind. Since every contingency cannot be covered in a set of rules modifications may be necessary.

YOUR COMPLIANCE IS VERY MUCH APPRECIATED AND WILL ENSURE A PLEASANT STAY FOR ALL GUESTS AND OWNERS.

UPON ENTERING THE PARK

◇You will be asked to show that your holding tanks are completely empty. If your holding tanks are not empty you will be required to dump them at another facility before entering the park. Our park has a state of the art wastewater treatment plant that can be damaged if the wrong chemicals are used. The use of any holding tank chemicals such as formaldehyde or deodorizers are strictly forbidden by Mohave County Department of Environmental Quality which oversees the wastewater treatment system. It is of the utmost importance that you do not use any non-pre approved chemicals while in the park in order to safeguard our system. Your cooperation in this will assist in our overall effort to protect the underground aquifer, a statewide natural resource, from contamination.

GENERAL

- ◇Please observe quiet hours from 10:00pm to 7:00am
- ◇Children ages 15 and under must be under adult supervision at all times. Parents are responsible for their children's conduct and safety.
- ◇Speed limits are enforced throughout the park. Please note the speeds and follow accordingly. Please watch out for children, bicycles, scooters and golf carts. Excessive displays of speed, engine revving, racing, and burning rubber are prohibited on Riverbound property.
- ◇Do NOT flush ANY (including flushable ones) feminine hygiene items, wipes, cotton balls, hair, tissues ect. Do NOT dispose of anything in the toilet other than toilet paper.
- ◇Campfires are permitted at individual sites but must be in a self-contained fire pit at least 12 inches off the ground.
- ◇Fireworks are not allowed ANYWHERE on Riverbound property.
- ◇Firearms, lethal weapons, bows and arrows, crossbows, sling shots, BB guns, pellet guns, airsoft guns, etc are not to be used on Riverbound property. State Law requires 1 mile distance from residential areas before any discharge of a weapon.
- ◇Operating a business within your site is prohibited.
- ◇Sleeping inside the RV park building is prohibited.
- ◇Tents are not allowed.
- ◇All contractors must be licensed and insured and must check in at the office every time they enter the park. Owners are responsible for any damage caused by contractors they hire.
- ◇All private "FOR SALE" signs within the park are strictly prohibited.
- ◇Please notify the office if you plan to be away from your site for a period longer than 24 hours.
- ◇Place all trash in designated trash bins located throughout the park.
- ◇Riverbound Custom Storage & RV Park has a zero tolerance for drinking and driving. Arizona State DUI laws apply within the park. If you are suspected of driving under the influence the proper authorities will be notified.
- ◇All reports of fighting within the park will immediately be reported to the proper authorities.

- ◊All owners / renters must have current contact information on file with the office.
- ◊Please respect privacy by not walking / driving through occupied or unoccupied sites.
- ◊Please note “NO SMOKING” areas. There is no smoking in the store, near the front of the store, at the pool or in the restrooms.

PARKING AND VEHICLES

- ◊Parking on roadways is strictly prohibited by Fire Marshal regulations. Vehicles parked in the roadways will be towed at the owner's expense.
- ◊Your vehicles must be parked on your site. Do NOT park in empty buildings, on your neighbors site or in the parking lot without permission from management. Vehicles will be towed at the owner's expense.
- ◊Drive only on the roadways, never through empty sites.
- ◊All motorhomes and campers must be able to move under their own power. Trailers and 5th wheels must have tow vehicle available at short notice.
- ◊One occupied RV, motorhome, camper or trailer per site hook up.
- ◊All RV's, trailers and vehicles must have current registration. Inoperable or unlicensed vehicles, RV's, boats, or trailers are not permitted within the park.
- ◊Vehicles must be well maintained, have no leaking fluids and operate in a safe manor.
- ◊No maintenance or repairs to vehicles may be done outside of your building without approval from management.
- ◊Please keep all vehicular noise to a minimum and be mindful of your neighbors.

RECREATIONAL VEHICLES

- ◊All RV's must be clean and well maintained. RV's 15 years old and older must be approved by management. No RV deemed to be in poor condition will be allowed in the park.
- ◊Window air conditioners are not allowed.
- ◊No storage is allowed underneath your RV.
- ◊Pickup campers must remain on the pickup truck.
- ◊Please close awnings, canopies, and umbrellas when site is unattended. High winds can cause considerable damage.
- ◊All RV's must be self contained with black and a gray water tanks.
- ◊Keep both ends of the sewer and water connections watertight and free of leaks. Sewer hoses must be properly connected to the sewer system, maintain a downward flow, be off the ground and comply with the Mohave County Health Regulations.

OFF ROAD VEHICLES

- ◊Off road vehicles must be legal with current stickers, plates, lights, flags etc.
- ◊All riders must adhere to Arizona State Laws
- ◊Park roadways are NOT for riding off road vehicles. You may use them to enter and exit the park only.
- ◊When entering and exiting the park please be mindful of your neighbors and keep noise to a minimum. Especially at night.
- ◊Children riding off road vehicles within the park must be accompanied by by an adult 18 years old or older.
- ◊Recreational use of motorized bikes, motorcycles, or ATV's within the park is prohibited.
- ◊All dirt bikes, motorcycles, dune buggies, sand cars, quads and ATV's must be parked within the confines of your lot. Please do not park on the roadways, landscaping or on adjacent lots.

SITES

- ◊Owners are responsible for keeping their site clean and free of trash, debris and weeds. Please place all trimmings and weeds in the dumpster. Leaving trash and or weeds in your site will result in a \$100 clean up charge per offense.
- ◊It is your responsibility to water and maintain the trees on the lean to side of your site.
- ◊If you wish to change your landscaping an Improvement Request must be submitted to the office and approved. Please do not plant any plants without approval from management.
- ◊You may not dig or modify your site in any way without first completing an improvement request and receiving approval.
- ◊Sites must be free from clutter and eyesores such as boxes, tools, wood, empty flower pots, etc. Only furniture and items intended for outside use are allowed and must be kept to a minimum.
- ◊The following are NOT allowed on your site including under the RV. NO clothes lines or hanging of laundry, no appliances outside of the building or RV, no storage containers, no concrete blocks to form structures or brace awnings, no flag poles mounted to the ground. You may mount flags on your building.
- ◊All awnings, skirting, storage sheds and fences must comply with all state, county laws and zoning regulations and have written permission from management.
- ◊Gas and charcoal BBQ's and fire pits may be used at your site. Dispose of charcoal and ashes responsibly .Please dispose of cooled ashes in a sealed bag in the dumpster. Dumping fire pits or cooking coals in your site will result in a \$100 clean up charge per offense. During times of EXTREME FIRE DANGER charcoal grills / fire pits will not be allowed.

PETS

- ◊Always keep pets on a leash (maximum of 6 feet long) while outside. Failure to leash pets will result in a \$100 fine for each offense.
- ◊Please clean up ALL pet messes immediately. This includes at your site, the pet park or anywhere on the property. The pet park is equipped with doggie bags for your convenience. Please help us eliminate pet odor by picking up pet waste immediately, sealing the bag and disposing of it in a trash can or dumpster. Please be respectful and do not allow your pet to use another owner's site to go to the bathroom. Failure to do so will result in a \$100 fine for each offense.
- ◊Please keep pets out of the pool areas, showers, restrooms, and the store.
- ◊Never leave pets unattended at your site. If your pet is outside you must be outside.
- ◊Continually barking or aggressive dogs will not be tolerated.
- ◊This is private property and we reserve the right to demand tenants to remove any pets within 48 hours if management decides that they are a nuisance, undesirable or a danger to other tenants.
- ◊There is a 3 pets per site limit (cats are pets too). All pets must be registered at the office.

VISITORS

- ◊Visitors must abide by all park rules. Owners are responsible for informing their guests of all park rules. Please inform the office of any visitors you have with you or that will be using your site.
- ◊Visitors are allowed to stay in your site with their RV for a limited time per approval from the office.
- ◊This is a gated community for the privacy of our owners please do not give the gate code out to anyone. If you have a visitor, repair person or delivery person please meet them at the gate and let them in or call the store so that we can let them in.

TRASH

- ◊Do not set trash out overnight.
- ◊Please use plastic trash bags that are tied to eliminate odor, pests and blowing trash. Please put all trash in designated trash dumpsters throughout the park.
- ◊Please do not leave trash around outside of the trash dumpsters.
- ◊Please break down all boxes before putting them in the dumpster.
- ◊It is illegal to discard batteries, motor oils of any kind, tires, flammable liquids, propane tanks, paint, appliances, a/c units, asbestos materials, or any other hazardous materials in the trash.
- ◊Littering of any kind including cigarette butts and pet waste within the park will not be tolerated.
- ◊Failure to dispose of trash properly will result in a \$100 fine per offense.

POOL / BATHHOUSE

- ◊The pool and bathhouse are open 24 hours a day.
- ◊Children under the age of 18 are not allowed in the pool area without adult supervision. NO EXCEPTIONS!
- ◊There is no lifeguard on duty. Enjoy the pool safely and at your own risk.
- ◊Please observe the posted precautions and rules in the pool area.
- ◊Please no running, jumping, diving, pushing or horseplay while in the pool area.
- ◊Proper swimming attire is required at all times.
- ◊Children who are not toilet trained must wear disposable swim pants. Diapers are not allowed in the pool.
- ◊Please be respectful and clean up after yourself prior to exiting the restrooms and showers.
- ◊No bathing pets in the showers.

LEASING

- ◊Owners may lease their units. All renters must be approved by management prior to arrival. The renter must register at the office and comply with all park rules and regulations. If they are not followed, renters are subject to immediate eviction.
- ◊Owners are liable for any and all damages caused by their renters to any person, the park's infrastructure and / or other owners property.

DAMAGES

- ◊Management is not responsible for damage, injury, or loss to either person or property. The owner / management of Riverbound Custom Storage & RV Park absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather, acts of God, property damage, accident, or any other cause whatsoever. Owners agree to save, protect and hold harmless Riverbound Custom Storage & RV Park LLC from all such liability.

FINES / CLEAN UP FEES

- ◊All fines will be added to the owners electric bill as a separate line item. Due on the same day as the electric bill.