

**CAMPTOWN OF SHOW LOW, LLC  
RULES AND REGULATIONS NOVEMBER 2020**

**Effective Date: 12-10-2020**

**928-537-2578**

**THESE RULES AND REGULATIONS WERE COMPILED IN ORDER TO OBTAIN THE FOLLOWING OBJECTIVES:**

1. To Preserve and enhance the value of your home.
2. To maintain your park and provide an attractive community for all residents.
3. To provide a pleasant and friendly park atmosphere.
4. To provide our residents with peaceful freedom they can enjoy.
5. To promote the safety and welfare of all residents.

**PARK OFFICE HOURS – 9AM – 1PM Monday & Thursday**

**After Hours by Appointment Only**

**EMERGENCY SITUATIONS WILL BE HANDLED AT ANY TIME**

**EMERGENCY PHONE NUMBER IS 928-537-2578**

**GENERAL RULES AND REGULATIONS**

**LOTS ARE TO BE OCCUPIED ONLY BY TENANTS THAT ARE REGISTERED WITH THE PARK OFFICE AND ARE THE LEGAL TENANTS ON FILE WITH MANAGEMENT.**

Lots and Mobile Homes will not be sublet or rented without the Park Manager's approval. Anytime there is a change of ownership of a Mobile Home, the mobile home will be required to be removed from the Park unless 1) the new owners are approved by the management to become new Tenants of the Mobile Home Park, and must complete all Applications, Agreements, Leases, and Background Checks, pertaining to residency, prior to the sale of the Mobile Home and 2) the Park management has inspected the unit for deterioration or maintenance issues to be repaired or improved prior to sale of the Mobile Home

**COMMON AREAS**

The Clubhouse is available year-round for functions upon reservation thru the Park Manager. Tenants are responsible for cleaning up after their event and their guests depending on the function a fee maybe required. No alcohol is to be sold. No business functions are allowed without prior written consent of the Park Manager. All enclosed public areas are designated as NON-SMOKING, by county ordinance. Clubhouse hours are determined by the Park Manager and the demand of the community.

### **PARK MANAGER**

The park manager is available 24-7 for emergencies. Office hours are 9am-1pm on Monday and Thursday. Work hours are 8am-5pm Monday – Friday, with an exception of holidays. Any non-emergency calls after 5pm on Friday will be returned on the next business day. Sunday is the park manager's day off.

### **STORAGE**

No storage is permitted around or under the mobile homes. All bicycles and other items of this nature must be kept on the patio, in sheds, and out of the parking and/or street areas. Each lot is allowed to have one shed or storage unit. A second one is allowed if space is available and the Tenant has received written permission from Management. No appliances, woodpiles, debris, or indoor furniture is allowed to be stored on the property, unless it's in an enclosed storage shed. Utility Trailers are not permitted on the lots.

### **ADD ONS/FIXTURES**

Any and all improvements such as awnings, porches, overhangs, fences and enclosures or other structures must comply with state and local building codes and must have written permission and approval from the Management prior to construction and before any alterations are started. Once any add-ons/fixtures such as the above improvements (or any other improvement to Tenant's space) are completed by any tenant to attach to or be adjacent to the Tenant's mobile home, the add-ons/fixtures shall become the property of Camptown of Show Low, LLC and may not be removed without written permission of the management. All enclosures or structures erected on Camptown property shall remain the property of Camptown of Show Low, LLC after Tenant removes the Tenant's mobile home from Camptown. All sheds, decks, awnings and fencing shall also remain as Camptown property even if the Tenant's mobile home or trailer is removed from Camptown. It is the responsibility of the unit owner to contact the city to apply for any and all permits that may or may not be required by the City of Show Low. In the event that a tenant should decide to repaint their mobile home or other structures, the Park Management must approve the color prior to painting.

### **ACCOUNTING**

Tenants can request a statement of their account at any time with a written request given to the Park Office.

### **RENTS**

All rental payments are due at the beginning date of each month of your rental Agreement unless otherwise agreed by management. Payments of rent will be in full monthly or seasonal amounts as due. Any Tenant that has not paid their rent in full on or before the due date will be considered delinquent in payment, if more than 5 days delinquent, an assessment fee in the amount of \$5.00 per day for monthly rentals for each day rent is due and unpaid until rents are paid in full.

Rents can be paid electronically, Quick Pay by Chase, money order, by check or by cash. Money order checks and cash can be dropped off at the Park Office Door Drop. If you pay in cash, please put it into an envelope with the amount on the envelope. If the amounts do not match, then the amount counted is used and Tenant is notified of any discrepancies. All rents paid have paid receipts. If you choose not to receive your receipt at the time it is given, then you can pick it up anytime the office is open.

### **GUESTS**

Overnight guests who stay more than one night must register and be approved by the Park Manager. Tenants are fully responsible for registering their guests, their conduct, and actions. No charge will be made for any guest of a Tenant who stays less than 14 days. Any Tenant having guests stay for longer than 14 days shall be charged at the rate of \$10.00 per day, per person. **Failure to register guests is grounds for eviction.** No more than 2 guests per unit, per day, at any one time is allowed. Any guest staying more than 30 days in a calendar year shall be on the lease, maximum of 4 people on lease.

### **LANDSCAPING - TREES**

Tenants with fences and without fences are required to keep their lots clean, grass cut, trimmed, watered, and weeded to maintain a well-cared for appearance. The Park will mow yards that do not have fences. Trees will be trimmed by Park. Tenants will be responsible for raking up the needles. All trash, junk and debris must be kept off the patio areas, from under awnings and lots. The Park Manager, at a minimum rate of \$45.00 shall provide service on any neglected space not corrected within 5 days of notice, which shall promptly be due and payable by the first of the following month.

### **FENCING**

Chain Link fence, four feet high is approved fencing for the Park.

### **ELECTRICITY**

Each Tenant's lot has a basic 50-amp breaker, some have been upgraded to 100 amp or 200 amps. Any Tenant can request from the Park Manager the amperage for their lot. If a Tenant request more amperage the Tenant will have to pay the cost to upgrade if it can be increased per a licensed electrician.

### **ANNUAL INSPECTIONS**

All mobile homes or park model will be inspected in October/November of each year to prepare for winter months. The results of the inspections will be given to each Tenant. Any Tenant can request to see the inspection of their home. The inspection covers, roof, skirting, water heater, belly, water faucets outside and inside, cabinets, windows, and Thermostats. Tenant's that own their homes can sign to release the Park from inspecting their home.

### **PARKING**

Parking is allowed only in front of your lot; each space has parking for only one vehicle. At no time should your vehicle extend beyond your designated space. Visitors and guests will park in the designated overflow parking areas. You are not allowed to park in another tenant's parking space. Unused parking may be assigned with the written approval by Tenant and Park Management. No parking of recreational vehicles is allowed on the property unless for loading or unloading. Camptown has no storage for RV vehicles or utility trailers and other arrangements must be made for RV parking.

### **VEHICLES**

No autos or other vehicles shall be repaired, painted, or washed on the premises. All vehicles must be in running condition and have current registration with the State of Arizona. Tenants are allowed one vehicle. A second vehicle is allowed only with Management's written approval and space permitting. No excessively loud vehicles. Carports are allowed when space permits it, and Management has given written permission. Carports are for cars not storage.

## **COMPLAINTS**

A Complaint/Non-Compliant form(s) is available in the Park Office. Tenant's must fill out a compliant form and sign it before the Park Manager will investigate any issues. Park Manager does not get involved with Tenants Disputes unless a Tenant is violating the rules and regulations. Positive comments are always welcome on our website: [www.camptownofshowlow.com](http://www.camptownofshowlow.com)

## **PETS**

No dogs, cats or other pets, other than fish, are permitted without written consent from the Park Management. All pets must be kept on a leash and under control of an adult at all times. All pets must be registered, tagged, and licensed with the City/State and up to date on all required shots. Pets must be kept indoors between 10 pm and 6 am. Pets allowed in the park must not be aggressive. You must promptly remove any droppings left by your pet. Dogs can be walked inside the park on a leash, please keep them away from the landscaped areas and other tenants' lots. Noisy or uncontrolled or aggressive pets will be required to be removed from the park. You are always required to care for your pet. Park Manager from time to time may request a copy of your pet license and shot records on pets residing in the park. All pets must be neutered or spayed. No intentional breeding of pets is allowed on the Park Grounds. PLEASE BE A RESPONSIBLE PET OWNER!

Camptown's Dog Park - Dogs must be licensed with visible tags. Aggressive Dogs are not allowed in this area. Dogs "in-season" are not allowed. Food is not allowed in this area. This is an alcohol, tobacco, and drug free area. Use this Park at your own risk. Owners are liable for injury caused by their dogs. Dogs may run "Off Leash" in this area. All dogs must be "on leash" entering and exiting Park. Owners are to clean up after their dog. Owners must always be with their dogs. Owners to practice courtesy to other dogs and people. Bark Hours 6am to 6pm.

## **CABLE TV BOXES**

Cable HD converter boxes that are provided to tenants are the property of Camptown of Show Low, LLC. Tenants will receive one from Camptown and if they want a second one, they must contact Sparklight Cable for any additional ones. Tenants are responsible for returning the box at end of their residency at Camptown. Tenants are required to pay for any box that is lost, stolen or misplaced. Current Cost of the box is \$100.00 each. A antenna or satellite dish is approved with written permission of the Management and space available.

### **LAUNDRY/MAILROOM**

The public conveniences in this park are maintained as part of your home. Proper handling and supervision of your laundry while washing and drying are your responsibility. Management is not responsible for lost or damaged clothing. Please remove your wash as soon as it is done so that others may use the equipment. No drying is allowed. Machine malfunctions should be reported to the management. No laundry is to be hung on the exterior of any mobile lot, please use the facility supplied outside the laundry room. The use of this facility is a privilege to our Tenants. THE LAUNDRY ROOM IS A DESIGNATED NON-SMOKING AREA! Each tenant has been given one mailbox for delivery of mail. Deposits are required for locks; additional keys are offered for a nominal cost (\$5.00). New locks are \$20.00 each. A lock combo handle has been installed for the tenant's convenience. This code can be changed if there is abuse, such as giving the code to a non-tenant. The laundry room "Chatter Board" is used for getting information to all Tenants.

### **TRAFFIC - SPEEDING**

The speed limit in the park is 5 mph. There is traffic stop signs throughout the park you are required to obey them for the health and safety of the community. Below are the penalties for violating these rules: First written complaint is a warning; second written complaint is one week of parking in the guest parking and walking to your home; Third complaint is vehicle is not permitted on Park property. Motorcycles and recreational vehicles are to be driven during work hours unless in the case of entry or exit in the park at which time they shall idle while driving thru the park.

### **EXCESSIVE NOISE AND ABUSIVE LANGUAGE**

No loud parties or loud get-togethers! Excessive volume of radios, TVs, stereos, or musical instruments is prohibited. No foul or abusive language, drunkenness or boisterous conduct will be tolerated. No excessively loud vehicles.

### **MOBILE HOMES/ PARK MODELS**

There is an age and/or size restriction on the Mobile Homes/Park Models allowed in this park. On older mobile homes or park model that their condition has expired or deteriorated can be allowed to stay in the park, if the home is upgraded per the Park Management. Mobile Homes are required to be set and secured by city code and its enforcements. All Park Models and Mobile Homes must be skirted, with awnings and have permanent stairs for entry.

### **HEAD OF HOUSEHOLD**

The head of the household is personally responsible for the actions of their families, friends, and guests. No children are permitted to gather in the park common areas or otherwise without parental supervision. Any damages shall be the tenant's responsibility.

### **ABSENCES**

Please notify the Park Office if you will be away for more than 72 hours. Keep your emergency contact updated and make sure the office has a spare key in case access is needed in your absences.

### **REPAIRS**

Tenants can hire outside contractors to do repairs on their homes if the contractors qualify themselves with the Park before any construction begins. (Qualification is showing proof of insurance and licenses). The Park provides handyman services for a fee of \$50.00 per hour (time is charged by the half hour), materials at Park cost.

### **RESPONSIBILITY**

The management is not responsible for any losses resulting from theft, fire, accident, or Acts of God. Violations of City, County or State laws or ordinances are not permitted, and violators will be prosecuted. Each homeowner shall have insurance coverage and provide the Park office for their files a current copy of insurance certificates. The most current edition of the Mobile Home Parks Residential Landlord and Tenant Act can be found at the park office, if you desire a copy, please request it in writing from the Park Manager and a copy will be provided to you. All correspondence between tenant and park manager shall be in writing and signed. Email, text, or handwritten letter is all acceptable correspondence.

### **SIGNS**

NO tenants shall post any sign or notice of any kind on the Park's Property without prior approval from the park manager. No sign larger than 8 x 10 inches will be allowed to be posted inside any window of any unit for notification stating the unit is for sale. For Sale signage is only permitted on homes that are actively selling and showing the home. Only one sign is permitted.

### **SALE**

No mobile home may be removed from its lot and replaced with another without specific permission of the management. The sale of any mobile home located within the park must be cleared with management. Prospective buyers must be interviewed with the Park Manager and approved for residency prior to the sale of the mobile home. Mobile home space is NOT subject to transfer by the tenant/resident without prior approval of the management. The management has first right of refusal on all units sold. Management has the right to determine type of residency at any given time regardless of previous type of residency. Residents may advertise their homes on Camptown of Show Low Website for a fee. This fee helps pay for the cost of hosting, maintenance, and monthly advertising. If you are interested in removing your home from the park please read the Arizona Landlord Tenant Act 33-1485.01 A, B, C, D. for specific step by step instructions.

### **REMOVAL OF MOBILE HOME FROM PARK**

No mobile home shall be removed from the Park without full compliance with Arizona Revised Statutes § 33-1451 and § 33-1485.01 by a person intending to remove a mobile home. Absent full compliance with those statutes, Tenant is not authorized to remove a mobile home. The space from which a mobile home is removed must be restored by the Tenant (at Tenant's expense) to the same condition as when Tenant first occupied the space. If the space is not fully restored, Tenant must pay Landlord any reasonable additional cost incurred by Landlord to fully restore the space.

### **HOUSEHOLD TRASH/REFUSE**

Every resident in the park has a responsibility for helping us to keep the park clean and neat as possible at all times. The proper disposal of household garbage and refuse is very important. Please bag your household trash before disposing it into the dumpster. All household trash must be placed inside the dumpsters and all boxes must be broken down before placing them in the dumpsters. The dumpsters are for household garbage from the home and yard green waste. No construction or commercial debris shall be disposed of in Camptown dumpsters.

### **WATER**

Every Tenant has a responsibility to conserve water. This includes overwatering your yard or allowing a toilet to run consistently. If a tenant violates this rule the tenant will be charged a penalty of \$100 and the loss of water will be estimated and charged per the City of Show Low water rates at that time.



Water Leak Procedure - Water breaks happen due to either the ground movement, tree roots, vehicles driving over, digging, age or pipe failure. When you hear the honking, you have 30 minutes to shower, do dishes and fill water containers. Turn off all faucets while water is off. Turn your hot water heater off by a switch in bathroom or kitchen area. If you do not have a switch, then call the Park Office. Do NOT try and turn water on, the Park will start honking again to let you know when the water is back on.

This park was built in 1950's and some of the homes are very old, so the Park supports using the "Purr" filtering system in your home if you are concerned. As a rule, use only cold water in cooking and if the cold water has sat for more that 6 hours, run it a for a couple of minutes before using. During winter, the water is running constantly. You can request a report from the park office at any time.

**MANAGEMENT DOES NOT ENDORSE ANY PRODUCTS, ORGANIZATION, CONTRACTOR or FIRMS DOING BUSINESS IN THE PARK!**

#### **ENFORCEMENT OF RULES AND REGULATIONS**

Enforcement of the rules and regulations is part of the duties of all residents and the park manager, the rules are subject to change and tenants will be notified in writing at such time of any changes. Each resident will receive one verbal warning from the Park Manager for any infraction of these Rules; the second infraction will be notified in writing. Repeated violations will result in termination of residency. Any violation listed on the Crime Free Lease Addendum will result in Immediate Termination of the Lease. Tenant shall vacate within 24 hours of said Violation. This Park operated under regulations set forth by the State, local and municipal codes governing the operations of mobile home parks. Any provisions of the foregoing rules which may be the conflict with the law and statues of the State of Arizona shall be null and void for this reason, they shall be deleted and the remainder thereof shall be enforceable by the management.

**THE MANAGEMENT WILL HAVE THE SOLE AND FINAL JUDGEMENT OF ANY VIOLATION OF THE ABOVE RULES AND REGULATIONS!**

**NO SOLICITING IS ALLOWED ON PARK PROPERTY**

Park Manager is Katelyn Salas

Park Office: 1221 W McNeil Street, Show Low, AZ 85901 Phone: 928-537-2578

[www.camptownofshowlow.com](http://www.camptownofshowlow.com)

"Management" is Camptown of Show Low, LLC Managing Member

Main Office: P O Box 716, Vista, CA 92085 - Phone: 760-224-4824