

RESORT POLICY

WELCOME to Islander RV Resort

The following Resort Policy has been chosen for your enjoyment of the pleasant atmosphere in the Resort .

CHECK-IN – Check-in time is 2:00pm Arizona time for RV Sites and 3:00pm for Park Model Rentals, unless other arrangements have been made with our office.

CHECK-OUT – Check-out time is 1:00pm Arizona time for RV Sites and 11:00am for Park Model Rentals. Depending on reservations for incoming guests, you may be able to pre-arrange a late check out through our office. If you have not made late check-out arrangements and do not vacate by the check-out time, you will be charged an additional day. If your failure to vacate your site interferes with the check-in of another guest at that site, you will be charged an additional \$100 penalty fee.

QUIET HOURS – 10:00pm to 7:00am. During these hours, please do not use generators, loud music, loud conversation or any other activity that may disturb other guests. Please do not expose your neighbors to excessive or offensive noise at any time.

ALCOHOL/SMOKING – Smoking is not permitted in any building or within 20' of a building entry/exit door per AZ law. Excessive use of alcoholic beverages, and consumption by those under age 21 is prohibited. Arizona laws including those prohibiting open alcohol containers and driving under the influence apply to all operators of ALL motorized vehicles within the Resort.

SECURITY – To promote security within the resort, all guests and visitors are required to display car passes issued by our office. No soliciting is allowed in the Resort.

PROPANE – You may order delivery from an outside vendor. Currently A & B Supply is the only local vendor who meets our safety and insurance requirements. A & B can be reached at 928-453-3185. Delivery and payment arrangements should be made directly with them.

FIREARMS/FIREWORKS/FIRES –No firearms or lethal weapons of any kind are permitted on Resort property. ALL TYPES of FIREWORKS EXPRESSLY PROHIBITED. Campfires must be fully contained in approved fire pits/grills and must not be left unattended.

VEGETATION & WILDLIFE – Vegetation may not be pruned, cut or removed without written approval from Islander RV Resort management. Feeding of wildlife including birds prohibited. (Hummingbird Feeders OK.)

PETS – Pit Bull Terriers/American Staffordshire Terriers, wolf hybrids, Rottweilers, mixes thereof and any dogs exhibiting aggressive behavior are restricted from the Resort. All other conditions for keeping pets are set forth in the separate Pet Agreement which, if applicable, is attached, signed, and made a part of these Policies and Regulations. **Pets are not permitted in Park Model Rentals.**

RV's AND RV SITES

RV REQUIREMENTS – All RVs must be owner occupied; RVIA approved, clean, well maintained, and have a 3" sewage hookup. No RVs older than 10 years unless approved by management. Sewer connections must be sealed to comply with Mohave County health regulations. Pickup campers must remain on the pickup. Evaporative coolers and window air conditioners are not permitted on RVs or Park Models. Ground mounted A/C units are permitted on Park Model Sites only. On non-park park model sites, RVs are limited to a width of 8.5' exclusive of slide-outs and must be self contained. Travel trailers are limited to a length of 36', must not have slider doors, or front (hitch side) bay windows. **Reflective material in windows and glass doors is prohibited.** Park Trailers are not permitted with the following exception: Park trailers on RV sites in the Resort as of January 15th, 2007 under a current Site Rental Agreement with the current titled owner may remain on the site under the terms of the agreement but subject to age limitation, maintenance requirements and must be skirted with a properly fitted, Resort approved fabric.

RV SITES – Most RV sites are approx 36' x 50' and will accommodate big rigs. All sites offer 20/30/50 amp electrical service, water, sewer, patio and picnic table. Cable TV is NOT offered. The use of a water pressure regulator is highly recommended. Telephone and Internet services are available at sites for additional charges. Free Wifi hot spots are located in and near the front office area. RVs must be parked in the designated area of your site. You may have a maximum of one (1) RV, two vehicles, one boat and two personal watercraft per site. Use of your RV, by other than you, the owner, must be approved through our office. Sites may not be sublet. Rents and Site Rental Agreements are not transferable and do not accompany the sale of RVs. We expect you to keep your site clean and neat. Tents are prohibited.

RV and OTHER VEHICLE WASHING— Washing may be done by guest/vehicle owner in times other than Quiet Hours. Please limit the use of our water resources. Any outside vendors hired for such cleaning must be approved by our office, and the hours of work are limited to business hours. No work by vendors on weekends and holidays. Vendors are limited to on-site cleaning RVs or Park Models only which have with site occupancy for one month or more. RVs on site less than 1 month and all other vehicles and boats must be removed from the Resort for hired washing services.

TRASH – Please use plastic garbage bags with ties to minimize odors and insects. Trash must be removed from the site and taken to the compactor labeled with the word "REFUSE" located near the Resort entrance. Use the door on the side of the compactor for dumping trash. We do not provide disposal receptacles for oversized or hazardous items. Littering of any kind, including cigarette butts and pet waste, on the Resort premises will not be tolerated. Due to wind, weather, birds, insects and animals, **OUTDOOR TRASH CONTAINERS ARE NOT PERMITTED!**

PICNIC TABLES – Picnic tables are provided for your use, however you may not place BBQs directly on the table or use for maintenance work.

CLOTHESLINES – You may hang your bathing suits and towels within your patio area but regular clotheslines are prohibited.

SIGNS – Signs or advertising, including "For Sale" signs, are limited to 11" X 14" in size and may be placed on RVs only. No signs permitted on any other personal property. Non-commercial classified ads may be placed on our web page. Check with our office or see www.IslanderRVResort.com.

IMPROVEMENTS –All plans for improvements or additions to a rented site such as (but not limited to) concrete, semi-permanent awnings, screened rooms, vegetation, etc., must be submitted to management for approval prior to starting the work. Drawings are required to show the dimensions and locations as well as materials, if applicable. All improvements, including landscaping and concrete, shall at once become part of the realty and belong to the Islander RV Resort if the Resort so desires. If not, improvements shall be removed upon departure at the renter's expense and the site returned to its natural state.

ON-SITE STORAGE – All vehicles, watercraft, etc., stored on site must be owned, insured and registered in the office by the guest of that space. Proof of ownership may be required. You may be required to park large boats or enclosed trailers off assigned site. Excess items must not be stored around or under the RV, unless the RV is skirted and the items are out of sight. Major appliances may not be stored or used outdoors.

OCCUPANCY – No more than six (6) persons will be registered per site. The rental of a recreational vehicle site is intended for recreational purposes and may not be used for residential or commercial purposes and may not be subleased. No one may sleep outdoors or in vehicles or boats. Any activity that signifies residency, such as working in town, enrolling your children in local schools or year-round occupancy will result in the termination of your stay.

REGISTERED GUESTS – All persons staying on a site must be registered by name with the office and a fee paid if applicable.

MONTHLY GUESTS – Monthly sites are registered to two adults only. One of these persons must be present when the site is being utilized. All guests must register in the office upon arrival.

VISITORS – If you entertain visitors at the Resort, you are responsible for their conduct while on the Resort premises and are responsible for any damages incurred by them. You are expected to pre-arrange with our office to issue a pass for expected visitors. Please keep in mind that there is a limit of six persons to an RV site at any time inclusive of visitors. Visitor's passes do not afford your visitor the use of any facilities unless they have been registered at the office and any applicable fees paid. Any guest not adhering to this visitor policy will lose all visitor privileges within the Resort. All visitor passes will be issued at the Resort's sole discretion. Visitor's passes must be left at the gate upon their departure. Please refer to additional details regarding visitors in the Islander RV Resort Visitor Policy which is part of and an addendum to this Policy.

CHILDREN – Because the Islander RV Resort is in such a unique location, our policy regarding children varies as follows:

NOVEMBER 1 – MARCH 31 – During this time, the Resort maintains an adult atmosphere. Children are always welcome, however their use of facilities may be somewhat restricted due to planned adult activities. Children should have adult supervision.

APRIL 1 – OCTOBER 31 – Families and children welcome! There are occasional planned activities for families and children. See our Calendar and newsletters. Parents are fully liable and responsible for the acts and conduct of their children.

ON WHEELS...

TRAFFIC – The speed limit within the Resort is 10 mph. The following three types of motorized vehicles may be used within the Resort as transportation only when properly registered with the office. No joy riding. All operators of motorized vehicles must be at least 16 years of age and hold a valid driver license. Drivers 18yrs or younger must provide the office with a copy of their driver license. All Motor Vehicles must be in good running condition and carry liability insurance.

GOLF CARTS, OHVS, ATVS– may be driven on designated streets only and must have head and taillights if operated after dark. Use of gasoline-powered golf carts/OHVs/ATVs are prohibited after 10:00pm. Modified golf carts/OHVs/ATVs that increase noise or compromise safety are not permitted. All operators must possess a valid driver's license. Proof of liability insurance specifically on the golf cart is required. Site number must be in numbers at least 2" in height and CLEARLY VISIBLE on both sides of the golf cart. The "proof of insurance" sticker must be placed on the driver side of the cart near the site number. This class of vehicle differs from the Automobile class in that they either do not have a license plate for the road, or they have a limited MC or RV (small) license plate for non Hwy use. **All vehicles in this class described above require Site # stickers.**

AUTOMOBILES – Autos/Trucks with full size license plates for road and Hwy use. Maximum of two vehicles on your site at any time. Vehicles and watercraft must fit on your site, as there is no parking on the street. If overnight Resort parking is utilized, charges will apply. Major repairing of any vehicle, changing of oil, flushing of radiators, or cleaning engines or parts may not be done in the Resort. Please keep vehicle noise at a minimum during quiet hours. Unauthorized vehicles, and or vehicles parked in unauthorized areas are subject to towing and/or impound at the owner's expense. These vehicles require an appropriate sticker or pass issued by the office.

TOY MOTORIZED VEHICLES - Including but not limited to: motor powered scooters, bikes, skateboards, cycles, go-carts and any other motor powered transportation device not licensed for the road. Operators of electric Toy Motorized Vehicles must hold a valid driver's license, follow manufacturer's safety guidelines, and adhere to the speed limit. Electric Toy Motorized Vehicles may be ridden after dark if properly factory equipped with head and tail lights.

Gasoline powered Toy Vehicles are prohibited.

BOARDS BIKES, BLADES, AND SCOOTERS – Non-motorized wheeled devices including, but not limited to the above, are permitted only during daylight hours. Bicycles may be ridden after dark if properly equipped with a head light and tail reflector. None of these may be used on sidewalks, pool area, or inside buildings.

FACILITIES...

Management reserves the right to control the use of the recreation hall, clubhouse and all other Resort facilities as to hours, purpose and conduct. Management must approve scheduling of events. We pride ourselves on very clean facilities. Please let us know if any of the facilities require attention.

SWIMMING POOLS AND JACUZZIS – The pools and Jacuzzis are provided for registered guests only. The rules posted in the pool area are for your safety and must be observed. No glass containers permitted. A responsible adult must accompany children under 14 years of age. There is no lifeguard on duty.

REST ROOMS, SHOWERS AND LAUNDRY ROOMS MAIL ROOM– Open 7:00am to 10:00pm. **RECREATION HALL, CRAFTS ROOM, ACTIVITIES OFFICE, CLUBHOUSE, and WOODSHOP** – Open for scheduled activities. **BILLIARDS ROOM** – Adults only, 18yrs or older, no exceptions. **SHUFFLEBOARD COURTS** –Open Nov thru March for League play. **OFFICE AND STORE**—See posted hours.

PLANNED ACTIVITIES...

Activities are for Islander guests only unless otherwise announced. See the marquee at the Recreation Hall or the web page for updated activity and special event schedules. Nametags are available at the office for a nominal fee. We encourage wearing them as they make getting to know one another much easier and promote a friendlier atmosphere.

WATER BASED FACILITIES...

DOCKS – Dock spaces are assigned by our office. The docks are for the use of our guests. Any boats utilizing dock spaces without making arrangements with the office will be impounded.

LAUNCH RAMP – Hours 7:00am to 10:00pm. Launch vehicles and watercraft must be registered in the Resort office.

BOAT MOORAGE – Overnight beaching of boats is available to Resort guests only. Boats may be tied along the shoreline to one of the designated boat mooring posts ONLY on a "space-available" basis. Do not tie to vegetation, signs or light poles. Claim a post by placing a paper on the post indicating your site number and days you wish to use the post. Claim must be removed when your boat is out of the water and/or when you are not here at the Resort. The use of carpeting and metal stakes is prohibited on the beach areas.

BOAT TRAFFIC – Be considerate. Failure to comply with "No Wake" areas will result in the termination of your stay. Unsafe operation of watercraft will be reported to authorities.

LIABILITY – Guests agree to release and forever discharge the Islander RV Resort, its insurance carriers, agents, servants, successors and assigns, herein after the "Released Party", from any claims, demands, actions, causes of action and liability whatsoever, in any manner arising or to arise out of, said Released Party's decision to provide facilities and services to guests. Guests acknowledge that the Released Party in no way can guarantee that acts of vandalism, theft, fire or other damage will not occur. Further, guests agree to specifically indemnify and hold harmless the Released Party for any and all injuries and personal property damage that arise at the Resort even though same may have resulted from the comparative, joint, concurring or contributory act, omission, fault or negligence, whether passive or active, of the Resort or any agents thereof.

Refer to additional terms regarding your stay on your reservation form or Site Rental Agreement. The Resort management reserves the right to amend, revise and add to the Islander RV Resort Policy at any time.

FAILURE TO COMPLY WITH ANY ONE OR MORE OF THESE POLICIES MAY RESULT IN YOUR LEAVING THE RESORT WITH NO REFUND AND FUTURE RESERVATIONS BEING CANCELLED.

**Islander RV Resort
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