

*Welcome to the
Islander RV Resort*

Your enjoyment of the pleasant atmosphere associated with resort living is our prime responsibility. The following Resort Policy has been established for your comfort and security and for the convenience of all our guests.

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 haven't 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 a \$100 penalty fee.

QUIET HOURS – 10:00pm to 7:00am. Please do not use generators during these hours. And please do not expose your neighbors to excessive noise at any time.

ALCOHOL/SMOKING – We promote a clean, healthy environment, so smoking is not permitted in any building. Excessive use of alcoholic beverages, and consumption by those under age 21 is prohibited.

SECURITY – To ensure 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.

MESSAGES – Emergency messages received by our office between 8:00am and 8:00pm will be delivered as soon as possible. Non-Emergency messages will be delivered within 24 hours.

PROPANE – You may order delivery from an outside vendor. See our office for details.

FIREARMS/FIREWORKS – For your safety, no firearms, lethal weapons or fireworks are permitted on Resort property at any time.

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, 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 or window air conditioners are not permitted. Unless the site is designated as a park model site, RVs are limited to a width of 8.5' exclusive of slide-outs and must be self contained. 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. Tents are prohibited.

RV SITES – Most RV sites are 36 x 50 ft. All sites offer 30 and 50 amp electrical service, water, sewer, patio and picnic table. Cable TV is NOT offered. Telephone and Internet services are available for additional charges. The use of a water pressure regulator is highly recommended. RVs must be parked in the appropriate 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.

TRASH – Please use plastic garbage bags with ties to eliminate odors and insects. Trash must be removed from the site and taken to the compactor located near the Resort entrance and labeled with the word "REFUSE". 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 and animals, **OUTDOOR TRASH CONTAINERS ARE NOT PERMITTED.**

PICNIC TABLES – Picnic tables are provided at your site for your enjoyment however you may not use to place BBQs or for maintenance work.

CLOTHESLINES – You may hang your wet 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, detached air conditioners, 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 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 persons 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 can 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. This includes 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 other passes will be issued at the Resort’s discretion. Visitor’s passes must be left at the gate upon departure of the Resort. 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. While children are welcome, 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 planned activities for families and children, including the popular Kid’s Club.

Parents are fully liable and responsible for the acts and conduct of their children at all times.

ON WHEELS..

TRAFFIC – The speed limit within the Resort is 10 mph.

Motorized vehicles may be used within the Resort as transportation only – no joy riding. All operators of motorized vehicles must be at least 16 years of age and hold a valid driver license. Drivers under 18yrs must provide the office with a copy of their driver license. All Motor Vehicles must be in good running condition.

GOLF CARTS – Golf carts may be driven on designated streets only and must have head and taillights if operated after dark. Use of gasoline-powered golf carts is prohibited after 10:00pm. Golf carts are for transportation purposes only - no joy riding. 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.

AUTOMOBILES – Maximum of two vehicles on your site at any time. Vehicles and watercraft must fit on your space, 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 storage at the owner’s expense.

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. Gasoline powered Toy Vehicles are prohibited. All 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.

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.

OUR FACILITIES...

Management reserves the right to control the use of the recreation hall, clubhouse or any other Resort facility as to hours, purpose and conduct. Management must approve scheduling of events for Resort guests or any group thereof.

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. Please help us keep the pool area clean.

REST ROOMS, SHOWERS AND LAUNDRY ROOMS – Open 7:00am to 10:00pm. We pride ourselves on very clean facilities, so we would appreciate your letting us know if the facilities require attention.

RECREATION HALL, CRAFTS ROOM, ACTIVITIES OFFICE AND CLUBHOUSE – Open for scheduled activities.

BILLIARDS ROOM – Adults only, 18yrs or older, no exceptions.

SHUFFLEBOARD COURTS – Open November 1st to April 1st. League play only.

PLANNED ACTIVITIES...

Activities are for Islander guests only unless otherwise announced. See the marquee at the Recreation Hall or the web page for complete 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 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 name, 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 THESE POLICIES MAY RESULT IN YOUR LEAVING THE RESORT WITH NO REFUND AND FUTURE RESERVATIONS BEING CANCELLED.