

Rules and Regulations

Please respect the rights of others. Be advised that if these rules are not followed you may be asked to leave without refund.

General Rules

1. Quiet hours are from 10:30 pm to 7:30 am. We ask that you please respect your neighbors.
2. Do not hang towels, bathing suits, clotheslines and/or clothes outside your RV.
3. Please do not post any type of "For Sale" signs in your yard, RV, or vehicles.
4. KEEP GRASS FREE OF ANY & ALL ITEMS - NO EXCEPTIONS!
5. Parents are responsible for the conduct of their children and financially responsible for any damages incurred by their children. Children under the age of 13 must be accompanied by an adult at all times.
6. Must be 16 years or older to use the Fitness Center.
7. Must be 15 years or older to use the Adult Spa.
8. Adults are responsible for children using scooters, inline skates, skateboards, bicycles, skates, etc. while in the park.
9. In-line skates, skateboards, bicycles and skates are not allowed inside any buildings, on sidewalks, patios, breezeways or pool.
10. The park will not be responsible for any theft or injury that may occur during your stay.
11. All extended-stay guests are responsible for fire ant control on their site.
12. We reserve the right to refuse service to anyone.
13. By law, Majestic Pines is a service oriented business and therefore, we do not have a landlord/tenant relationship with any daily/ weekly/extended stay guests.
14. NO REFUNDS if you decide to shorten your stay.
15. We do not guarantee the same site. If you choose to extend in the site you originally chose at booking, check with the office by 10:00 am for a possible extension.
16. Check-out time is 11:00 am for cabins, and 12:00 pm for RV sites. If the site is available and you wish to extend your check-out, there is a \$10.00 fee for guests who choose to check out by 3:00 pm. If you choose to stay later than 3:00 pm the fee is equal to one day charge.
17. Extended stay guests' payments are due on the 1st day of each month. If payment is not received by the close of the 5th day there will be a \$10.00 per day late fee.
18. All daily/weekly rates include 3 persons. Each additional guest will be charged \$8 per day and \$10 per day on holiday weekends. All extended stay rates include 2 persons. Each additional guest will be charged \$150.00 per person, per month. Maximum of 6 persons per site for daily/ weekly stays and 4 persons per site for extended stays.
19. The cutting of trees and plants is strictly prohibited.
20. There are areas provided for your pet's enjoyment (please refer to your site map). Pets are not permitted in the buildings or allowed to be walked on other sites. It is mandatory that all pet droppings be picked up immediately. Failure to do so will result in immediate termination of parking rights. A lot clean-up charge caused by your pet(s) is \$50.00.
21. Limit 2 dogs per site. Animals must be kept on a leash at all times & MUST NOT be left outside unattended. No dangerous/aggressive breeds allowed.
22. NO BBQs OR GRILLS ON TABLES!!
23. All buildings are non-smoking. While on the property, please put all cigarette butts in the proper container; not on the ground, in the ponds or around your site!!
24. The owner and/or management or office personnel of this park are in no way liable for any damages to the personal possessions of tenants or their guests.

Parking & Vehicle

1. PARKING IN VACANT RV SITES OR STORAGE AREAS IS STRICTLY PROHIBITED!

2. Utilizing any other RV site without prior management approval will be subject to a charge equal to the rate that is assigned to that site.
3. PLEASE DO NOT PARK OR DRIVE ON THE GRASS.
Do not allow any vehicles to protrude from your RV site into the flow of traffic.
5. Two (2) vehicle limit plus your RV per registration. No overflow parking.
6. No type of mechanical repair, whether to vehicle or RV is allowed. All other RV repairs require prior authorization by management.
7. Do not allow any type of mo or oil/fluid to leak onto your RV pad. A cleaning fee of \$150.00 will be assessed in the event a stain is caused by your vehicle/RV/golf cart batteries. Golf Cart parking pads required.
8. Management must approve any type of steps to your RV that are not factory installed.
9. Power Washing of RVs is restricted to authorized service companies (see front desk for listings). Individuals may use bucket method only. No heavy chemicals.
10. Do not cut through sites to get to your site.
11. The speed limit in the park is 5 mph.
12. Limit of one satellite dish per rig. Dish cannot be placed on grass, bolted to trees or bolted to the pad site.
13. No Tenant may sublease their RV while on the park premises.
14. All tow vehicles must disconnect before entering/exiting park.

Rig and Site Appearance

1. We reserve the right to refuse service to any rig based on its appearance, age, and or condition. Rigs older than 10 years of age require manager approval prior to check-in.
2. FEMA TRAILERS, TENTS, POP-UPS, AND TRUCK CAMPERS ARE SPECIFICALLY PROHIBITED.
3. All RVs must be equipped with their own holding tank.
4. Storage containers, cargo trailers, car dollies, tires, exercise equipment, generators, refrigerators, excessive plants and other storage containers are not allowed on your site or under your rig. Trash cans placed at individual sites are strictly prohibited.
5. Storage of items under your rig is prohibited.
6. Keep all cords, cables, and hoses coiled and bundled. Properly size your electric line for your unit. No light duty extension cords allowed.
7. Pressure regulators are recommended for your water connection.
8. It is mandatory that your sewer & gray water hose have a sewer connection (sewer collar/donut) attached to prevent sewer gases from escaping.
9. All extended stay guests are responsible for placing their sewer hose inside a PVC pipe or other factory drain support hose system. WE WILL NOT BE HELD RESPONSIBLE FOR YOUR HOSE OR ANY OTHER CABLES IF THE LAWN MAINTENANCE CREW DAMAGES THEM WITH THE WEED EATER/MOWER.
10. Normal outdoor items such as chairs, grills, and bikes are permitted outside of your unit, but storage of other items should be kept to a minimum and should be neat and orderly.
11. No porches, decks, clotheslines or non-factory authorized steps are allowed. Only one table and chair set allowed. No porch swings allowed.
12. Holiday decorations must be removed within (2) weeks of the holiday.
13. No trimming of trees or planting at sites.
14. No bird feeders or wind chimes allowed.
15. No cargo trailers allowed for extended stay.
16. No cardboard boxes allowed outside.
17. No portable or window A/C units allowed.

Community Pet Rules

Roberts Resorts recognizes the importance of your four-legged friends, so you will find the dog park conveniently located in our community. In order to maintain a safe and healthy environment for residents and their pets, the community management has established the following set of rules:

No more than 2 pets per unit. For the pleasure and protection of all residents, pet owners must be responsible for any damage or injury caused by or because of their pets.

- Only Pets current on their vaccinations are allowed to be in the community. Pet owners will be required to sign this Notice stating their pets are current on all vaccinations and that proof is in their possession.
- Pets must be kept on a non-retractable leash **AT ALL TIMES** (Cats, Dogs, etc.) for the safety of your pet and our residents/Guest, we require that the leash be **NO LONGER THAN SIX (6) FEET, NON RETRACTABLE**, and the pet be no more than six (6) feet from the handler at all times. You will walk or exercise your pet in the designated areas, of **FENCED IN PET PLAY AREAS** of the community.
- **PER ARIZONA LAW** – Residents must clean up after their pets and use the receptacles provided and/or their own trash containers. Waste must be bagged prior to disposal. **DO NOT LET YOUR PETS SOIL ANYWHERE ON OTHER RESIDENT'S PROPERTY.** This can be accomplished by walking in the middle of the street.
- Pets are **NOT TO BE TIED** or housed outside a resident's RV, Park Model, or left unattended.
- Pets must never run loose at any time (except in the fenced-in play parks). Pets are not allowed in the clubhouse, recreation areas, laundry room, and facilities. Pets are **NOT ALLOWED** on or in the common areas of the Resort.
- Pets are **NOT ALLOWED** on anyone else's lot, other than your own, unless permitted by guest or resident of that lot.
- **NO VISIBLE PET STRUCTURES ALLOWED.** Pet pens, permanent, portable, temporary-travel-type cages or dog houses are prohibited on any site or anywhere in the community.
- Management reserves the right and discretion to refuse rental or refund rent to owners of pets that are deemed to be aggressive, bark excessively, or become a nuisance. Three complaints about your pet could result in dismissal from the community.
- The Resort does not allow Pit Bull breed (including American Staffordshire Terrier or mixes), Rottweiler, Doberman, Chows and Wolf Hybrids in the park.

PLEASE DO NOT FEED THE BIRDS, DUCKS, GEESE, RABBITS, OR STRAY ANIMALS!

These animals present a health and maintenance problem.

I HAVE READ THE ABOVE PET RULES AND AGREE TO ABIDE BY THE TERMS AND PROVISIONS.
Resident understands that he/she is responsible for any damage to community property or other residents' property caused by your pet.

Space: _____

Date: _____

Dog/Breed: _____

Cat/Breed: _____

Number of Pets: _____

Vaccinations Current: YES _____ NO _____

Printed Name: _____

Signature: _____