

**RULES AND REGULATIONS**  
**OF**  
**FISHER'S LANDING MOBILE HOME, RV PARKS AND DRY CAMPGROUNDS**

- 1. RENT.** The rent stated in the Lease Agreement must be paid in advance on the First (1<sup>st</sup>) Day of the month, unless otherwise stated in the Lease Agreement. A fee of Thirty-Five Dollars (\$35) extra will be charged if rent is not paid by the Sixth (6<sup>th</sup>) Day following the Due Date. Any rent or electric payments returned by your Bank for non-payment or any other reason at no fault of Fisher's Landing will incur a fee of Twenty-Five Dollars (\$25).
  
- 2. DELIVERY OF RENT.** All rent must be delivered to Fisher's Landing Rental Office during business hours. The Rental office is open Friday, Saturday and Sunday 8am - 3pm. Monday's on Holiday weekends from 8 am to 12 pm. If no one is in the office you may make cash or check payment at the Store or Rio Loco Bar. You may also mail your check to Fisher's Landing Resort P.O. Box 72188 Yuma, AZ 85365. Please put your park name and Space Number on your check.
  
- 3. SUBLETTING/ASSIGNING.** Tenant may NOT assign the Lease Agreement without prior written approval and consent of the management of Fisher's Landing Resort.
  
- 4. MOVING NOTICE.** All Tenants must notify the management Thirty (30) Days in advance when planning to move. The Rental Office will charge for services when Fisher's Landing is required to remove a mobile home.
  
- 5. COMPLAINTS.** Management will attempt to deal promptly with all complaints, but it is required that all complaints be in writing and signed by the Tenant.
  
- 6. SPEED LIMITS/SPEED BUMPS.** All posted speed limits and parking signs must be observed at all times by Tenants and all visitors to the Parks. Persistent violations by either Tenant or guest will result in eviction of the offenders and vehicles. The Speed Limit within all Fisher's Landing Parks is Five (5) Miles per Hour. Speed Bumps are installed throughout the Parks to help maintain speeds at a safe minimum. Please help Maintain the safety of all or residents and guests by respecting this rule.
  
- 7. NOISE/DRIVING RULES.** Disturbing noise is not permitted at any time and quiet is required between the hours of 11pm and 7am in all Parks. No golf carts, rhino's, jeeps, quads, or motor cycles may be driven faster than Five (5) Miles per Hour at ANY time in or around any Park area. Anyone not respecting the Hours or Speed Limit may be evicted from the Parks at any time by management. Fisher's Landing accepts no responsibility for accident or injury occurring to any driver regardless of their age or ability.
  
- 8. EVICTION.** Violations of privacy, intoxication, illegal drugs or conduct, and disturbance of the peace may result in the eviction of a Tenant from the Parks.
  
- 9. PARKING AREAS.** All motor vehicles (automobiles, small trucks, rhino's jeeps, golf carts, motorcycles) must be parked in driveway or in other designed parking areas. In order to meet Fire Department codes and

regulations, No parking of motor vehicles in the roadways of the Parks is permitted at any time. Management is authorized to have any vehicles removed that are blocking roadways, at the owner's expense, if such vehicle is not promptly removed by the owner of the vehicle, or the Tenant with whom the owner is visiting.

- 10. MOTORHOMES/RV PARKING.** No Motor Homes or RV's shall be permitted to park adjacent to Tenant's mobile home or RV and/or hook up to Tenant or Park electric panels at any time. All Visitors with Motor Homes or RV's will check with the Rental Office or check with Rick at 928-580-0250 to find appropriate parking. No exceptions.
- 11. ACCESS TO SPACES.** Management reserves the right of access to all rented spaces outside the mobile home or RV for the purpose of inspection and utility maintenance.
- 12. COMMERCIAL ENTERPRISES.** No peddling, soliciting, or any form of commercial enterprise will be permitted without prior written consent from management. No 'For Sale' signs may be shown or displayed, other than those allowed by Arizona Revised Statutes Section 33-1452, a copy of which is available for your review at the Rental office and is provided for the Tenant by the Lessor.
- 13. APPURTENANCES TO MOBILE HOMES.** No awnings, carport, concrete placement or other appurtenances may be used, other than those approved by management and permitted by Yuma County regulations and guidelines. Fisher's Landing is not responsible for fines or other assessments made by Yuma County or other authorities for unapproved appurtenances.
- 14. EXTERNAL APPLIANCES/ITEMS.** No refrigerators, freezers, air conditioners, fans, showers, hot tubs or any other apparatus requiring electrical support additional space or other accommodation is permitted. Fisher's Landing is not responsible for fines or other assessments made by Yuma county or other authorities. Any violation of this Rule is subject to eviction by Fisher's Landing.
- 15. LANDSCAPING.** Each resident may arrange his or her space location in a manner the resident finds attractive with regard to lawn, flowers and shrubs, but any trees, temporary or permanent concrete or masonry work, must be approved beforehand (by management and any applicable agency), and when approved, may not thereafter be removed without permission. All permanent structures, concrete or masonry becomes property of Fisher's Landing should the Tenant exit the property for any reason.
- 16. REMOVAL OF PLANTS.** Removal of any plants or shrubs from a vacant lot or mobile home lot is prohibited.
- 17. UNDERGROUND INSTALLATIONS.** Each resident is cautioned against driving of rods, stakes, pipes into the ground, or against digging in and area without first checking with the management. The many types of underground installations might be endangered by indiscriminate action. Any damage caused to property or person – caused by Tenant's action will be the sole responsibility of the tenant.
- 18. WASTE WATER.** Any clogged or disconnected sewers must be immediately reported to the management. Waste water must not be discharged upon the ground.
- 19. DRAINS & SEWAGE OBSTRUCTIONS.** Tenants should use extreme care not to clog toilets and sewer lines with heavy matter since this can cause serious sewage problems. Under no circumstances should sanitary

napkins, coffee grounds, oatmeal, leaves, grease and the like be discharged in the toilets or drains. These items or substances should be placed in trash containers. Obstructions between mobile homes, RV's and the sanitary sewer will be removed at Tenant's expense.

- 20. FENCES.** Fences are generally not permitted. However, management may consider designs and grant written approval at the management's sole discretion as long as the fence meets appropriate codes and regulations.
- 21. STEPS AND PORCHES.** No steps will be permitted from a patio into a mobile home other than the type approved by the management both as to size and design. No porches or additions of any kind are permitted without written permission of the management. Tenant is required to procure any permit necessary from applicable agencies to make this addition once approval is received from management.
- 22. FIRE EXTINGUISHERS.** It is recommended that each Tenant have a fire extinguisher in Tenant's Mobile Home or RV.
- 23. PASSAGEWAYS.** Passage through another Mobile Home Space without permission is prohibited.
- 24. AUTO REPAIR & STORAGE.** No repairing of automobiles, jeeps, rhino's motorcycles or boat is permitted around the Mobile Home, RV or in the roadways. No storage of unregistered automobiles (including golf carts or other vehicles) is permitted at any time, and must be removed from the property.
- 25. BOAT STORAGE.** Boat storage is allowed on the rental space, provided said boats are stored only on Tenant's space provided by management. No boat parking is permitted on the roadways at any time.
- 26. GARBAGE.** All garbage must be taken by Tenant to collection trailer provided by Management. Large items such as household furnishings, refrigerators, washers, vehicle parts, computers, vehicle batteries may NOT be put into dumpsters. Please deliver those items to designated area at the fence behind the Laundry Room at Pruitt City.
- 27. VISITOR'S AUTO WASHING.** Visitors are prohibited from washing their vehicles on the premises of the Park.
- 28. MAINTENANCE OF SHEDS AND STEPS.** All metal sheds and steps must remain free of rust spots. Tenants are responsible for the maintenance of these sheds and steps. If they are neglected, or become unsightly, the Tenant will be reminded to paint them. If the reminder is ignored, steps, sheds or both will be painted by management and charged to the Tenant.
- 29. TENANT'S RESPONSIBILITIES.** Each Mobile Home and RV owner must keep grass, shrubbery and flowers under his or her control, trimmed and the area free of debris. Each Tenant is responsible for any litter in his or her immediate area including the road in front of Tenant's space. The mobile home or RV must be maintained so as not to become unsightly or offensive to other Tenants.
- 30. SPACE NUMBERS.** Space numbers (at least 4" high) must be placed on each mobile home or RV and placed so they are readable from the street. This is to insure that all 'addresses' are able to be seen by emergency vehicles.

- 31. VACATIONING TENANTS.** When a Tenant is on vacation, it is recommended that a key be left with a trusted neighbor, and that arrangements be made for newspaper, mail, lawn care and the like. When vacationing, Tenants should also leave and emergency address and/or phone number at the Rental Office. Management accepts no responsibility for the Tenants Mobile Home or RV in Tenants absence.
- 32. CHILDREN AND GUESTS.** Residents are responsible for the behavior of their children and guests. Children will not be permitted to roam through the Parks unattended or on any other resident's space. The same Rules noted herein also apply to guest of the Tenant. The Tenant is fully responsible to management for the actions of their guests and will face any action necessary to maintain the Rules.
- 33. PETS AND ANIMALS.** No animals or pet of any kind are to be kept by any resident without written permission of the management. If Tenant has obtained permission to keep a pet, it must be kept on a leash while outside the mobile or RV and walked outside the grounds of the Parks. They must also be leashed in all common areas of Fisher's Landing including the Store/Bar/Grill/Docks. Pet stools or toilet paper from the stool of animals being littered about will not be tolerated. Tenants are responsible to clean up after their pets. If this rule is not adhered to, or any noisy or unruly pets cause injury or complaints, the will not be allowed to remain.
- 34. MOTOR VEHICLES/MOBILE HOMES.** The management assumes no responsibility for motor vehicles on park property, or for loss or damage to mobile homes or recreational vehicles (RV's). Tenant has signed a Lease Agreement with Lessor which sets forth the amount and type of insurance required.
- 35. LICENSED DRIVERS ONLY.** Only licensed drivers are permitted to drive a motorized vehicle on Fisher's Landing property. No children are permitted to drive an electric golf care or motorized golf cart/rhino or other vehicle at any time, on Fisher's Landing property.
- 36. TENANT'S LIABILITY.** Each Tenant will be liable for any accident, cleanliness and/or disturbances on his or her rented space. We require that each tenant carry liability insurance on their vehicle/RV/homes and include Fisher's Landing Inc. as an additional insured. Fisher's Landing accepts no responsibility for injury or incident.
- 37. ADDITIONAL RULES AND REGULATIONS.** Management reserves the right to add additional rules and regulations, or make any changes at any time upon Thirty (30) Days' notice to Tenant.

**I (we) have read and understand the above rules and regulations, and agree to abide by them.**

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Park: \_\_\_\_\_ Space #: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_