

SKP KOFA KO-OP RETREAT, INC.
MEMBERSHIP PARK RULES

These rules apply to members of KOFA KO-OP, Escapee Members who are park guests, and guests of KOFA KO-OP members.

NOTICE: Applicable landlord – tenant law

Under Arizona State law, KOFA KO-OP and its members are considered “landlord” and “tenants” respectively. The park’s landlord – tenant relationship is governed by the **Arizona Recreational Vehicle Long-Term Rental Space Act [A.R.S. Title 33, Ch. 19]**, which regulates the rental or lease of space in an RV park by the same resident for more than 180 days. A current copy of the Act is available in the park office.

Park bylaws / rules / regulations are intended to conform to the Act. Park documents take precedence unless the Act conflicts with a bylaw / rule / regulation.

1. Speed Limit: The speed limit on all roads is ten (10) miles per hour maximum.
2. Check-in and Out
 - A. All members and guests must check in at the office when arriving at the KO-OP. They shall also check out when leaving for more than twenty-four (24) hours.
 - B. Rented lots may remain vacant no longer than seven (7) days without expressed consent of management.
 - C. Renters leaving for emergencies must notify the management.
3. Electrical: All lots are limited to the standard electrical configuration as set forth in the Lot Development Guidelines.
4. Sewage
 - A. A dump station is available in the dry camp area for use only by registered guests and leaseholders. The dump fee is posted at the office for registered guests.
 - B. A sewer hose must be attached to the RV when dumping.
 - C. All recreational vehicles must be self-contained or designed to be connected to utilities necessary for operation of installed fixtures and appliances.
 - D. The dump area must be cleaned and the sewer cap replaced after use.
 - E. Sewer hoses on each full hookup lot must have a tight-fitting connection and be supported so as not to create an air trap. (Yuma County Health Department)
 - F. Formaldehyde products shall not be used in this park.
 - G. Household sewage or waste may not be drained anywhere on the park premises except at the disposal area provided.
 - H. Use of washing machines, dishwashers or garbage disposals in RVs is not permitted.

SKP KOFA KO-OP RETREAT, INC.
MEMBERSHIP PARK RULES

5. Occupancy

- A. Members or guests using a full hookup site or a site in the dry camp area shall occupy only their assigned site.
- B. The residence vehicle permitted on a full hookup site must be positioned with a minimum setback of five (5) feet front, sides and back five (5) feet from full hookup lot lines.
- C. Use of dry camp sites is limited to seven (7) days with extension (at the discretion of the manager) if space is available. A minimum of thirty (30) days absence is required between stays in the dry camp area.
- D. Leaseholder-sponsored non SKP guests may rent a full hookup site for up to seven (7) days or more when space is available, as determined by the manager, but may not exceed thirty (30) days.
- E. SKP guests over age fifty-five (55) and without children under age eighteen (18) may rent a full hookup site for up to four (4) weeks and may extend their rental agreements at the discretion of the manager.
- F. SKP guests under age fifty-five (55), or guests over age fifty-five (55) with children under age eighteen (18), may rent a full hookup site for up to seven (7) days. When space is available, and at the discretion of the manager, the stay may be extended but may not exceed thirty (30) days. A minimum of thirty (30) days absence is required between stays.
- G. One family or four (4) people may occupy a site.
- H. Lot usage is restricted to two (2) vehicles maximum (two passenger cars or one passenger and one pickup) and one residence unit. One additional uninhabited recreational vehicle is allowed to be parked on member's lot for a maximum of seventy-two (72) hours for the purpose of loading or unloading contents. An exception will be made for a truck camper or motorhome when it is the member's only source of transportation and is not used for habitation. This vehicle shall not be hooked up to utilities. Motorcycles and bicycles are allowed. All members and registered guests must store their additional recreational vehicle, utility trailer, car dolly and/or boat in the park storage area if space is available. However, with manager's approval, car dollies may be stored on individual lots behind the RV if space allows. Except as provided above, no vehicle may be parked on the street without approval of the manager.

6. Pets

- A. A maximum of two pets is allowed.
- B. A pet shall not be left unattended except in an RV or securely tethered within the perimeter of a lot.
- C. Pet owners shall control their pets on handheld leashes, not to exceed ten (10) feet, when off their premises.
- D. No animals are allowed in KO-OP buildings, patio or pool common areas except "service animals" (as defined by the "*Americans with Disabilities Act*") under control of their handler.

SKP KOFA KO-OP RETREAT, INC.
MEMBERSHIP PARK RULES

- E. Pet owners will pick up and dispose of any pet waste. Violators will receive one management-written warning, then face immediate eviction, if a guest, or be fined, if a leaseholder, in accordance with Membership Regulation 9.
- F. Owners shall control their pets so they do not become a nuisance.
- G. Owners are responsible for the action of, and damage caused, by their pets.

7. Fire and safety

- A. Fire hose: the second water hose on a full hookup site must remain connected to the extra water faucet. It shall not be used for a supply line to the RV.
- B. Fires: outside cooking fires, using charcoal briquettes, LPG, or electric may be used on full hookup sites only. No outside fires are allowed in the dry camp area.
- C. Propane tanks: free-standing propane tanks are not allowed in the dry camp area. Free-standing propane tanks up to one hundred (100) pounds may be used on full hookup sites only.
- D. Anti-siphon devices are the property of the KO-OP and must not be removed.

8. Quiet Time

During the hours between 10:00 p.m. and 7:00 a.m. there shall be no loud music, loud voices, and boisterous activity, annoying bright lights, operating of power equipment or running of auxiliary engines.

9. Generators

Generators may be used in the dry camp area during the following hours: 8:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m.

10. No Smoking

Smoking is not permitted in or within 20 feet of the clubhouse or laundry/bath buildings or in adjacent patio areas (including pool, shuffleboard, etc.).

11. Mail

Guest mail will not be forwarded.

12. Business Signs

No free-standing signs are permitted within the park. Signs must be flush-mounted on the periphery of the vehicle.

13. Walkways

Only wheelchairs may be ridden on the walkways.

14. Common Use Areas

- A. May be used by members and guests when not in conflict with scheduled activities. Religious services will be allowed within the common use areas and shall be scheduled by the Activities Committee. Children under sixteen (16) years must be accompanied by an adult.

SKP KOFA KO-OP RETREAT, INC.
MEMBERSHIP PARK RULES

B. Pool and Shower

1. Children under age fourteen (14) years have certain hours when they may use the swimming pool and then only with the attendance of their parent/guardian.
2. All individuals, regardless of age, with incontinence issues, must wear protective underwear designed for swimming which have tight-fitting leak guards for the waist and legs.
3. Guests under eighteen (18) years of age will not be allowed in the hot tub.
4. Children fourteen (14) years old or less should not be allowed in the shower without a parent/guardian of the same sex in attendance.

15. Trash

Garbage must be securely tied in plastic bags. Empty cardboard containers should be flattened. All trash must be deposited in one of the dumpsters provided in each corner of the park. Aluminum cans should be crushed and deposited in the containers provided. Crankcase oil or batteries shall not be put in dumpsters.

16. Access

The managers may enter a member or guest site at any reasonable time.

17. Privacy

Do not trespass!!! All sites are private property.

18. Awnings

Guests on a full hookup site may use an RV-mounted awning with attached screen room (securely anchored).

19. Rule Violation

Guests who have violated KOFA KO-OP Park Rules will be evicted promptly by the managers. The evicted guest(s) must leave the park within two hours.

20. Storage Area

- A. The storage spaces are for use by members and employees on a first-come, first-served basis. If space is available, registered guests may use an assigned space for storage.
- B. RVs cannot be occupied while in storage area.
- C. Anyone desiring to use the storage area shall check with the manager to ascertain if space is available. The manager will assign all storage spaces.
- D. When all spaces are occupied, a sign-up sheet shall be implemented and maintained on a first-come, first-served basis for leaseholders not currently occupying a storage space.
- E. You are required to notify the manager if the space is no longer needed. The space would then be filled on a first-come basis or from the waiting list.
- F. A space user shall maintain his RV in a satisfactory manner so that in case of emergency the RV may be moved.

SKP KOFA KO-OP RETREAT, INC.
MEMBERSHIP PARK RULES

- G. Members, employees and guests using the storage areas shall be liable for any damage to KO-OP property/equipment, as well as other personal property. Spaces must be maintained in a clean, orderly fashion.
- H. Propane must be turned off on all stored equipment.
- I. Low-profile vehicles should be parked along the south wall of the storage area. (This will give more parking spaces for larger vehicles.)
- J. It is permissible for two or more leaseholders to share one parking space by mutual agreement.
- K. Corner areas shall be for emergencies only.
- L. A member who does not reside in the KO-OP may store an RV in the storage area for a period of not more than twelve (12) months. After that it may be removed at the owner's expense. During that time the vehicle will be maintained and movable.

21. Washing of Vehicles

Vehicle washing is not permitted in the dry camp area. Members and guests may wash vehicles in lots or in designated areas if a hose shut-off nozzle is used.