

Covered Wagon RV Park – Rules and Regulations

The following rules and regulations are implemented for the safety and enjoyment of the customers of Covered Wagon RV Park, 6540 N. Black Canyon Hwy, Phoenix, AZ 85017.

Pets: Pets are welcome but no dangerous breeds of dogs allowed including the following: Pit Bull, Rottweiler, Doberman, Malamute, Wolf mix and Chow. You must clean up after your pet or risk paying fines and facing eviction. All pets must be kept on a leash. There is a Dog Park across the pedestrian bridge over the I-17 freeway. Pets not notified to the Park Mgmt are not allowed to stay in the park.

Cancellations: Management reserves the right to enforce the following cancellation fees:

- Notify the park within 30 days or more before arrival = \$35 charge
- Notify the park within 7 to 29 days before arrival = \$70 charge
- Notify the park in less than 7 days before arrival results in No Refund

Hours: Office: Mon – Sun 10 AM to 5 PM except for check ins, **Laundry:** 7 AM to 9 PM Daily, **Pool:** 7 AM to 10 PM, **Check In Time:** 1 PM, **Check Out Time:** 12 PM.

Park Rules & Important Information:

- All Guests and Their Visitors must Register in Office
- Quiet Hours: 9 p.m. – 7 a.m.
- Campfires: No open fires, BBQ Grills Okay
- Car and RV Washing is not allowed
- Park reserves the right to refuse admission of vehicles not meeting park standards.
- No soliciting, peddling, loitering, trespassing or trading allowed in the park.
- Management reserves the right to refuse service to anyone.

Liability/Indemnification: Covered Wagon RV Park will not be responsible for loss or damage to customer's property due to theft, vandalism, fire, storms, electric power surges, any other casualty or act of God. The customers expressly assume all risk of such loss or damage and must carry their own insurance. Customers indemnify and hold harmless Covered Wagon RV Park, its officers, and its employees from all claims, liability, and expenses, including but not limited to attorney and other professional fees, for injury to person, loss of life, or damage to property arising out of tenants exercise of his or her rights, except as may be solely caused by the gross negligence or intentional acts of Covered Wagon RV Park, its officers, owners and/or employees.

Internet/Wi-Fi: Internet/Wi-Fi access is provided to our customers free of charge. Please contact the office for access information. To allow enough bandwidth for everyone, customers are NOT allowed to use it to watch videos, movies or TV programs. Customers who use more than 1 GB per day will be blocked from internet use. Long Term residents (monthly) are expected to get their own dedicated internet access to their site and can call Cox for telephone or internet service.

Thefts: Due to the fact that the park is located in the middle of the large metropolitan city of Phoenix, customers are reminded to lock and protect all their valuables including bikes. The park is not responsible for any loss or damages to the property.

Electricity: 30/50-amp service is provided. Customers are strongly encouraged to use surge protection devices to prevent damages to their vehicles and equipment due to power surges caused by nature, the power company and other factors.

Showers/Bathrooms: Two family style bathrooms are available for Free to our paid customers. Access code can be obtained from the office. Please leave the bathrooms in clean condition and make sure to close the door behind you for the safety of others. No smoking allowed inside bathrooms.

Vending Machines: Soda and Snacks are available at the vending machines next to the Pool.

Laundry: Washers and Dryers are available for your convenience. Change is available at the office.

Mail Delivery: Mailboxes are located at the end of the middle paved road. Outgoing mail may be placed in the designated slot. **USPS:** delivers your mail to a box that corresponds with your site number. Ask the office for a mailbox key. **Fed Ex or UPS:** Be sure to notify your correspondents of you address with the site number: Your Name, Covered Wagon RV Park, 6540 N. Black Canyon Hwy, Space XX, Phoenix, AZ 85017.

Emergencies: For life threatening emergencies, please call 911 immediately. For park related **urgent** issues, please call 602-242-2500 or 480-518-6991.

Parking/Vehicles: Washing of cars or recreational vehicles is not allowed in the park. Mechanical work or repairs on vehicles is not permitted inside the park. Only 1 vehicle per site and should be parked within the boundaries of the allocated site. No parking allowed on the grass or the patios.

Garbage: Please dispose of household garbage only in the dumpsters located throughout the park. Make sure garbage bags are securely fastened. Do not dispose of any hazardous materials, including but not limited to, paint, oil, car batteries and tires. Garbage pickup is Monday and Thursday.

Pool: Located in the middle of the park next to the laundry. Hours and pool safety rules are posted. No pets in the pool area. All children under the age of 18 should be supervised by a responsible adult. Proper swimwear must be worn. There is no lifeguard provided.

Subletting: All the sites are to be owner occupied and are not permitted to have guests stay in their absence. All rents are non-transferable.

Early Termination: For customers who leave earlier than the agreed upon date, rates will be converted to weekly and then daily rates to pro-rate the cost of their stay.

Utility Connections: All utility connections must be securely fastened. Elbow connector must be used for grown sewer hook-up. Please ensure your water connection is not dripping or leaking water.

Compliments/Feedback/Suggestions/Complaints: We welcome your input to continuously improve our park. Please free to email your thoughts to owner@coveredwagonaz.com.