



**GREENBACK CROSSING RV PARK & STORAGE**  
**928-457-7875\* NEW: PO BOX 309 TONTO BASIN AZ 85553**  
**NEW: GBRV2021@gmail.com**

## **WELCOME!**

Thank for choosing Greenback Crossing RV Park & Storage and we welcome you to the community! Whether you want to just relax or get out and recreate, our intent is to provide a clean, safe environment to enjoy all the area has to offer from beautiful desert scenery, boating, fishing, to hiking and off roading.

The following rules have been established to provide an attractive and comfortable environment for all the residents and keep the park running smoothly. We want you to enjoy your time here while being courteous and respectful to your neighbors and surroundings.

### **PARK RULES & RENTAL AGREEMENT (updated August 2021)**

These are updated rules and rental agreement following the same guidelines as previous owner rules with more specificity to help rule out any grey areas. While many of the previous rules have not been enforced, the goal now is to work with tenants to follow the rules, improve their spaces and the overall quality of the park for everyone to enjoy.

**Business hours are:** 8:00 a.m. to 4 p.m., Monday through Friday, Weekends vary

**Quiet Hours are:** 9:00 p.m. to 7:00 a.m. in the winter and 10:00 p.m. to 5:00 a.m. in the summer

Loud tools/blowers cannot be used until 7am on any day.

**EXCESSIVE NOISE WILL NOT BE TOLERATED \***

We reserve the right to approve/disapprove of any tenants, trailers, or guests entering the park. RV's 2005 and newer will be considered for the park along with prospective tenant application.

**Medical or Fire Emergency:** CALL 911—do not call the office we do not provide medical assistance.

**Power Outage park wide:** APS provides our electric service and will fix the issue.

**Park Emergency:** Water leaks, septic back up, partial power outage please call 928-457-7875 or park manager

### **Rent/Fees/Electric:**

Due on the 1st of each month, with a \$5 per day late fee if not received by 6th of month.

**Month to Month:** Rental agreements are month to month with acceptance of your rent as a renewal. With each renewal you are in acceptance of current park rules. Either tenant or management may provide written 14-day notice for non- renewal for the upcoming month. Repeated failure to follow park rules or any violations resulting in immediate eviction (see below) will result in non- renewal of lease.

**Speed Limit** in the park is 5 MPH and the direction of travel is ONE-WAY! Please be aware of this and inform ALL your guests.

### **Parking:**

Each space can park your RV and 2 vehicles. This could be 2 cars/trucks, one car and a boat on a trailer, or one car and an ATV. Both "vehicles" must be **always registered & in good operating condition. Boats must fit within your space boundaries and approved by owners.** Parking cannot block the park roadway. Any overage due to a guest is allowed for the day provided their car/truck does not block the roadway around the park. At no time will more than two vehicles in your space or any large boats be allowed to be parked within the RV park unless you are paying full price for an additional RV space specifically for parking only. This allowance is at the discretion of the park owners. These extra vehicles must also be in working order and not "projects". Storage is available in the storage yard for a fee. Contact the office to set up in the storage yard. Parking in unauthorized areas of the park will result in tow at owner expense. Absolutely no parking in the rear of park between space 18 and 19 in the septic tank/field area.

**Open mechanical work:** on cars/boats/atv etc. **is not allowed within the RV park.** If you need to change a tire, a battery, windshield wipers, or something simple, please do so within the space of one day. No big/messy projects are allowed (brake jobs, fluid changes, engine or transmission repairs, no watercraft, auto, or atv restoration, you get the idea....) There are qualified mechanics and tow services within Tonto Basin.

**RV Maintenance:** It is your responsibility to keep your RV in working order. All water and sewer connections must be leak free from your unit. Tires must stay inflated, motors working, in case of emergency (fire or flood, act of God, terrorism) and you need to vacate at a moment's notice. Windows must be replaced if broken and in general keep your unit looking decent. If your unit falls into major disrepair you may be asked to leave if you do not repair, it. If appliances break inside your unit, you cannot set up replacement appliances outside to take their place (i.e.: refrigerators, washer, dryer).

### **Trailer Spaces-**

**The RV lifestyle you have chosen has space limitations and with that we must be mindful that there are limits as to how much "stuff" you can keep outside before it becomes an eyesore. At all times, you must have your RV, 2 roadworthy vehicles and any other permitted items within the dimensions of your space only and in working order. Keep your belongings within your paid space, please do not expand into park property or encroach into your neighbor's space. This will be enforced.**

**Maintenance:** Spaces are to be always kept clean and free of trash and debris. This includes keeping the space free of weeds and overgrown grass, rake- up leaves as needed, and cleaning up after your pet within your space and within the park. Management will pick up brush piles and dispose of them. **DO NOT PUT YARD WASTE IN DUMPSTER** Rake yard clippings/leaves only to front of your space for pick up. Yard rakes may be checked out from office and must be returned. DO NOT put any household trash in your brush pile or you will have to bag up the piles yourself and place in dumpster or be charged for clean up on your next bill.

**If you leave the park for an extended period** but continue to rent and hold the space, you are still responsible to plan for your space to be maintained. If you need assistance, the office may be able to help for a yard clean up fee. You would also need to secure any patio furniture or lightweight items from blowing away and causing any damage to your neighbor's property or park property for which you would be held responsible.

### **Items welcome outside within your space: (other than 2 vehicles)**

- Patio furniture, outdoor rug, bird feeders, bird bath, outdoor decor items.
- Flower bed/pots, small garden
- Small dog fencing to contain your pet, or protect your garden
- BBQ or grill/fire pit (you must be aware of "No Burn" restrictions and follow them for everyone's safety)

**Fires may not be left unattended. Fire pits may be placed only on dirt or gravel and 10FT away from any flammable items/trees/grasses. All fires must be extinguished completely after use.**

-Sheds/outdoor storage/decks/shade structures/ANY space alteration: Must be approved by management prior to setting up. Sheds are allowed in Rear of RV area only. Contact office with your request for approval.

### **Items not permitted outside in your space:**

- Anything over 2 vehicles
- Tarps covering RV
- Sheds, structures or any space alterations that have not been approved by current management.

- Broken down and/or unregistered vehicles, watercraft, atv
- Inside furniture (recliners, sofas, futons, etc.)
- Washers or dryers, refrigerators or any type of appliance
- Clotheslines

-Open storage of tools, project supplies, paint supplies, hazardous materials, basic junk, trash or anything other than the permitted above items

Owners reserve the right by law to remove any incompatible structures or vehicles if owner refuses. Costs associated with any type of removal will be billed to tenant

**Storage Yard:** Available for monthly fee. Spaces are assigned so please contact the office to store your items and fill out an agreement. Unauthorized items that are not under a signed agreement will be removed from the storage yard.

**Activities not permitted in park:**

Welding, machining, any use of hazardous or flammable materials that pose a risk to the park.

Open mechanic work other than the minor repairs discussed above.

Loud parties or activities extending beyond quiet hours that would bother your neighbors.

Any dangerous or illegal activities or loud, unruly behavior, profanity, any aggressive behavior making anyone feel unsafe.

**Proper attire:** Be courteous to you neighbors and do not sit outside in your underwear. It makes your neighbors uncomfortable and no one wants to see that.

**Laundry facilities** are available, please do not over stuff the machines with bulky items, especially rugs. Wipe down machines after use and empty the lint traps. We know that you love your pets, however other tenants do not want you pets hair going home with them. Stay with your wash or make sure to return when it has finished so others can use the machines. If your RV has a washing machine you WILL BE charged \$10.00 per month extra. Outside units are no longer allowed, as a laundry facility is provided.

**Trash** (dumpster) is provided. Please bag your trash. Cardboard boxes must flatten or can be hauled to the recycle dumpster in town by the thrift store. **DO NOT PLACE FURNITURE, TIRES, PAINT, BATTERIES, OIL, HAZARDOUS WASTE or other items that common sense makes you question if it should be placed in the dumpster. These items are your responsibility to responsibly dispose of outside of the park.**

**Pets are welcome!** Limited to two (2) each weighing under 30lbs. All pets are to be up to date with all vaccinations and licensed with the county. All pets are to be always controlled by owners. No pets are to be acquired or replaced without approval from the owners and with evidence of valid vaccinations. It is the owner's responsibility to clean-up after pets. Any injury or damage caused by your pet to another resident, their property, or park property will be the sole responsibility of the pet owner. We (owners) reserve the right to refuse entrance to persons with animals that we deem to large (no pit bulls or Rottweilers) or that are dangerous to the general public. Failure to control unruly, loud pets can result in eviction. Please contact the office with any questions.

**Sub-letting:** Sub-letting your camper or mobile home is not allowed.

**Selling your camper/mobile home:** You are free to sell your unit at any time. Park owners must be informed and have the right to approve/disapprove of new tenant if new tenant plans to remain in the park and continue to rent space. New tenant must agree to all current park rules. Unapproved tenants will be subject to park eviction. **\*\*Please note** as a new sale with a new owner, the unit is subject to all current park rules including age of unit (2005 or newer) and condition. If the unit does not satisfy current park standards, it cannot remain in the park. Make sure your buyer is aware of this. Subject to park owner discretion. Keep park owners always informed if you are considering selling.

**Vacating the park:** Please provide 14 days written notice. Any sheds or structures left behind will become park property. Any personal belongings left are considered abandoned and will be removed at the cost of the vacating tenant. Any weed mitigation or excessive space maintenance after vacating will be deducted from the electric deposit.

**Children** visiting children are welcome and must be accompanied by an adult.

**Overnight guests:** Please inform the office if guests are staying more than 3 nights. Guests must observe all park rules. Guest staying over 14 days will incur a guest charge of \$15 per month per guest. Limit 2 guests at a time.

**Terms of Immediate Eviction:**

**All rules of this RV Park, county laws and state laws shall be obeyed.** Please note: If at any time the police are called for non-medical reasons i.e., discharge of a weapon, domestic disturbance or violence of any type, illegal drug use, property damage, theft, drunken/under the influence, unruly or harassing behavior, will be grounds for automatic eviction. If you DO NOT leave on the date requested, you understand that court papers will be filed. You will be charged for all outstanding; rent and electric as well as all court fees as well as an additional \$250.00 fee. \_\_\_\_\_/\_\_\_\_\_ initial and date \_\_\_\_\_.

**Insure your Rv and property:**

Facilities are use at your own risk. The management/owners of Greenback Crossing RV Park & Storage shall not be liable to Tenant, Tenant's family or Tenants invitee's licensees, and/or guests for damages not caused by Landlord or Landlord's agents. Landlord will not compensate Tenant or anyone else for damages caused by any other source whatsoever, or by Acts of God. Tenant is therefore strongly encouraged to independently purchase insurance to protect Tenant, Tenant's family, Tenant's invitees, licensees, and/or guests, and all personal property and/or in common areas or storage areas from all damages.

**Park Rules and Rental Agreement Signature Page:**

**Sign signature page and return to Office, Park Manager or Owner—keep rules for your reference**

New & current tenants, please sign and return to office—I have received a copy and understand the rules of Greenback Crossing RV Park & Storage, LLC. I am willing to comply with all the terms set above. This is legal and binding contract.

Signature\_\_\_\_\_Date\_\_\_\_\_

\*Failure to sign and return this agreement, but remain in the park, constitutes full acceptance of the above rules and terms.