



Bouse RV RESORT, LLC  
44255 Winters Street  
Bouse, AZ 85325-0282

Reservations 970-222-5115  
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## **PARK RULES & REGULATIONS FOR ANNUAL RESIDENTS**

Welcome Annual Residents to Bouse RV Park! We hope you enjoy your stay in our park. We are a community of friends and family and are pleased to have you join us in keeping our park a clean and friendly place we are all proud to call home! Let us know if we can do anything to make your stay more enjoyable!

- Quiet time in the park is from 10:00pm to 8:00am
- WiFi P/W 18Popcorn Do Not Share this password with anyone outside the park, it will slow our system.
- Park Speed Limit is 5mph. Please drive slow to reduce Dusting your new neighbors.
- Arizona State Health Codes requires ALL Sewer Lines must be off the ground.
- Your vehicles need to be parked within the parameters of you site, additional parking is available across the wash or along Santa Fe.
- To prevent dry sewer masses from forming in your black water tank and our pipes please DO NOT leave your sewer valve open. When Dumping your Black Water, chase it with a full tank of Gray Water.
- Please notify a park associate the day before your planned departure.
- R/O Drinking water is available at the Blue Hut for .20 a gallon. Yes, you can fill your RV.
- Showers are located at the North end of the park. Ask an Associate for the door code.
- You have an assigned "Message Box" in the game room. Check for Park Notices there. Bills are emailed.
- You must get a P.O. Box at the Bouse Post Office for mail delivery
- UPS & FED EX will drop your packages at the house at 44255 Winters Street, Bouse AZ 85325.
- Packages can be collected from the front porch or will be delivered to your site after 4pm.
- All Pets (including Cats) must be leashed. Harm/Damage caused by your pet on or off leash is your sole responsibility. Except for Service Animals, pets are not allowed in park buildings during group meals. You must maintain control of your pets to include howling and barking. Pick up after your pet.
- Vehicles must fit on your site. Do not park in vacant sites or block roadways.
- Utility and Fire Lane must be kept free from obstructions. (Between Rows D-E, F-G). No items are to be stored behind your unit or in the bushes. Keep your neighbors view pleasant.
- Dumpsters are for household trash & broken-down boxes only. If a dumpster is full do not add to it!
- Take your RV Parts and large project trash to the dump, it is free and just up Plamosa Road.
  - \*We have major issues with trash pickup and get skipped often, this can not be controlled.
- A Recycle Trailer is in the shed East of the Clubhouse please glass, plastic, tin & aluminum only.
- Keep your site clean and free of debris and weeds. Miscellaneous pieces of wood can be donated to the Bonfire, leave them by the fire pit.
- Wood Fires are strictly prohibited by the Fire Department, Propane Firepits and Charcoal Grills are allowed. Have all other BBQ Stoves approved before ignition.
- You are encouraged to water your trees & bushes. Please do so in the early morning or evening. Set a reminder to turn the water off after about 30 minutes. Please do not trim the cactus or oleanders unless given specific permission to do so.
- Additional parking is available in the "Storage" lot. Abandoned vehicles left at the park will be towed or disposed of at owners' expense.
- Firearms are not to be used or exposed in the park. No Fireworks in the park.
- Please submit Maintenance Requests in a written note deposited in the payment box in laundry room

- One residence with a maximum of 2 people per site. Additional persons will be charged \$4 per day.
- Do not walk between or behind RV Spaces. That is considered personal space when a rental is in place. Smoking is not permitted within 20 feet of park events, building entrances or windows. Please dispose of your butts in an appropriate receptacle not on the ground, in planters or in bushes.
- No washing of vehicles or RV's at your site. There is a hose west of The Bunkhouse.
- No political signs, banners or flags. Refrain from discussing politics at park gathering sites.
- With exception of outdoor specific furniture, grills, tables and umbrellas your personal property must be stored inside your unit or shed. Absolutely NO boxes, indoor furniture, refrigerators, freezers, plastic totes or colored tarps outside. Storage under your RV must have park approved skirting.
- Do not drive stakes in the ground. It is possible that you could hit a water, electrical or sewer line. This would not only be dangerous to you or others but could result in damages that you would be liable for. Sheds, additions & fences placed on your site must be PRE-APPROVED before set or moved. Once it is laid on a foundation or attached to the ground it stays and becomes property of the park and can only be removed/relocated by the park staff.
- ALL vendors must complete a Bouse RV Resort, LLC Vendor Application prior to working on site.
- Personal property/Vehicles/Mobile Homes/Campers or RV's left on a site with rent more than 30 days past due will become the property of Bouse RV Resort and disposed of or retained at the discretion of Bouse RV Resort, LLC.
- Courteous and pleasant behavior is appreciated! Malicious gossip, obscene gestures and abusive language, loud outbursts or threatening behavior will not be tolerated and will be grounds for immediate eviction. Do not take it upon yourself to correct or discipline another guest, you may be the one asked to leave. Please let a park associate know if a guest needs correction.
- **RESERVATIONS & REFUNDS:** A NON-REFUNDABLE deposit is necessary to reserve a space. Annual tenants must present a 30 day written notice before vacating. The deposit is taken off your final electric bill on the day of checkout, a refund or credit will be issued at that time. Once you are checked in, there are absolutely no refunds. There are no refunds for vacating your site early. Your space will be deemed vacant and available to the park to rent. Should you sell your unit, the money you have paid for your rent is not transferrable to new owners. Do not guarantee the new owner your space or make a promise of the rental rate. Not all units will be allowed to stay in the park, check with an associate before you make a sale. Your buyer must meet with Bouse RV Park Management and secure a new rental agreement.
- **RENT & ELECTRIC BILLS:** Bills will be emailed to you on or before the 3rd business day of the month. Please drop your check in the box next to the "Message Boxes" in the game room. Payment due dates are on the invoice. A late fee of \$3 per day retroactive back to the due date on late payments.
- **Payments:** Checks are preferred. Cash payments can only be made Barb or Robyn
- Total Rent is due by Oct. 1. If you cannot pay your annual rent, as described your rent will be converted to the monthly rate. Annual Rental is Oct 1 to Sept 30; with occupancy only from Oct. 15 to April 15.
- Credit Cards will be charged Convenience Fee: \$50 NSF Fee on returned checks.
- **Early Check In or Late Check Out Fee:** With permission you may be allowed to arrive at your unit prior to October 15 or stay after April 15; the fee is \$8 per night for each additional night of occupancy. You must seek Approval prior to coming in early or staying late as the facilities may not be open or accessible.