



**585 Sleepy Hollow Way
Tonto Basin, Arizona**

Rules and Regulations

Gila County, Arizona

Effective Date: January 1, 2026

ARTICLE I – AUTHORITY AND PURPOSE

The purpose of these Rules is to promote health, safety, order, and welfare within the Park; to preserve the quiet enjoyment of all residents; and to ensure compliance with all federal, state, and local laws governing recreational vehicle parks. These Rules supersede any prior Rules and Regulations.

ARTICLE II – DEFINITIONS

Unless otherwise stated, the following definitions apply:

1. **“Tenant”** means a person who rents or leases a space for placement of a recreational vehicle within the Park.
 2. **“Space”** means an individual parcel of land as designated by Park Management within the Park designed and equipped for the accommodation of a Park Model or recreational vehicle (“RV”).
 3. **“Park Management” or “Management”** means the owner or authorized representative responsible for operation and enforcement of the Park Rules.
 4. **“Guest”** means a person visiting a Tenant for a limited period of time not to exceed fourteen (14) days and not listed as an occupant in the rental agreement.
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ARTICLE III – GENERAL CONDITIONS OF OCCUPANCY

1. No person shall occupy or reside in the Park without applying for tenancy, meeting financial and criminal background criteria, and executing a written rental agreement. Any current occupant or resident of the Park that has not previously applied for tenancy and executed a written rental agreement, will be required to meet these conditions within 90 days from the effective date of these Rules.
2. Tenants and their occupants, visitors, or guests must conduct themselves in a reasonable and respectful manner at all times in the Park. Offensive, harassing, or inappropriate conduct towards anyone (including but not limited to Park Management, other tenants, occupants, visitors, or guests) will not be tolerated and may be grounds for termination of tenancy.
3. Tenancy and occupancy are conditioned upon compliance with these Rules.
4. Violation of these Rules shall constitute a breach of the rental agreement and may be grounds for termination.
5. Park Management reserves the right to refuse admittance or continued tenancy to any person who fails to comply.

ARTICLE IV – SPACE USE AND MAINTENANCE

1. Each leased Space is limited to one (1) Park Model or RV.
2. Tenant and Guest parking spaces shall be in designated areas by Park Management.
3. There are no lot lines separating spaces; the configuration of each Space is designated by Park Management.
4. Spaces must be maintained in a clean, orderly, and sanitary condition at all times.
5. No improvements, alterations, installations, permanent or semi-permanent structures shall be made or erected in, on or around a Tenant's Space without written consent of Management and in compliance with County regulations.
6. Nothing shall be attached to, hung, anchored to, either permanently or semi-permanently, any trees that are located in a Tenant's Space, without the written consent of Park Management.
7. Storage of materials, construction debris, or unregistered vehicles is prohibited.

8. Landscaping, outdoor furnishings, or décor must be approved by Park Management if they materially alter the appearance of the Space.
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ARTICLE V – VEHICLES AND TRAFFIC REGULATIONS

1. The maximum speed within the Park shall not exceed 10 miles per hour (10 MPH).
 2. Only licensed drivers and properly registered vehicles are permitted.
 3. Parking shall occur only in designated areas.
 4. Management may cause unauthorized or obstructive vehicles to be towed.
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ARTICLE VI – QUIET ENJOYMENT

1. Quiet hours shall be observed between 11:00 p.m. and 5:00 a.m.
 2. During quiet hours, excessive noise, music, or mechanical operation disturbing other Tenants is prohibited.
 3. All Tenants shall respect the right of others to peaceful enjoyment of their premises.
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ARTICLE VII – PETS AND ANIMALS

1. Domestic pets are permitted provided they are controlled, leashed, and do not create disturbances.
 2. Tenants shall immediately clean up after their pets.
 3. Management may require removal of any pet that exhibits aggressive behavior or poses a nuisance.
 4. Service animals shall be accommodated as required by federal and state law.
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ARTICLE VIII – UTILITIES AND SANITATION

1. Each Park Model and RV shall be self-contained and connected to approved utility systems.
2. The discharge of gray water or sewage onto the ground is prohibited.

3. Tenants shall report any leaks, damage, or unsafe conditions immediately to Management.
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ARTICLE IX – SOLID WASTE DISPOSAL

1. Refuse shall be deposited only in designated containers provided by the Park.
 2. All trash must be bagged; large items such as furniture or tires shall not be left on-site.
 3. Burning of refuse is prohibited.
 4. Recyclable materials must be separated where recycling facilities are provided.
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ARTICLE X – COMMON AREAS AND FACILITIES

1. The Park provides laundry and general common areas for Tenant use.
 2. Tenants must maintain cleanliness and follow posted operational rules.
 3. Smoking and vaping are prohibited inside enclosed common facilities.
 4. Children under twelve (12) years of age must be accompanied by an adult at all times.
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ARTICLE XI – GUESTS AND VISITORS

1. All guests staying overnight must register with Management.
 2. No guest shall occupy a space for more than fourteen (14) cumulative days within any calendar year without prior written approval.
 3. Tenants are responsible for the conduct of their guests and liable for any damages caused.
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ARTICLE XII – PAYMENTS, FEES, AND DEPOSITS

1. Rent shall be payable in advance on the first (1st) day of each month unless otherwise stated in the rental agreement.
2. A late fee may be assessed after five (5) days of nonpayment.

3. A refundable security deposit may be required.
 4. Returned checks shall incur a service fee of twenty-five dollars (\$25.00) or the maximum permitted by law.
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ARTICLE XIV – SAFETY AND EMERGENCIES

1. Fire lanes must remain unobstructed at all times.
 2. No open flames or fire pits are permitted except in designated areas approved by Management.
 3. Propane systems shall comply with all applicable safety codes.
 4. If the emergency is a medical, fire or police emergency, first call 911, then contact Park Management.
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ARTICLE XV – MAIL AND DELIVERIES

1. Mail and packages accepted by Park Management are handled solely as a courtesy.
 2. The Park assumes no liability for loss, theft, or delay of delivered items.
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ARTICLE XVI – INSPECTIONS AND ENTRY

1. Management may enter a Tenant's Space at reasonable times for inspection, maintenance, or enforcement purposes, with reasonable notice.
 2. In emergencies, Management may enter without notice to protect life or property.
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ARTICLE XVII – LIABILITY AND INSURANCE

1. Tenants occupy the Park and use all facilities at their own risk.
 2. Management shall not be liable for injury, loss, or damage to persons or property, except where caused by Management's gross negligence or willful misconduct.
 3. Tenants are strongly encouraged to obtain liability and property insurance for their Park Models, RVs and personal effects.
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ARTICLE XVIII – ENFORCEMENT AND REMEDIES

1. Violations of these Rules shall constitute violations of the rental agreement.
 2. Management may issue written warnings, assess reasonable fines, or initiate termination proceedings.
 3. Evictions and removals shall comply with Arizona law.
 4. Costs and attorneys' fees may be recovered.
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ARTICLE XIX – AMENDMENTS/MISCELLANEOUS

1. Management may modify these Rules by providing written notice of at least thirty (30) days to all Tenants prior to the effective date of such amendments.
 2. Copies of all current rules shall be available by contacting Park Management and requesting a copy. The current Rules shall also be posted in the common area laundry room and is available on the Park's website (www.sleepyhollowrvp.com).
 3. Any failure of Park Management to require compliance with or exercise any right pursuant to these Rules and Regulations shall not be construed as a waiver by Park Management of any provision of these Rules and Regulations, and shall not affect the validity or enforceability of any provision of these Rules and Regulations.
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ARTICLE XX – GOVERNING LAW

These Rules and all rental agreements shall be governed by and construed in accordance with the laws of the State of Arizona.

Sleepy Hollow RV Park

Gila County, Arizona

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