

# Palm Creek Golf & RV Resort

## Rules and Regulations

**Welcome!** The Management of Palm Creek Golf & RV Resort is very proud of our beautiful active adult community. Quality of life is what we treasure most at Palm Creek Golf & RV Resort. The Resort Rules and Regulations have been created to provide our Residents with a written statement of our Resort standards. Keeping our environment and facilities in first class condition is a community effort and priority. Your friendly cooperation and strict adherence to the Resort guidelines is greatly appreciated and ensures our Resort will continue to be the best of its kind.

In this document the term "Resident" refers to those renting a Home site or an RV site for 181 days or more in a calendar year. The term "Guest" refers to those persons renting an RV site for less than 181 days in a calendar year. The term "Visitor" is anyone invited into the Resort by a Resident or Guest on a daily or overnight basis.

- 1. Antennas and Satellite Dishes:** HAM radio antennas are not permitted in the Resort. TV antennas affixed to your Home, RV or Park Home must not exceed 7 feet above the roofline. Any other device or antennae may not be installed on your site or on the roof of your Palm Creek home, RV or site structure without sole permission from Management. Small satellite dishes (Limit 1 per site) may be placed at the rear of your site as long as it is not visible from the street or the golf course. Management must specifically approve any exception. Please note that dishes/satellites may not be left on non-annual sites during the off-season.
- 2. ATV's and Off-Road Vehicles:** Non-registered/non-street legal off-road vehicles are not allowed to be operated in the resort. These vehicles may be stored on your site if a) they fit on your site as one of your two allowed vehicles and b) are stored on their trailer, which cannot be longer than 15' in overall length. Street legal and licensed ATV's are permitted in the resort and may be parked onsite but are considered one of your two allowed vehicles. Empty trailers may not be stored on site. No vehicle emitting excessive noise will be allowed to operate in the Resort.
- 3. Bill Payments:** Residents rent and utility payments are due by the 6<sup>th</sup> of each month without billing. A \$25 late fee will be assessed on the 7<sup>th</sup> for unpaid rent. Guest reservations are to be paid in full, by Check or Cash, upon arrival. No refunds will be issued on or after the arrival date. Residents may remit payments via mail or at the Guest Services office during business hours. There is also a mail slot at the Guest Services' entry door where you can leave a check. Please write your space number on your check, and drop all rent and utility payments in the slot. No cash please in the mail slot. Payment must be made by cash or check. Credit card payments are **not** accepted for annual rent. Checks must be drawn in US funds. Receipts will not be mailed unless requested.
- 4. Cable TV Service:** Cable TV service is available to every site within the Resort. There is no additional charge. A channel listing is available in the "Welcome Packet" and on Channel 2. Channel 3 is Palm Creek's private channel. Palm Creek activities and events are shared on this channel. You may need to reprogram your television to accept Channel 3. Upgraded Cable TV service is also available from Dish Network. Please see Guest Services for information.
- 5. Campfires:** Wood burning campfires are strictly prohibited in the Resort. Propane gas log fireplaces are permitted provided they are UL or CSA approved, and are used in accordance with manufacturer's instructions. Propane or charcoal grills used for cooking are also permitted. Please follow manufacturer's instructions for proper operation of your grill.
- 6. Car and RV Washing:** A car wash area is provided north of the tennis courts, just across from the Maintenance Shop. Please use this area for washing all cars, trucks, golf carts, etc. RVs may be washed on site with a controlled water hose no more than once a month. Vendors are available to wash/wax your RV if desired. Please see the Gatehouse or Guest Services for a list of registered vendors.
- 7. Check-Out Time:** Check-out time for Guests is 11:00am. If you wish to extend your stay, you must check with the Guest Services desk to see if your site is available for an extended stay. If the site is not available, you will need to relocate to another available site. All extended stays must be paid in advance.
- 8. Clotheslines:** Clotheslines are not permitted at Palm Creek. Swimming suits and beach towels may be dried outside. No other clothes are permitted to be hung outside at any time. Please use the laundry facilities provided (or your own dryer) for drying everything else.
- 9. Compressed Air:** For the convenience of our Residents/Guests, a high-pressure compressed air hose is available just across from the car wash area, on the wall surrounding the Maintenance Shop. A pressure gauge is part of the air hose, but it is recommended that you use your own gauge to ensure accuracy. The Resort will not be responsible for any damage caused by over/under inflation.
- 10. Cutting through Adjacent Lots:** Please respect your neighbors. Use streets and sidewalks. Do not walk, ride or drive through another site whether vacant or occupied.

- 11. Death of Primary Resident:** Should a Resident 55 years of age or older die, leaving the unit to a surviving spouse or other companion previously residing with the decedent, and such surviving spouse or other co-habitant is at least 40 years of age, and provided at least eighty percent (80%) of the units shall continue to be occupied by at least one person 55 years of age or older, Management may elect to allow the surviving spouse or co-habitant to remain the occupant of the unit without violation of these rules. A death certificate and trust document (if applicable) must be supplied to Guest Services in order to change the name on the lease.
- 12. Electric Policy:** Arizona Public Service (APS), which supplies electricity to Palm Creek, requires all Annual Residents to be billed directly by APS. All other Guests (non-Annual) will pay Palm Creek Golf and RV Resort directly for their electric usage when staying for a month or longer. Billings will be done monthly. Please notify Guest Services two days prior to your departure that you will need your final meter reading.
- 13. Emergencies:** Palm Creek is part of the City of Casa Grande and is serviced by the City of Casa Grande Police, Fire and Paramedics. We are part of the 911 emergency programs. If you have a medical emergency or fire, please dial 911, give them the Resort address and your site number or other location (if not at a site). The local fire department has site maps of Palm Creek and will be able to find the correct location. After calling 911, if you are able, please call the Palm Creek Gatehouse (520-371-5860) and let them know that emergency personnel are on the way so they may facilitate the arrival of emergency units to the proper location. Please have your Palm Creek address on or near your telephone.
- 14. For Sale and For Rent Signs:** "For Sale" and "For Rent" signs may be placed in or on a Manufactured Home, Park Home or Recreational Vehicle. Approved "For Sale"/"For Rent" signs and information tubes are available in the Sales Office. As a service to all guests who are interested in selling or purchasing a resale within Palm Creek Golf and RV Resort, the Sales Office will provide a list of all of the Park Homes, Manufactured Homes and Recreational Vehicles, which are currently "For Sale" at the Sales Office. The site number, contact name and the contact's phone number, and the selling price will be listed. Management shall have final approval on the content of all listing information.
- 15. Garbage Pick Up:** The Resort provides garbage pickup as a service to our Residents/Guests. Pick up days are Mondays and Thursdays. Please place bagged, tied garbage at the curb in front of your site by 8:00am on pick up days. Please do not put garbage out the night before a pick up day. If you require garbage disposal at other times, there are dumpsters located next to the car wash area, across from the Wood Shop, across from the Dog Agility Park, east of the North Gate, next to South Laundry and west of the North Laundry. Palm Creek has an active and extensive recycling program. Residents are encouraged to recycle.
- 16. Gatehouse Services:** The Gatehouse at the Main Entrance is manned 24 hours a day, 7 days a week, providing a controlled admission to the Resort, denying entry to anyone not having a legitimate reason to be here. The Gatehouse also maintains the listings of contractors who have worked in the resort previously. Additionally, they provide coordination with emergency services (Fire, Police, Ambulances, etc.) when needed. During the time that Guest Services Office is closed, the Gatehouse may be contacted to report any urgent maintenance issues. Please contact the Gatehouse (520-371-5860) to report any unusual activity within the Resort. All Residents/Guests must stop at the Gatehouse prior to entry. Once acknowledged by the Gate Attendant, you may proceed into the Resort. The Gatehouse will not accept packages for residents. The North Gate hours vary depending on the season. Palm Creek Golf and RV Resort, although a Gated Community with Gate Attendants is not a representation of security for any of Palm Creek's Residents, Guests or Visitors.
- 17. Golf:** Proper golf attire is required on the Golf course. Please visit the Palm Creek Golf & Gift Shop for information regarding proper attire.
- 18. Golf Carts:** Golf carts are welcome in the Resort. Golf carts are considered a motor vehicle, and must abide by all traffic laws and regulations. All golf carts operated after dark must have adequate lights and reflectors. Resident/Guest golf carts are not permitted on the golf course or on any sidewalk. Golf cart operators must have current drivers' licenses.
- 19. High Speed Internet Services:** Free Wi-Fi is available in the common areas of the property – lobby, library/computer room, laundry rooms. Onsite high-speed internet is available through DISH. Please see Guest Services for service information.
- 20. House Watch Program:** For Residents/Guests leaving the property for an extended period of time, there are several residents in the resort who provide a House Watch service.
- 21. Ice:** Ice may be purchased in the Activities Office.
- 22. Late Fees:** All Annual payments (U.S. Funds) are due on the first of the month without billing. A \$25.00 late fee is charged on accounts whose payment is received after the 6<sup>th</sup>. A \$25.00 fee is charged for returned checks plus the late fee. This provision is not intended to, and shall not, create any grace period or indulgence by Palm Creek Golf and RV Resort, LLC, with respect to the punctual payment by you of all sums owed to Palm Creek Golf and RV Resort, LLC. The aforesaid late payment fee is not imposed as a charge for the use of money, but rather is imposed to permit Palm Creek Golf and RV Resort, LLC to recoup its administrative charges and other costs in dealing with the payment not being paid on time, and such late payment fee shall in no way be deemed an

interest charge. Furthermore, this provision is in addition to all other rights and remedies of Palm Creek Golf and RV Resort, LLC, in such event.

- 23. Laundry Facilities:** Laundry facilities are located in building E (along Desert Willow Drive), and in both the North and South satellite buildings. The hours of operation are 5:30am – 11:00pm. Washers, dryers, irons and ironing tables are available at each location. Quarters may be purchased at Guest Services for the coin operated laundry machines in building E. A Laundry Card may be purchased for \$3.00 from Guest Services for operating the laundry machines at all facilities. Value may be added to Laundry Cards at Guest Services and at the Value Added Machine at the North and South Satellite. There are no refunds for unused amounts of money left on Laundry Cards. Please report any equipment difficulties to Guest Services.
- 24. Maintenance of Your Site:** Help us keep Palm Creek beautiful! It is the responsibility of all Residents/Guests to keep their lots, RV's, Park Homes and Manufactured Homes neat and clean and in good repair.
- Annual Residents are responsible for managing weeds on their site.
  - Unightly storage under or around an RV, Park Home or Manufactured Home is not permitted.
  - Due to concerns over the durability of plastic, plastic upright storage sheds and plastic lattice must be approved in advance.
  - Yard décor is limited to four (4) pieces per site, including any metal art or décor attached to structures, exclusive of plants.
  - For safety reasons, only metal, plastic and ceramic items specifically intended for outdoor décor, are permitted and no glass (including marbles), wooden furniture, or indoor furniture/rugs are allowed.
  - Indoor appliances are not allowed outdoors with the exception of a small refrigerator, no larger than 4.4 cubic feet.
  - All items must be kept in good repair and may not be chipped, broken, faded or have peeling paint. Please avoid items that may be offensive in nature.
  - Gazebos and pop-up canopies are prohibited in the resort.
  - Blue tarps (to cover cars, golf carts, used as wind shields, etc.) are prohibited. Grey/beige/neutral color tarps are permitted for covering items *during the off season*.
  - Please refer to the *Landscape Design Considerations* handout for additional landscaping information.
  - Should it become necessary for our maintenance personnel to clean a site or make repairs, charges of \$25.00 per man hour plus materials and supplies will be assessed to the Resident or Guest. This includes landscape maintenance and repairs.
  - If you require assistance from the Palm Creek Maintenance Staff, work orders are available at the Guest Services Office, and you will be charged \$25.00 per man hour for their services, with a one hour minimum.
  - Management reserves the right to request any item deemed inappropriate or not meeting community standards be removed.
- 25. Making an RV Reservation:** Deposits are required for all guest reservations. A \$400.00 deposit is required for stays of 30 days or longer. A \$50.00 deposit is required for less than 30 days. We will do our best to get you on the site that you request. However, please understand that, except for Annual Residents, your deposit guarantees you a space in Palm Creek, not a particular site.
- 26. Minimum Age of Primary Resident:** The minimum age of a primary Resident/Guest is 55 years. All other residents must be a minimum age of 40. Palm Creek Golf & RV Resort operates as housing for persons age 55 and older under the Federal Fair Housing Act, 42 U.S.C. 3607 (b) and under the Arizona Fair Housing Act, A.R.S. 41-1491 et. Seq., and all rules and regulations adopted hereunder, which are incorporated herein by reference. Accordingly, except as provided herein, all units within Palm Creek shall be intended for occupancy by at least one person per unit 55 years of age or older. Notwithstanding the above, the Management reserves the exclusive right to rent fewer than twenty percent (20%) of the sites for occupancy wherein all persons will be at least 40 years of age or older (but not necessarily 55 years of age or older), so long as Palm Creek shall continue to qualify for the housing for older persons exemption as set forth by Federal and State law. Palm Creek is required by law to verify residents' ages. Residents/Guests agree to complete subsequent age verification forms upon request from Management.
- 27. Name Badges and Parking Passes:** Photo Name Badges and parking passes will be issued upon registration to all Residents/Guests. To insure the safety and protection of all, please wear your Photo Name Badges at all times when on the Resort premises. Photo Name Badges are issued at Guest Services. Parking passes will be issued at check in for all vehicles, and must be placed so it is easily visible to the Gate Attendant. Parking stickers (for Annual Residents only) must be affixed to the lower corner of the windshield on the drivers' side of the vehicle. Parking stickers will be applied by Resort personnel with no more than two passes per site.
- 28. Operation of Commercial Business:** Businesses may be permitted at the sole discretion of Management. Vendors are permitted at the Crafts Fair only. In consideration of your neighbors, businesses operated from a site

must not have retail traffic, business deliveries and door to door solicitation is not allowed. Businesses requiring licensing must be properly licensed. Management reserves the right to suspend or terminate any business operated within the Resort at any time.

**29. Parking Your RV On Your Site:** Pull-through parking is strictly prohibited except in the designated pull-through area north of Palm Park. A Resort Ranger must be present anytime an RV is being parked on a site, including any RV that is returning to a previously occupied site. If you wish your partner to guide you as you back into your site, you may do so however, the Ranger is still required to be present as a safety observer. If you move your RV for leveling purposes after the Ranger leaves, please make sure that the front of your RV (not including hitch) is flush with the front of the concrete pad. (If not, you will be required to move it even though you may already be set up.) If your power cord is not long enough, extra cords can be purchased at local vendors for RV supplies. Sewer lines must be kept completely up off the ground and sloping to the sewer connection per a City of Casa Grande ordinance. Extra sewer hose and/or sewer hose supports can also be purchased at local RV suppliers. Guests are asked to review the site condition with the Ranger, and sign off on the Ranger Site Inspection form.

**30. Pets:** Residents are permitted **no more than two pets** per unit unless otherwise approved by Management. Pets are limited to Dogs, Cats and Birds. No agricultural, wild or exotic animals will be allowed. For the pleasure and protection of all residents, pet owners must be responsible for any damage or injury caused by or because of their pets. Your neighbors appreciate strict adherence to the following rules and requirements:

- Pets must be kept on a leash **AT ALL TIMES** when inside the Resort, unless inside a designated enclosed pet park. For the safety of your pet and our Residents/Guests, we require the pet be no more than 6 feet from the pet handler at all times. Retractable leashes are NOT allowed.

- Residents must clean up after their pets and use the receptacles provided. Waste must be bagged prior to disposal.

- Pets are allowed in the pet area only and should be kept clear of the common areas including administrative buildings (Service animals are exempt). Special areas are provided for walking your pets. Please do not allow them behind or on someone else's lot.

- Vicious or unusually noisy pets will not be allowed in the Resort. Our insurance prohibits certain breeds of dogs (including but not limited to: Doberman, Rottweiler, Chow and Pit Bull or any mix thereof). Management reserves the right to deny breeds at its discretion.

- Please do not leave your pet unattended. All pets must be kept inside the home except when taken outdoors on a leash for reasonable outdoor exercise periods. Pets shall not be caged, fenced or left restrained unattended outside the home.

- For your convenience, there are 12 dog areas throughout the resort, including a dog agility park in the Sports Complex.

- Residents/Guests bringing pets to visit in non-pet areas of the Resort must keep their pets in the vehicle at all times.

- Only pets current on their vaccinations are allowed to be in Palm Creek Golf and RV Resort.

- Pets are not allowed to be run from golf carts; they must ride inside the golf cart.

- A pet washing station is available near the car washing area. Residents are responsible for cleaning up after using the pet washing station.

- Management has the right to fine and/or evict any Resident/Guest not complying with **ALL** pet rules. Management will investigate all complaints of non-compliance and issue a written notice of violation where deemed appropriate. Violations shall be subject to a fine upon a second violation and eviction upon a third violation at management's discretion. Exceptions to pet restrictions will be made when necessary to accommodate the needs of disabled persons.

**DO NOT FEED** the birds, ducks, rabbits or stray animals.

**31. Postal Services - Mail Keys, Boxes, Mail:** Locked postal boxes are available for all residents staying at Palm Creek for one month or longer. If staying less than a month, your mail will be held in the Mail Room. Bring your check-in receipt from Guest Services to verify your site number to receive your mailbox key. A \$5.00 fee will be charged for a replacement key. Your Photo Name Badge is required for all transactions. Because of heightened security and new laws, the Mail Room cannot give out any mail or mail information to anyone except the addressee unless we have written permission from that resident. Mail will be put into the boxes at the Mailbox building (east end of the registration parking area), or the north or south satellite buildings, depending on your site location. The Mail Room is open from 10:00 a.m. to 4:00 p.m. Monday through Friday and 10:00 a.m. – 3:00pm Saturdays during peak season and 10:00 a.m. – 2:00 p.m. Monday through Friday in the off-season. Residents/Guests may pick up packages, certified mail and purchase stamps during these hours. Domestic priority flat rate boxes may be brought to the Mail Room before 1 p.m. daily for mailing. These boxes are available for pickup in the Mail Room at no charge. The charge on the samples is the postage needed for mailing. All international mail must be taken to U.S. Post Office for declaration statements and correct postage. Certified and insured outgoing mail must be taken to the U.S. Post Office located at 1670 N. Pinal Ave. in Casa



Grande. Outgoing mail can be dropped in the mailbox at the mailroom, on the north side of the mailbox building, or at the **white** outgoing mailboxes at both of the satellite buildings. Outgoing mail will be taken to the post office once daily.

- 32. Propane Delivery:** The Resort does not sell propane directly. However, there is a propane vendor, Arizona Propane, who services the resort. They deliver Monday/Wednesday/Friday during the winter season. To obtain a propane fill, you must call them at 520-836-8900 to place an order and then place the bright orange propane tag at the front of your RV. If using bottles, place the empty bottle, with a tag attached, at the curb in front of your RV. The tag is a signal to the driver that propane is needed, and they will stop at your site as they circulate around the Resort. If you do not have an account with the propane vendor, they will not dispense propane unless you are present. If you have an account with them, they will fill your tank(s), and leave a receipt reflecting the amount of propane delivered, and the applicable charges to your account. Please call the company to establish an account with them. Propane tags may be picked up at the Activities Office.
- 33. Quiet Time:** Resident/Guest quiet time is 9:00pm to 7:30am. Contractor quiet time is 6:00pm to 7:30am. (6:00am during the summer). During these hours there will be no construction or contractors allowed in the Resort unless specifically authorized by Management. No construction or deliveries on Sundays or Holidays unless specifically authorized by Management. Food, flower deliveries, etc. are an exception. PLEASE NOTE: This policy excludes golf course maintenance or other maintenance deemed necessary by the resort's Facilities Director.
- 34. Refunds for Cancelled Reservations:** A full refund, minus a \$50.00 administration fee, will be issued only with a cancellation received at least 30 days prior to your scheduled arrival date. There are no refunds for unused stays.
- 35. Registration & Utilities:** Everyone must register, including annual Residents and overnight visitor(s) of a Resident. All seasonal rent must be paid in advance. Rental rates are based on a maximum of two people per site and there is a charge for each additional person after the first fourteen days of visitation. Rental fees include water, basic cable TV and use of the facilities (except golf). Electricity and sewer and trash pickup is included in the daily and weekly rates. All others (except Annuals) shall be billed by Palm Creek Golf and RV Resort for the amount of electricity used monthly from the day of check-in and a monthly fee for sewer/trash. Annuals will be billed monthly for electric by APS and billed monthly for sewer and trash pickup by Palm Creek Golf and RV Resort.
- 36. Resort Employees:** Employees and volunteers working for Palm Creek are prohibited from performing tasks for individual Residents/Guests except in emergencies and as specifically authorized by Management.
- 37. Resort Ramada Areas:** Private party reservations for Ramada areas may be booked through the Activities Office. Palm Creek special events take precedent over private parties.
- 38. Resort Safety:** Please report suspicious activities to the Gatehouse or Police! If you are going to be away, tell your neighbors. Have someone take in your newspaper or have it stopped temporarily. Be sure to lock your doors. It's always a good idea to not leave bikes, tools, golf clubs, etc. out and unattended. Going away for the summer? We encourage residents to look out for each other and be security minded. Notify Guest Services of anyone designated to be the House Watcher of your home. The Resort reserves the right to secure loose furniture, siding, skirting, etc. in the event of inclement weather.
- 39. Selling Your RV or Home:** Before you may sell your unit to someone who will be keeping it in Palm Creek, you must first notify the Palm Creek Resort Sales Office of your intent to sell and have your unit inspected and approved by Management for resale. All buyers who desire to reside in the Resort must qualify to be an Annual Resident of Palm Creek according to the rules and regulations in effect at the time you sell your unit, including the minimum age requirements. All Buyers are subject to a \$50 application fee. Palm Creek/Sun Communities reserves the right to disapprove any sale at its sole and absolute discretion. Once the unit is sold, your buyer must come in immediately and register with the Guest Services office. Guest Services will not register a new owner until the application process has been completed and the new buyer is approved by Sun Communities. It is the responsibility of the seller to settle any rent refunds with the purchaser prior to purchaser occupancy. If you are selling your home or RV please register your "For Sale" information with the Palm Creek Resort Sales office. Palm Creek Sales can assist you in the sale of your unit or you can sell it on your own. RV units sold that will be relocated outside the Resort must be moved within 30 days of purchase. Failure to remove a unit will result in rent being charged to the new owner or the unit being treated as abandoned. A buyer who is moving the unit out of the Resort after it has been purchased is subject to all Resort requirements as long as the unit remains in the Resort.
- 40. Setback Requirements:** Pinal County enforced setbacks are 5' in the front, back and side yards. Perimeter lots have the same setbacks. This means that awnings, sheds, Arizona Rooms, room additions, Park Homes, Manufactured Homes and RVs must not encroach into these setbacks. All structures must adhere to these setbacks.
- 41. Sidewalks:** Absolutely no bicycles, roller blades or golf carts are permitted on any sidewalks in Palm Creek. Sidewalks are for pedestrians only. Riding of bicycles or any other form of motorized transportation is not

permitted on the golf course pathway between the pet area and the non-pet area. Bicyclists may dismount and walk along this path. This is a walking path only!

42. **Site Improvements:** All architectural or landscaping changes to your site, including the mounting of an antenna, require written approval from Palm Creek Facilities and could possibly require a permit from the City of Casa Grande prior to commencement of work. See the Palm Creek Guest Services Office for a description of specific improvement guidelines. Architectural projects must be completed 120 days from the date the permit is issued. Contractors are permitted in the Resort from 7:30 a.m. to 6:00 p.m., except on Sundays & Holidays. These hours may be adjusted to 6:00 a.m. to 6:00 p.m. in the summer months. Simple delivery vehicles (i.e., pizza, flowers, furniture, etc.) are exempt from these delivery hours. All site improvements are to be submitted to the Palm Creek Guest Services Office.
43. **Site Rental Priority:** Annual reservations have first priority on site choice. Should an individual request to become an Annual on your monthly site, you will have the choice of taking the site annually or being moved to another site once your original departure date has been reached. If you elect not to retain your site as an Annual Resident and if you have not yet arrived or wish to extend your stay, you will be assigned to a similar site as close as possible to your original site.
44. **Smoking Policy:** The safety and health of our residents, guests and visitors is very important to our community. Fire safety is imperative and second hand smoke has been determined to be a serious health issue. In order to provide a fire safe environment and mitigate the effects of second hand smoke, we have instituted these guidelines. Smoking or vaping is not permitted in or within 20 feet of any building at Palm Creek. This rule also applies to all rest rooms and all pool and patio areas. When smoking outdoors, please be respectful of others and do not drop cigarette butts on the ground. Please use the provided receptacles. Smoking on spaces is permitted but with restrictions. Cigar or pipe smoking is not permitted on a space unless it is done within a confined area that does not allow any smoke to drift onto another space. Cigarette smoking is allowed on spaces without smoke containment as long as your neighbor is not adversely affected. If your neighbor is adversely affected by the smoke or smell, you will be asked to contain your smoke.
45. **Soliciting:** Absolutely NO soliciting is allowed in the resort at any time, including door-to-door solicitation. This includes solicitation from one tenant to another without prior invitation.
46. **Speed Limits: The speed limit in the Resort is 10 MPH or less.** All vehicles, *including bicycles*, must honor all stop signs and traffic markings within the Resort. Management reserves the right to install “speed bumps” where appropriate if speeding is excessive. These limits are for the protection of all Residents/Guests and Resort employees. Violation of the speed limit will cause a written warning on the first infraction. Subsequent infractions will be subject to fines and/or eviction from the Resort.
47. **Storage:** The City of Casa Grande allows one RV to be parked on each site. Please note: All extra RVs, boats, utility trailers, car haulers, flatbed trailers, etc., must be stored offsite. Your car dolly must fit under the rear end of your RV or it will have to be placed in storage offsite. Oversized Manufactured Home sites in the Phase 3 section of the resort will be evaluated on site-by-site basis for additional storage options. A list of offsite storage facilities is available at Guest Services.
48. **Sub-Leasing Your Unit:** Subletting is permitted for Annual Residents. A sublet application is required to be submitted at least 30 days prior to the subletters’ arrival. A \$50.00 fee must accompany subletting applications. Subletting of an empty space is not permitted. There is a limit of five (5) homes that may be owned at one time for investment or resale purposes. When the Renter checks into the home, the owner of the home gives up all access to Palm Creek, its facilities and activities. Any resident found abusing this rule may not have their annual lease renewed. Subletters should check in at the office upon arrival and obtain a car pass and Photo Badge IDs to use the facilities. Your renters must abide by the community rules as if they were the Resident, including the minimum age requirements. Any violation of the rules by a Renter shall be grounds for removal from the community and you, as the Resident, shall be held liable for all damages and/or costs associated with the Renters actions. Management reserves the right to withhold approval of subleases at its sole and absolute discretion. **If you plan to rent your unit, you will be responsible for the electric, sewer/trash and all rent due to Palm Creek during occupancy of the space.** Palm Creek Rentals can assist you in the rental of your unit or you can rent it privately, but third party rental services are not permitted in the Resort. If you should have questions regarding private rentals please see the Guest Services Office for more information.
49. **Swimming Pools and Spas:** Pools are closed from 5:30am to 7:30am for cleaning. Children 17 and under are permitted in the pool area during the posted hours of 10:00am – 12pm and 4:00pm – 6:00pm and must be accompanied by an adult at all times. (During summer, children are allowed in the main pool only and there are no time restrictions.) No horseplay, running, jumping or diving. For your safety, pools and spas will be closed at 9:00pm. Children and adults in diapers are not permitted to use the pool. “Swimmer Pant” type diapers specifically made for swimming are allowed and are available for purchase at the Activities office. Only persons over the age of 18 are permitted to use the Spas. Glass containers are not permitted in the pool area. Suntan

lotion and oil are bad for filters and tiles. Please shower before swimming. Please observe all posted rules and keep the surrounding gates closed. Remember, there are no lifeguards on duty.

- 50. Temporary Loading and Unloading:** For the purpose of loading and unloading only, an extra RV or utility trailer may be parked on a non-annual space close to your own. You must obtain a temporary parking permit from Guest Services and park free of charge (no electrical hookup permitted) for up to 3 days. *This service is only available to Annual residents.* Please notify Guest Services and get a parking pass first. You may also park for a short time in the street in front of your site, subject to other vehicles and RV's being able to pass by safely. A Ranger may request that the vehicle be moved, if necessary, to allow for maneuvering of an RV being parked nearby. No overnight parking is allowed in the streets at any time for any vehicle type.
- 51. Tennis Courts/Pickleball Courts:** Hours are 7:30am - 9:00pm. (Summer hours are 6:00am – 9:00pm) Only proper shoes are to be worn on the courts. No street shoes are permitted. Please see the court bulletin boards for court schedules.
- 52. Termination of Lease:** Management may terminate your lease in accordance with the provisions of the Recreational Vehicle Long Term Rental Space Act or The Mobile Home Resorts Residential Landlord and Tenant Act as applicable. Where an individual becomes the owner of a unit either by gift, award, devise, transfer, will, assignment, conveyance, or otherwise, and sale to such individual was not approved by Palm Creek Management prior to the sale, and such individual desires to reside in Palm Creek, and does not meet the rental requirements of Palm Creek, Management may refuse to rent to such individual. However, such individuals will be given a reasonable amount of time to remove their unit from Palm Creek, not to exceed thirty (30) days. Individuals intending to relocate their units will be charged the full amount of the accrued rent on the space if the unit is not moved within 30 days of ownership. Such rent shall be calculated from the day of new ownership when the unit is transferred to the non-qualifying owner/buyer.
- 53. Types and Conditions of RVs Permitted:** Palm Creek Management has the right to approve or reject the type, size and/or appearance of any trailer or motor home entering the Resort. Only RVs (motor homes, travel trailers, 5th wheels) Park Homes and Manufactured Homes will be permitted. All units must be at least 23 feet in length. Exceptions can be made for shorter vehicles that provide hook up extensions. Class B motorhomes will be allowed in the resort provided they have a tow vehicle and have proper hook up extensions. No pick-up/campers, tents, teardrop trailers, pop-up trailers, or converted vans/buses are allowed. All RVs must be self-contained (with holding tanks). Any RV more than 10 years old must be inspected and approved by Management. Any RV with non-factory external modifications (i.e. AC unit hanging out of a window) will not be permitted.
- 54. Use of Recreation Areas:** Palm Creek is a private resort for Residents/Guests and their visitors. You must wear your Photo Name Badge when using any of the facilities. Activities and room reservations for special occasions are all coordinated through the Activities Office. Swimming attire is not permitted inside any of the Resort buildings or the shuffleboard area. The phrase, "No shirts, No shoes, No service", applies for all of the Resort's facility buildings.
- 55. Vehicle Parking:** Please park only in your own space! Each site will accommodate 2 vehicles unless the site has been modified by an improvement. Unless you have a corner lot, your cars should be parked parallel to your R.V. No overnight parking in the streets. Your guests may park on your space or at the main complex parking lot. Parking on a vacant lot is not permitted. If the office assigns a site to someone other than yourself and your vehicle or your guests' vehicle prevents them from pulling into the site immediately you will be charged rent for the site. Please contact Guest Services if you have a vehicle that you can't accommodate on your site. Very few overflow parking sites are available at a rate of \$40/month. Reservations must be made through Guest Services.
- 56. Vehicles Left During The Summer:** Planning to leave your vehicle here for the summer? Please remember that it can get very windy here so covers must be properly secured. No blue tarps may be used to cover vehicles or other items. Management reserves the right to remove covers in disrepair that pose a danger.
- 57. Vendor/Contractors:** Palm Creek provides a list of vendors who work in the resort. This list is intended to assist residents who may not be familiar with local contractors. It does not represent an endorsement or recommendation by Palm Creek or Sun Communities. Any hiring of contractors to perform work is strictly between the Resident and the Contractor, and is at your own risk.
- 58. Visiting Guests Under Age 18:** Children are always welcome at Palm Creek. As with any visitor, children may visit a Resident/Guest for a period not exceeding 30 days in any calendar year. An adult must accompany children at all times. Residents/Guests are responsible for the child's conduct. Children are considered as those less than 18 years of age.
- Children must be supervised at ALL times in the clubhouse and/or using the facilities. This means that a Resident/Guest or parent MUST accompany them.
  - Children are permitted in the pool area only during the posted hours of 10:00 am to 12:00 Noon, and 4:00 pm to 6:00 pm, and must be accompanied by an adult at all times. Running, splashing, or diving is dangerous and disturbing to others, and is not permitted.

- Children are NOT permitted to use the following facilities under any circumstances: Billiards room, Exercise room, Spas and all Craft Rooms.
- An adult must accompany golfers under the age of 18.
- Sorry, skateboards are not permitted! Roller blades are allowed on the streets only and protective gear is highly recommended. Roller blades are not permitted in or around any facility including the pool areas and courts.
- Children are not allowed to drive golf carts or motor scooters on the Palm Creek property

**59. Visitors Must Abide By All Rules and Regulations of the Resort:** Residents/Guests are responsible for the actions and conduct of their Visitors. Residents/Guests must be present with their Visitor(s) any time Visitor(s) are using Palm Creek facilities or amenities. Management reserves the right to limit the number of Visitors a Resident/Guest may have at one time. Daytime visitors are welcome to visit a Resident/Guest at no charge. Overnight visitors must register with the office and receive and wear a Visitor's Name Badge. Visitors are not allowed to reside in the Resident's/Guest's Park Home, Manufactured Home or RV without registering with Guest Services. We ask that you host a MAXIMUM of 2 overnight visitors at any one time. Visitors may stay with a Resident/Guest for a period not exceeding four weeks in any one calendar year. There will be no charge the first 14 (fourteen) days for a Visitor staying with a Resident/Guest. On the 15th (fifteenth) day, there will be a \$7.00 charge per day per visitor. No Visitor charge is applied for Children under the age of 17 but the stay limitation applies.