



# Juniper Ridge

## RV Resort and Country Club

### Rules and Regulations For Seasonal Residents

Seasonal Residents must abide by all CC&R's and Bylaws, plus these Rules & Regulations. This information is available on our website at [www.juniperridgeresort.com](http://www.juniperridgeresort.com)

#### **Emergencies:**

In an emergency (medical, fire, police), dial 911 – you will need your four digit 911 address – be sure to stress that you are at Juniper Ridge Resort at White Mountain Lake ( There is also a Juniper Ridge Street in Show Low and you Must make that distinction).

**Name Badge:** Juniper Ridge name badge is a renter's identification and should be worn at all times.

**Vehicle Tags:** Renters must display a Juniper Ridge vehicle identification tag in the lower left had corner of the windshield of all of their motorized vehicles that will be entering/leaving the park.

**Lots:** Renters shall maintain their lots in a neat, clean and orderly fashion. Items placed outside the RV shall only be a standard outdoor patio accessory. Visible unsightly clutter (storage of bottles, cans, boxes, trash, etc) around or under an RV is not permitted. Lots must be maintained weed free. Do not pour oil or liquids on the ground or leave trash out that any attract unwanted guests (from ants to coyotes to bears).

**Parking of RV:** When parking an RV on a lot it us to have a 10ft. minimum setback from the front curb. The setback on the sides and back of the lot is 5 ft minimum, this includes slide outs.

**Sewer Connections:** All hook-ups of RV's to sewer lines must be accomplished with commercially recognized and approved hoses, pipes, fittings, etc. and provide a tight gas/fume elimination connection. Replace drain pipe cap when departing.

**Golf Course Access:** Golfers must sign in at the pro shop before entering the course for play. Only registered golfers, during play, are permitted on the golf course at any time.

**Satellite Dish:** A satellite dish may be placed on a recognized manufacturer's ground stand at the rear or side of the lot or attached to the non-street end of an RV.

**Guests:** All guests are required to wear a name badge, which can be picked up at the Association's Administration Office.

**Children as guests:** This is a 55+ community – please remember that visiting children are the responsibility of the Owner/occupant. Children must be accompanied by the owner/occupant, or a parent, at all times. To drive a golf cart, a child must have valid driver's license or be accompanied by an owner occupant or parent who will unilaterally accept liability and responsibility for any injury or damage caused by the child.

#### **No one under the age of 18 is permitted to use:**

- Therapy pool (Spa/Hot Tub)
- Steam room or saunas
- Pool room (unless accompanied by an adult)

**Garbage/Trash:** There are commercial trash dumpsters available for owners/occupants use. It is the responsibility of the owner/occupant to place their trash in the dumpster, noting:

- There is no trash pick-up service provided on an individual lot basis.
- Plastic, plastic bags, Styrofoam and metal must be disposed of in dumpsters.
- Newspapers and aluminum cans are to be disposed of in their respective recycling bins.
- It is mandatory to break down all boxes, etc. – no disposing of furniture or other large items (take to the refuse center).

**Laundry Facilities:** Outside clothes lines, rack, etc., are not permitted. Outside laundry drying of any kind is not permitted if you have pet blankets to wash, please use the designated "pet washer". Please shake pet blankets prior to washing them to remove as much hair as possible.

**Pets:** All pets must be kept on a leash, or otherwise restrained, when not within the Recreational vehicle or park model. Pets are prohibited from the activities complex, any part of the golf course and other Association member's developed lots. The owners or guest of a lot owner where a pet permanently or temporarily resides, shall be responsible for immediate clean up of fecal or vomit material created by that pet. Pet owners are financially liable for any damage to property or injury to owners/occupants/guests, other pets, etc. Any pet that attacks another pet or human must be permanently removed from Juniper Ridge RV Resort.

1. **Pool Tables:**

- Children between the ages of 14-18 may use the pool tables provided they are accompanied and supervised by a parent or guardian. The supervisory person must unilaterally accept the liability and financial responsibility for any damage to a pool table or related equipment.
- Table covers are to be placed back on the tables when play is finished.

**Quiet time:** Quiet time is between 10pm and 6am. Loud, unruly conduct will not be tolerated.

**Walkways:** Walking, biking or driving through unoccupied lot(s) is not permitted.

**Note:** It is advisable for anyone walking at dusk, or after dark, to carry a flashlight.

**Traffic:** The speed limit on Juniper Ridge Road is 25 mph. Speed limit on all interior streets is 15 mph. Motorized vehicles and bicycles must obey all traffic signs and speed limits.

**Washing:** Washing of RV's or other vehicles is permitted on a resident's lot, but please conserve our water.

**Smoking:** Smoking is not permitted in all Juniper Ridge enclosed common areas, rooms and buildings. The State of Arizona regulations prohibit smoking within twenty feet (20') of public areas. Smoking will not be allowed in pool/spa and patio area which is within the confines of the fenced and gated area. There are designated smoking areas outside the fenced and gated area.

**Campfires:** No open fires (campfires, fire rings, etc.).

Approval Date: Aug 26, 2011

Board Signature: [Signature] Date: Aug 29, 2011