

SKP CO-OP RETREAT, INC.  
3241 SOUTH MONTGOMERY ROAD  
CASA GRANDE, ARIZONA 85193  
520-436-3589

## ROVER'S ROOST RENTER AND GUEST RULES AGREEMENT

**Self-Contained RV:** All RVs in the park must be fully self-contained and is set up to allow all functions of living (sleeping, eating, cooking, and sanitation) to be handled completely while inside the RV. A toilet system, including a holding tank is an absolute requirement. A commercial composting toilet is permitted. 12/12/19

**Sewer Connections:** Sewer connections *must* be either a screw adapter or a tight-fitting expandable adapter. To provide full drainage, sewer hoses must be adequately supported off the ground on a continuing slope, with no sags or traps. The use of biodegradable toilet chemicals and filters on washer drains *is required*.

**Occupancy:** Limited to 6 persons per RV. Persons under 18 are limited to 14 days in any 365-day period. An adult must accompany person under age 14 in the Clubhouse. RVs may not be left unattended for more than 24 hours without manager notification and approval. Renters may not leave their RV unattended/unoccupied for more than seven days.

**Length of Stay:** Maximum full hookup rental is 180 days in a 365 period unless approved by the manager or board president on a space available basis. Renter agrees to be moved to a different lot when deemed necessary by the manager. Guests of Rover's Roost members in residence may stay in the boondock area for up to seven days. Maximum stay in the boondock area is seven days in any 28-day period unless approved by the manager or board president on a space available basis.

**Garbage:** Must be bagged and disposed of in the dumpster Discard your cigarette butts in the proper receptacles Pet waste must be bagged and left in marked receptacles at the back gates or in the dumpster.

**Pets:** Pet walks are located on the north and south sides of the park. Please pick-up pet droppings inside and outside of the park and dispose of properly. Limit of 3 pets per site and must always be controlled (fenced, tied, or leashed). No excessive barking. Maximum 8-foot leash in park. No unattended pets outside of the RV. Potentially dangerous animals not allowed. Only service dogs allowed in buildings.

**Propane:** Available to park residents only. Portable propane bottles(40 lb. max) placed at the front of your lot will be picked up, filled and returned. See management if you have a motorhome and need propane. *Payment in the office is expected on the day of filling.*

**Parking:** Renters/Guests must be escorted to their lot each time they park their RV. The RV cannot be parked after dark, except in boondock. Escorted re-parking is allowed between 5 p.m. and 8 p.m. **with prior approval of management**, otherwise renter/guest must park in boondock. Parking is limited to one (1) RV and up to two (2) vehicles (car, truck, tow dolly, cargo trailer, or motorcycle) per lot.

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**For the comfort and safety of members and guests, please comply with the following:**

- Speed Limit:** (10) miles per hour – including golf carts, motorcycles and bicycles.
- Generators:** 8 a.m. – 10 a.m. and 5 p.m. – 7 p.m.
- Quiet Time:** 10 p.m. – 7 a.m.
- Smoking:** Prohibited in park buildings.
- Campfires:** Only campfires in containers are permitted. No open burning allowed in the park.
- Vehicle Washing:** Only with manager's permission.
- Oil Changes:** Changing oil or other automotive fluid is not allowed in the park.
- Storage:** outside the RV must be kept to a minimum.
- Signs/Sales:** Not to be displayed on lots. A reasonably sized sign may be posted on the bulletin board with Manager's permission. Door to door selling is not permitted and no item may be sold outside a resident's unit except with managers permission or approved events.
- Walkways:** Do not walk through occupied lots. Riding bicycles or motorbikes on walkways is not allowed.

**YES or NO (Please circle one) I certify that one member of this party is at least 55 years of age.**

**Please initial next to each of the following items:**

\_\_\_\_\_ **Checkout Time:** 12 Noon. When leaving with your RV, you must exit your rental lot by turning left. Exception: lots 20, 70, and boondocking sites turn right. South Street is one-way eastbound for all RVs and large commercial vehicles.

\_\_\_\_\_ **RV:** My RV is no longer than 40 feet and self-contained as defined above.

\_\_\_\_\_ **Liability:** RoVer's Roost SKP Co-op Retreat, Inc. is not liable for any loss from fire, theft or injuries occurring during my stay.

\_\_\_\_\_ **No Refunds:** There are no refunds for early departure.

\_\_\_\_\_ The park has **zero tolerance** for domestic/drug abuse or violent/aggressive behavior.

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Guest/Renter Signature	SKP Number	Date of Arrival
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Phone #: \_\_\_\_\_

License Plate # and State \_\_\_\_\_

Emergency Contact:/Phone: \_\_\_\_\_

Signed: *Miane LeBourdais*  
President, Board of Directors