

COMMUNITY RULES & REGULATIONS

Welcome to Hidden Shores Resort

1-1-22

These rules and regulations have been chosen for your convenience, security and the pleasant atmosphere associated with Resort living.

1. QUIET HOURS:

Park quiet hours have been firmly established from **10:00 P.M. – 7:00 A.M.** During this time any loud music or bothersome activity that creates excessive noise are strictly prohibited. Park management may extend quiet hour cut-off for park sponsored events.

Noise from your radio, stereo, pets, party, cornhole/washer, ATV, spirited discussion, or your guests must not impose on other residents at any time. Hidden Shores shall be the sole judge of acceptable noise levels.

2. TRAFFIC:

Speed limit within the Village is 10 MPH. Moving vehicles must be driven on designated roadways only and must have head and taillights in working order to operate after dark. Motorized vehicles (golf carts, motorcycles, and ATV's) may be used within the Village for **transportation only**. No cruising or joy riding. All operators of motorized vehicles must be legally licensed to operate golf carts, electric scooters & ATVs inside park boundaries and be at least 16 years of age. Drivers with permits require a parent with permittee (minor's ATVs are allowed to be escorted in or out of the park by parents/guardians). **Any trailers that are being towed must be properly connected and comply with all state/federal laws.** Traffic violations are subject to fines or removal of vehicle.

Motorized GAS Scooters and skateboards are prohibited, along with towing of same behind a golf cart. Use of gasoline carts & ATV's during quiet hours is prohibited. All **GOLF CARTS, RHINO/RANGERS & ATV's must carry liability insurance** AND have Site # (minimum 3 inches) **displayed prominently** on both sides. After market modifications that have a noise/safety impact must be approved by management.

Offensive or obscene customization is prohibited and allowance of same is at the discretion of the resort management. For Safety Purposes NO RECREATIONAL BIKING, hover-boards/skateboards, and scooters/electric scooters operated by minors allowed in lower parking lots, ramps/sidewalks, or Main Office/Store/Cove. The Resort takes no responsibility for monitoring and ensuring the safety of riders on any vehicles. It is the responsibility of the parents and/or guardian of minors to supervise and ensure the safety of these riders. *As a seller/buyer it is your responsibility to ensure any vehicle permits and site stickers are current and pertaining to your site.*

3. VEHICLES / GOLF CARTS / QUADS:

There is a maximum of three (3) vehicle units (boats/cars/golf carts/OHV's/wave runners/quads etc.) allowed on your lot at any time when site holder is not in the park (larger sites please contact office for specifics) Personal property including motorized vehicles, of site holder ONLY allowed stored on individuals site. Vehicles and watercraft must fit on your space with easy access still maintained. No parking in the street, in common areas, or vacant lots. **UNATTENDED GOLF CARTS AND VEHICLES MUST NOT BE ANYWHERE ON THE ROAD OR IN THE FRONT COMMON AREAS OVERNIGHT. Parking on vacant lots may result in the guest being charged rent for the vacant lot.** No major repairs/oil changes of any vehicle can be done in the resort. No storage of gasoline/batteries may be left on site. Park entry stickers must be permanently attached to registered vehicle on the outside of the lower left corner of the windshield; no transfers, and only 2 per site. Golf Cart/ATV insurance stickers must be attached to the left lower front side panel on all Motorized and applicable vehicles.

Failure to attach the park stickers will result in cancellation of vehicle privileges or ticket. Unattached trailer parking is prohibited except in dirt parking lot and entrance of park (tow vehicle must be able to tow attached loaded trailer). Public parking areas are not for storing excess vehicles/trailers, but to be used for persons actively using the ramps in the summer or storage of cargo trailers in the winter. Failure to comply will result in a storage fee. All trailers under "transport" must have safety chains attached. All vehicles must have proper and required safety equipment/lights/brakes working maintained in a working order as well as operated in a safe and complete manner.

4. CHECK-IN:

RV check-in time is 1:00 pm. Call the office to check availability for early check-in.

5. CHECK-OUT:

Check out time is 12:00 P.M. Arizona time. A late checkout will result in a charge of one day's rental.

6. RV REQUIREMENTS:

The management must approve all RVs or replacements. Site holders shall use site approval application available on website to regulate approval. Any RV unit over 35 feet in length, residing on an annual site per the park agreement, must have park approved skirting. Fiberglass lattice as well as approved canvas is acceptable. Proper ventilation should be addressed. All RV's must always be self-contained and connected to our site dumps (does not mean porta-potties). No outside modification of recreational vehicles is permitted (including outside window AC units) without management approval. RV's must be owner occupied. Use of RV, other than by the owner, must be approved through the office. Pickup campers must remain on pickup. Sites may not be sublet. Rent/site is not transferable or assignable and site does not accompany the sale of an RV. No evaporative coolers. **Before plugging in or unplugging your RV to the pedestal, you must turn the breaker off on the pedestal or risk high voltage surges that may damage your electronics in your RV unit. Hidden Shores will not assume responsibility to cords plugged into live circuits.** No RV's older than 15 years unless approved by management (requires written trailer waiver).

7. OCCUPANCY:

Per the guidelines set forth by the Bureau of Land Management occupancy is limited to **no more than five (5) months, or 150 days per year, either consecutively or in aggregate, with no conveyance of real property.** All RV sites are rented on a month-to-month basis, and site reservations can be made for a period of no longer than one-hundred-and-eighty (180) days. Renewal is not guaranteed. Only the individuals and their immediate family listed may occupy the site, unless approved by management. No occupant may reside at the rental space as their sole residency in

the County of Yuma. Any activity, which signifies residency, such as working in town without permission, children in school, unauthorized mail delivery or year-round occupancy is a violation of the Rules & Regulations and will result in the termination of your stay.

8. Mail

Hidden Shores is not a registered post office and is not responsible for lost/damaged mail or packages nor is notification of delivery required on our part. Packages shipped to Hidden Shores must be picked up within 7 days of delivery unless prior confirmed arrangements (in writing have been made with the office). Use of Hidden Shores' address is prohibited on any registration of site holders' assets and cannot be used as a home address. Mailboxes are for the convenience of Hidden Shores Staff and available to "onsite" site holders (min 1 month stay) from November 1st thru March 31st.

9. RV SITES/ Vacation Homes:

One (1) RV per site. Large boats and enclosed trailers may be required to park off assigned site. Excess items shall not be stored around or under the unit unless skirted. **The following is prohibited:** tenting, sleeping in cars or in truck vehicles, outside appliances, wood burning fires, RVs parked on vacation home sites other than for limited loading or unloading purposes. RV's, boats, trailers; etc. must be offset from the street and rear of site at least five (5) feet and must be parked with access door on opposite side of pedestal. Hot Tubs or Pools are prohibited in the park without prior written permission. (Children's 1 ft high wading pools excluded with someone on site to supervise at all times). Cargo/trailers are not permitted for on-site storage and must not remain on site longer than 72 hours. Subletting or renting your Site/Vacation Home/Storage/Dock is not permitted.

10. Site Holders & VISITORS:

Upon arrival all persons (including Site Holders & Visitors) on a site must be registered by name with the office and a fee paid if applicable. **All guests and their visitors MUST be pre-registered before entry is allowed in park. All incoming visitors arriving separately from you must be preregistered and have their name on the "Visitor List" at the main gate. Failure to do so will result in the visitor denied access to the park. Registered Site Holders can put their visitors on the list via our Visitor Registration Form link <http://www.hiddenshores.com/visitor-form.html>. Names must be submitted 24 hours before arrival. Otherwise, you will be required to go to the office to register. Please remember you are responsible for your visitor's actions and behavior.** Site holder must be "in park" before Visitor is allowed access to park and site unless exception made by management. All approved contractors work hours are between 8:00am and 5:00 pm Monday thru Friday, unless extended by permission of main office.

Monthly sites (RV sites) are registered to two (2) persons only. All visitors must be registered in the office by the registered site holders. Any visitors occupying the RV site OR vacation home without the registered site holder present on site, **MUST** register at the main office and sign a copy of the resort policy, and is restricted to this "non accompaniment" of no more than four (4) times total per site in park per calendar year, no longer than 14 days per stay, and not to exceed thirty (30) days total in a calendar year. (No one under 21 years of age). Abuse of this policy may result in cancellation or the ability to re-lease the site on the anniversary of current lease. Site holders entertaining visitors at the resort (until 11PM) shall be responsible for their conduct while on premises and shall be responsible for any charges or damages incurred by the visitor or guest. All overnight visitors must be registered at the office. **All site visitors must abide by the code of conduct that all site holders abide by. Hidden Shores reserves the right to refuse and/or eject any and all site holders and visitors should they violate the Community Rules and Regulation for Hidden Shores. Continued abuse or violations of said policy may result in cancellation or non-renewal of your lease.**

11. CURFEW:

We welcome families. Please remember that your children are not the responsibility of other site holders or management. Parents are fully liable and responsible for the acts and conduct of their children. The Park has a 10 PM curfew for anyone under 18 years of age. **After 10 PM**, anyone under 18 years of age must return to their sites or vacation homes, unless accompanied by their parents. **ALL SCOOTERS AND SKATEBOARDS may not be operated after SUNSET.** Working lights front & rear are to be firmly and properly attached to bikes (no flashlights are not considered head lights).

12. DAY USE/EVENTS: 7:00 AM UNTIL DUSK

Designated day-use parking areas are provided. Day use/ daily extra vehicles (2 vehicles per daily site rental plus boat) charge \$15 per car. Do not park or utilize sites unless you are the registered site holder at the site. There is no day use during holiday weekends. All non-sponsored events held using park facilities, must be approved in writing by management before the event occurs. Contact office for details. Day use charges are for non-site holders and visitors for boat launch, beach use, and non-sponsored events, and not for use of showers, laundry facilities, or main building facilities (pool) or overnight parking. Day use boat launch hours 7:00 AM until dusk.

13. SITE RENTALS:

All rates are based upon 1-2-person occupancy. Up to six (6) persons may occupy one site overnight/no rotations, but extra person charges will apply at the rate of \$10 per day per person. The rental of a lot does not include the privilege of using the space for commercial purposes or subleasing. No subletting of Vacation Homes or RVs.

14. SIGNS/FLAGS:

No unauthorized signs or advertising including "For Sale" signs allowed inside park. Graffiti is prohibited. Profanity is prohibited on flags or signs. Flag poles and flag content (other than the American flag) must be approved through site improvement application. All American flags flown at night but must be illuminated.

15. SMOKING RESTRICTIONS:

Hidden Shores endorses a clean, healthy environment. All public buildings are non-smoking.

16. ALCOHOL:

No open containers will be allowed in vehicles/golf carts/ATVs. Convictions resulting from a DUI inside the park will result in suspension of your driving privileges (and possible eviction) for a minimum of 1 year. Excessive use of alcoholic beverages is prohibited. Drunk and disorderly behavior

will not be tolerated and will result in the contacting of local authorities and expulsion from the park. No Alcohol permitted in the Pool Areas after 6 PM.

Underage drinking may result in permanent expulsion.

17. ACTIVITIES & DRONES:

Park facilities and activities are for use of park guests only, unless specified otherwise by park management. Drones are not allowed to be flown inside the park boundaries.

18. SECURITY & EMERGENCIES:

To ensure security within the resort, all visitors and site holders are required to have attached current vehicle sticker issued by Hidden Shores (see clause #3). No soliciting within the resort without management's approval. For fire, police or medical emergencies, **FIRST CALL 911**. If you have time notify 24/7 front gate: Dial (928) 539- 6710. Interfering with security personnel, security vehicles or failing to comply with their direction may result in expulsion from Hidden Shores or non-renewal of lease.

19. GARBAGE:

Please use plastic bags with ties to eliminate odors and insects. All garbage is to be taken from the park **OR** put in the trash compactor located in main parking lot (please no metal or large cardboard boxes). A larger dumpster is located at the gates of storage for boxes broken down. **Garbage left onsite will incur a charge to your account.**

20. SEWER CONNECTIONS & EXCESS WATER USE:

All sewer connections must be sealed per Yuma County health department regulations. Water usage restricted or prohibited during holidays or holiday weekends. The use and withdrawal of water by any person for the following purposes is considered wasting park water in an emergency or low water situation and is hereby restricted or strictly prohibited: 1) watering sites/driveways/roads and other vegetation; 2) cleaning outdoor surfaces or buildings & vehicles/boats; 3) operating ornamental fountains/ unattended misting systems; 4) swimming and wading pools not employing a filter and recirculating system; and 5) escape of water through defective systems

21. EMERGENCY MESSAGES: DIAL 911 in the event of an "EMERGENCY"

All emergency messages received between 8:00 AM and 5:00 PM will be delivered immediately. Afterhours emergencies should be called into (928) 539-6710 (front gate phone number).

22. CLOTHESLINES:

Clotheslines are prohibited. Towels or bathing suits may be hung within your patio area only.

23. FIREARMS/FIREWORKS/TORCHES/FIRES:

The resort has a zero tolerance for the brandishing, possession and/or discharging of any and all weapons or fireworks. Possession of Fireworks is illegal in Arizona. Discharge of weapons or fireworks will result in the contacting of local authorities and immediate eviction from Hidden Shores. Tiki Torches, Starter Logs or Wood burning campfires are prohibited. All other fires (propane or charcoal) must be contained in approved fire pits/grills and on your site, not in the streets or curbs. Deep Fryers are not allowed on home sites or home site Areas. Written application approval must be obtained from main office to use fryer's at "Last Best Place" only. Firewood is not to be stored on RV sites.

24. PETS:

American Staffordshire Terriers, Staffordshire Bull Terriers, Pit Bull terriers, or Pit Bull family, Rottweiler's or any dog with aggressive behavior are prohibited from the resort property. All other conditions for keeping pets are set forth in the pet agreement, which if applicable, is attached, and signed, and made part of the resort policy. **All dogs must be attached via leash, and under control at all times while in the Resort.** Failure to clean up after your pet may result in a park fine or cancellation of your pet policy. No pets, other than "service animals" are allowed in any of the public buildings. Hidden Shores reserves the right to cancel or refuse the allowance of a pet at the resort that Hidden Shores deems to be aggressive or possess aggressive behavior towards people or other animals. Pets will be kept inside your unit after 10 p.m. No unattended pet will be tied outside the unit and left at any time. Pets should not be left unattended inside your unit in case of an electrical failure (AC)

25. DOCKS:

The office assigns all docks. Docks are not transferable or part of any site sale. Site holders only allowed to use dock at own risk. Golf carts and Jeeps only allowed in B, C, D, E, F & G dock parking areas. Abuse of any policy will result in loss of dock. No houseboats allowed on beach or docks.

26. BEACH/RAMP & DOCK AREAS:

Beach areas are open from 9am to 7pm. No overnight camping. Mooring is for site holders only, currently on property. Swimming in designated areas only, **NO LIFEGUARD ON DUTY**. Launching is not permitted in beach areas. Golf cart access permitted on beaches (Carts and Jeeps only at dock area). Pets are not allowed on beach except for "Dog Beach". **No unattended canopy's reserving spots during the week.** Sign ID required for reserving 12' daily beach spot. (Site & name required on sign/ no advertisements) One spot per site, must be a park site holder and in the resort. **Mooring reservations are available for all holiday weekends, call to reserve the Monday prior to the holiday. Sites are assigned on a first come first served basis.** Spaces with Hidden Shores "Reserved" signs are only available to the reserving party. All non-reserved spaces are available to claim on Thursday after 12:00pm. No posting of Mooring signs or "roping off areas" along beach front unless boat is in the water on that specific day or before noon on Fridays. Unattached trailers are not allowed in parking areas without office permission & sticker.

27. WATERWAYS:

All bodies of water including the river, streams and lake-like areas surrounding Hidden Shores are not owned, operated, or controlled by Hidden Shores. As such, Hidden Shores takes no responsibility in the control, restrictions or administration of any policies and procedures relating to these water ways. Further, Hidden Shores takes no responsibility for ensuring the safety of any participants of water activities in these waterways, including but not limited to swimming, skiing, fishing, and boating. All renters, guests, and invitees at Hidden Shores

participate in these activities at their own risk. Any damage to personal property or personal injury arising out of the use of these waterways is not the responsibility of Hidden Shores or their agents.

29. SITE MAINTANANCE:

Vacation Site renter agrees to maintain, at their sole expense, the rented premises and the Vacation home / RV installed thereon in a clean, attractive, and well-kept condition, including landscaping within and on the vacation site.

30. IMPROVEMENTS:

All improvements or additions such as, but not limited to: semi-permanent awnings, awning modifications, fencing, screened rooms, exterior construction, detached AC units, signage, lighting, outside appliances, TV, misting systems, painting, furniture, Arizona approved vegetation, security cameras, etc, must be submitted to management for written approval prior to starting work. No exterior room additions are allowed. Drawings are required to show dimensions and locations as well as materials. All improvements made to the site you are renting/leasing, including landscaping, shall at once become part of the realty and belong to Hidden Shores Village, if it so desires. If not, improvements shall be removed upon immediate departure at the renter/lessee expense and the site returned to its natural state otherwise they will become the immediate property of Hidden Shores. Outside patio furniture only on exterior of vacation home or RV. No wooden or metal sheds or wooden decks, (other than vacation homes) allowed in sections A, B, C, and D. All other sheds are to be stored directly behind RV awnings on resort homes must be constructed by an Arizona licensed contractor. Only approved vendors allowed in park. Please contact office for more information.

31. VEGETATION & WILDLIFE:

Vegetation may not be pruned, cut, added, or removed without written approval from management. The Park does not allow the purposeful feeding of Wildlife inside Park boundaries. This includes Birds (other than Hummingbird Feeders without seed) Lizards, Burros, and Desert Great Horns.

32. LIABILITY:

All facilities are used at your own risk including launch ramp. The equipment, apparatus and facilities furnished are solely for the convenience of registered site holders only. **Access to storage WILL require picture ID.** The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind or acts of God.

33. POOL & JACUZZI:

All Posted Rules at the Pool and Jacuzzi Will be Enforced.

An adult must accompany children under the age of 12. All children under the age of 3 MUST wear "swim diapers" under their swimsuits. No alcohol permitted in the pool areas after 6 PM.

34. INDEMNITY:

RENTER AGREES TO RELEASE AND FOREVER DISCHARGE HIDDEN SHORES RV RESORT, THEIR INSURANCE CARRIERS, THEIR AGENTS, SERVANTS SUCESSORS AND ASSIGNS, HERINAFTER THE RELEASED PARTY, FROM ANY CLAIMS, DEMANDS, ACTIONS, CASUES OF ACTION, AND LIABILITY WHATSOEVER, IN ANY MANNER ARISING OR TO ARISE OUT OF, SAID RELEASED PARTY'S DECISION TO PROVIDE A GUEST SERVICE TO THE RESIDENTS. YOU ACKNOWLEDGE THAT BY PROVIDING SAID GUEST SERVICE, THE RELEASED PARTY IN NO WAY CAN GUARANTEE THAT ACTS OF VANDALISIM, THEFT, OR FIRE OR OTHER DAMAGE WILL NOT OCCUR. THE RENTER AGREES TO SPECIFICALLY INDEMNIFY AND HOLD HARMELESS HIDDEN SHORES RV RESORT, BUREAU OF LAND MANAGEMENT FOR ANY AND ALL INJURIES AND PERSONAL PROPERTY DAMAGE THAT ARISES AT THE RESORT EVEN THOUGH THE SAME MAY HAVE RESULTED FROM THE COMPARATIVE, JOINT, CONCURRING OR CONTRIBUTORY ACT, OMISSION, FAULT OR NEGLIGENCE, WHETHER PASSIVE OR ACTIVE, OF THE RESORT OR ANY AGENTS THEREOF UNLESS THE SAME IS CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RESORT OR ANY AGENTS THEREOF.

34(a). PHOTOGRAPHS, RECORDINGS, PUBLICITY RIGHTS and PRIVACY POLICY: You may appear in audio, visual, and/or audiovisual media recordings and images of Hidden Shores Resort, and related promotional or documentary materials by Komick Limited Partnership. By entering the Resort, you agree to your appearance and the appearance of your Guests in such recordings, images, and materials, and you irrevocably and in perpetuity waive any publicity rights or other rights you may have, including copyright, in such recordings, images, and materials, you unconditionally consent to the use of such recordings, images and materials for any purpose worldwide including commercial purposes without any compensation to you. Those uses may include, without limitation, transcription, modification, reproduction, public display, printing, uploading to websites, distribution, broadcast, and transmission in any form. You release Owner, Komick Limited Partnership and their affiliates from, and waive, any claims related to the making and/or use of any such images, recordings, and materials. Photography, videotaping or recording by Site Holders or their Guests for commercial purposes must be pre-approved by Resort Management.

35. CONTINUITY OF SERVICES

The Resort shall use reasonable diligence to provide a constant uninterrupted supply of recreational facilities and electrical power. If the supply of electric power shall fail or be interrupted, or become defective through an act of God, Governmental Authority, action of the elements, accident, or any other cause beyond the reasonable control of the resort, the resort shall not be liable therefore for damages/refunds caused thereby. We strongly recommend you do not leave fish or meats in your refrigerator while you are out of the park for extended periods of time. A SURGE PROTECTOR is recommended for your electronic equipment. Our Electric rate is **16 cents per kwh and is reviewed annually.**

36. REMOVAL OF VEHICLES & PERSONAL ITEMS

All vehicles and personal items must be removed at end of reservation. If any items are left on property additional charges may be charged to credit card on file. Any vehicles or items left after reservation will become property of Hidden Shores after 30 days.

The Owner and Management reserve the right to amend, to revise, and add to the Resort rules and regulations at any time. All "authorizations" must be in writing from Park Management.

HIDDEN SHORES RESORT POLICY ACKNOWLEDGEMENT

I/we have read and understand the **HIDDEN SHORES RESORT POLICY**. By signing below, I/we agree to abide by same. I/we am/are aware that I/we am/are responsible for our visitor's actions.

FAILURE TO COMPLY WITH THESE RULES MAY RESULT IN MY/OUR LEAVING THE RESORT WITH NO REFUND AND FUTURE RESERVATIONS BEING CANCELLED.

Signed and agreed to this _____ day of _____ 2022

Site Holder _____ Site # _____

Site Holder _____