



Woodside RV Resort

Rules & Regulations

The following Rules and Regulations are intended to make staying at Woodside RV Resort (“Resort”) more comfortable by promoting the safety, well-being and quiet enjoyment of each guest. Woodside RV Resort (“Resort”) is managed and operated by Bron Industries. All references to “Management,” “Resort,” or “Resort Personnel” within these Rules & Regulations refer to BRON Industries as the managing entity. BRON Industries has full authority to enforce all policies, issue notices, assess fees, and remove guests as outlined in this document. The Resort reserves the right to amend the Rules and Regulations as the needs of the Resort and guests change.

➤ **Check-In & Check-Out**

Check-in is 12:00 p.m. Check-out time is 11:00 a.m. Any late check-out which interferes with the check-in of a guest to the same site will result in a charge of one day's rental.

There are no refunds issued for early departures. The Resort will not issue refunds for service disruptions, inclement weather, or other circumstances which are beyond the Resorts ability to control.

➤ **Registration**

Please call or text 928-242-9168 to check in once you arrive onsite. **After Hours** – If you plan to arrive after business hours, please notify the Office as early as possible at 928-242-9168 for assistance and directions.

➤ **Additional Visitor Rental Policy**

Rates are based on four (4) people per site. There is a \$10 per day charge for each additional person. There is a maximum of six (6) people per site. All visitors must be registered. All additional visitors must agree to abide by the park's rules and regulations. Woodside RV Resort Management reserves the right to ask any visitor to leave at any given time and may also approve special requests.

➤ **Cancellation & Refunds**

At Woodside RV Resort, we understand that plans can change. Our cancellation policy is designed to be fair to both our guests and our business operations. Please review the following terms:

1. Cancellations for guests staying with us longer than 29 days:

- If you cancel your reservation before your scheduled check-in date, we will refund **80%** of your reservation amount back to the original payment method.
- **20% of your reservation amount is non-refundable** to cover administrative and operational costs.
- **The processing fee (2.85%) charged by the credit card company** is also non-refundable and will be deducted from your refund.

2. Cancellations for short-term guests:

- If you cancel before your scheduled check-in date, you will be refunded your reservation **minus one-night**.
- **The processing fee (2.85%) charged by the credit card company** is also non-refundable and will be deducted from your refund.



3. Reservation Credit

- Cancellations are also eligible to receive **100% of their payment as a reservation credit**. This credit does not expire and may be applied to any future stay, subject to availability.

4. Cancellations After Check-In:

- Once you have checked in, **no refund will be issued** for any unused portion of your stay, including early departures.
- Unused portions of your stay can be transferred into reservation credit which can be used at a later date.

➤ **Children**

Children are to remain within the area of your assigned RV space and are not allowed to loiter around park common areas without the presence of their parents or adult guardians. Children are to be supervised at all times by a parent or guardian. The Parents/Guardians assume full responsibility for all actions of their and any visitor's children. Skateboards, scooters, and in-line skates are not permitted inside the Resort or along Vacation Village Drive. The Show Low area contains multiple large parks and skate parks, please stop by the Office and ask for the locations and information.

➤ **Pets**

We are a pet-friendly resort, but pets may not disturb other guests and must be cleaned up after by their owners. There is a maximum of two (2) pets permitted per space. Upon check-in, please notify the office of any pets which have not already been added to your reservation during your booking process. Pets must always be on a leash and restrained when not confined inside an RV. Pets are not allowed to be tied up and left unattended outside of your RV. Animal waste must be picked up immediately, any person not picking up and disposing of their pet's waste will be fined (\$50.00 per incident). Please keep all sites and common areas free of animal waste. There are multiple Doggie Waste Stations with bags located around the park. Park Management reserves the right to remove or restrict disruptive or aggressive pets. Pets are the responsibility of the owner, including injury, destruction, and annoyances to another guest. The Resort and Management shall not be liable for any loss, damage, or injury of any kind whatsoever caused by Guest's pets. All pets must be up to date on vaccines and copies of those records must be available upon request. Exotic, non-house pets, and farm animals are prohibited under any circumstances.

➤ **RV's**

The Resort must approve all RV's. Typically, RV's older than 10 years are not allowed, the Resort reserves the right to grant exceptions based on the condition of the RV and the RV in question is not older than 20 years. Truck campers must remain on truck. All RV's must be self-contained, which means all utilities (sewer, water, and electric) are in good working condition and the RV is equipped for living. Please close awnings when unattended. Strong winds can occur without warning and cause severe damage.

➤ **Vehicles & Parking**

All vehicles must fit within the assigned site and shall not overhang the curb. All sites accommodate at least one vehicle parking area. There is a maximum of two (2) vehicles allowed per site. There is no on-street parking allowed on any street at any time, except for emergency vehicles. Illegally parked vehicles may be cited and/or towed at the owner's expense. All vehicles must be in good condition. Any vehicles leaking oil or fluids are prohibited in the Resort.



➤ **Propane**

Only propane tanks utilized in connection with barbecue grills and RV's shall be permitted on any site. The use and storage of propane tanks must be in compliance with applicable rules, codes and laws. Propane tanks must be stored on or within all RV's and not stored on the ground or in view unless they are being filled.

➤ **RV Sites**

Only one (1) RV, 5th wheel, or camper per site. **No tent camping allowed.** Sites must be kept in an orderly and tidy fashion. Excess items shall not be stored around or under the units. Sleeping tents, clothes lines, vehicle washing, patio misters, and maintenance/repairs to any items are not allowed. No personal property accumulation is permitted around the unit. Personal property includes but is not limited to, overstuffed or indoor-type furniture, appliances, ironing boards, brooms, mops, tools, toys, gardening equipment, debris, refuse/trash, firewood, shelving, tarps, or other such items that are unsightly. Sites must be kept clean and maintained free of oil drippings, grease, other debris, and kept in good repair/condition. Aluminum foil, cardboard, plywood, or similar materials are not permitted as skirting or in the windows or doors of the RV.

➤ **WIFI Internet Usage**

The Resort offers free WIFI for all guests and visitors. Please see your welcome email for the login information. The Internet shall be used responsibly and legally. Any illegal activity viewed or conducted over the internet is strictly prohibited.

➤ **Fire**

The White Mountains is a high fire danger area, especially from Spring into early Summer. In order to protect the natural landscaping including the trees of Woodside Resort, all guests and visitors must abide by the fire restrictions imposed by the Apache-Sitgreaves National Forest as well as the State of Arizona and City of Show Low. Updated fire restrictions will be posted in the office and on the website. Campfires and open fires are strictly prohibited at Woodside RV Resort. Fireworks of any kind are not permitted on the resort property. Propane firepits are allowed if there are no fire restrictions. The Resort has propane firepits for rent. Please visit the office for more information.

➤ **Firearms, Fireworks, Torches, & Grills**

The RV Resort has a zero tolerance for the brandishing, possession, and/or discharging of any and all weapons or fireworks. The discharge of weapons, including but not limited to, BB guns and air soft guns, sling shots, bows and arrows, or fireworks will result in the contacting of local authorities and immediate eviction from Woodside RV Resort. No Tiki Torches or open wood campfires are allowed. Gas or electric grills are permitted. Grill may not be left unattended at any times. Turkey Deep Fryers are prohibited.

➤ **Quiet Hours**

Quiet Hours are from 9:00 p.m. to 8:00 a.m. During this time any loud music or bothersome activity which creates excessive noise are strictly prohibited. Outside of the above listed quiet hours, unnecessary loud, intrusive, or disruptive noise from your radio, stereo, pets, party, spirited discussions, or guests must not impose on nearby sites. Woodside RV Resort shall be the sole judge of acceptable noise levels.

➤ **RV Lights**

The Show Low area is Dark Sky Compliant. Please turn off all outside lights on RV before retiring



or by 9:00 p.m. at the latest. (The views of the stars are magnificent here and we want everyone to be able to enjoy them.)

➤ **Utilities**

The Resort shall provide utility hook-ups at the site for sewer, water and electrical service. Monthly guests will be charged for their electricity consumption. Guests shall not make any alteration to the electric, water or sewer connections provided by the Resort. Permanent or PVC type hard connections are never permitted. Sewer hoses shall be the proper length, shall be properly secured to the park's sewer connection and free of any defects. The Resort's responsibility shall extend only to the point of connection and the Resort shall not have any responsibility for the condition or functioning of any pipes, conduits or wires from such point of connection to the guest's RV. Wastewater must be disposed of properly, no dumping on the ground. The Resort reserves the right to disconnect utilities in order that repair, make alterations or additions may be made. Guests will be notified, when possible, of any planned utility system shutdown. The Resort shall not be responsible for any loss suffered by any guest from planned or emergency shutdowns.

➤ **Damage, Cleaning, and Restoration Fees**

Guests are financially responsible for any damage caused to Resort property, facilities, utilities, landscaping, or other guests' property, whether accidental or intentional. This includes but is not limited to.

- Damage to pedestals, electrical connections, water hydrants, or sewer hookups
- Damage to landscaping, trees, fencing, picnic tables, signage, or Resort structures
- Damage caused by pets, visitors, or vehicles
- Improper dumping of waste or fluids
- Fire damage or burns caused by grills, fire pits, or cigarettes
- Excessive wear, misuse, or negligence

A cleaning or restoration fee will be charged for any site left in an excessively dirty, unsanitary, or hazardous condition upon departure. This includes, but is not limited to:

- Leftover trash, debris, or personal property
- Cigarette butts or pet waste
- Spills, stains, grease/oil, or food waste
- Dumping of gray/black water on the ground
- Any condition requiring extra time or equipment to return the site to rentable condition

The minimum cleaning fee is **\$50**, and higher charges will apply based on time, materials, and actual costs incurred by the Resort. Damage requiring repair will be billed at the full cost of labor, materials, contractor services, and any associated losses.

The Resort reserves the right to charge the credit card on file or issue an invoice due upon receipt.

➤ **Traffic**

Speed limit within the Resort is 5 MPH. Moving vehicles must be driven on pavement only and must have head and taillights in order to operate after dark. Motorized vehicles (golf carts, motorcycles, and ATV's) may be used within the Resort for **transportation only**. Cruising or joy riding is prohibited.



➤ **Signs**

For Sale and Political signs are prohibited from being placed anywhere on the RV sites.

➤ **Trash**

Place all garbage in designated dumpsters. The locations are indicated on the resort map. All trash must be bagged and tied/sealed before being placed in the dumpster. All boxes must be broken down. Guests may not dispose of business or commercial trash in the Resort. Do not enter any garbage containers to remove any refuse. Dumping large items such as furniture, mattresses, appliances, large landscape trimmings, etc. is prohibited. These items may not be placed in/or next to the Resort dumpsters. Guests will be charged a removal and disposal fee for large items left in the dumpster or surrounding area.

➤ **Smoking**

If Smoking occurs on an RV site, no cigarettes are to be extinguished on the ground due to our dry climate and potential of fire. Please extinguish and dispose of smoking materials in appropriate and provided receptacles. If any cigarette butts are left after departure, guests will be charged for clean-up. Any City or resort fire ordinances will be strictly enforced.

Although the recreational use of cannabis is legal in Arizona, our RV sites, Office and Common Areas are no-cannabis smoking zones. According to A.R.S 36-2851 smoking is prohibited in public places and open spaces. Thank you for adhering to this policy and respecting those around you.

➤ **Alcohol**

Alcohol is permitted by legal drinking age adults as long as it is done so in a way which it will not directly or indirectly impact the experience of other guests. Alcohol must be consumed in a responsible manner. Drunk and disorderly behavior will not be tolerated and will result in the contacting of local authorities and expulsion from the Resort. Please make sure all empty containers are disposed of properly.

➤ **Vegetation & Wildlife**

Vegetation may not be pruned, cut, added or removed. Woodside RV Resort does not allow the purposeful feeding of animals including wildlife (e.g. Elk, Deer, Javelina, Bear, Racoons, or stray dogs & cats). Fish cleaning is prohibited in the Resort. No petrified wood or rocks are to be removed from Woodside RV Resort.

➤ **Security & Emergencies**

For police or medical emergencies, **PLEASE CALL 911**. Interfering with security personnel, security vehicles or failing to comply with their direction could result in expulsion from Woodside RV Resort.

➤ **Liability**

All facilities and sites are used at your own risk. The equipment, apparatus and facilities furnished are solely for the convenience of guests and registered visitors only. Guests are to notify the Management immediately of any unsafe or unsanitary conditions. The RV Resort will not be responsible for accidents, injuries or loss of property by fire, theft, wind, or other acts of God.

➤ **Indemnity**

Guests and Registered Visitors agree to release and forever discharge Woodside RV Resort, their insurance carriers, their agents, servants, successors and assigns, hereinafter the released party,



from any claims, demands, actions, causes 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 guests and visitors.

➤ **Grounds for Removal/Termination of Stay**

Woodside RV Resort is a private property and the Resort reserves the right to refuse service to anyone and to require any guest or visitor to leave the Resort at any time. Guests may be removed for violating any of the Resort's Rules & Regulations, for repeated or continued violations, for behavior that poses a risk to the safety or peaceful enjoyment of others, or for conduct determined by Management, in its sole discretion, to be disruptive, threatening, unsafe, or detrimental to the Resort.

Failure to comply with Management directives, park policies, or local/state/federal laws is grounds for immediate removal without refund. Guests who are asked to leave must depart the property immediately.

The Resort is not required to provide multiple warnings. Violations may result in removal after a single incident or after multiple incidents, at Management's discretion.

➤ **Other Prohibited Acts**

Soliciting is not permitted in the Resort.

No business or commercial activities shall be conducted within the Resort or at your site.

No guests or visitors shall engage in any criminal or drug-related activity in or near the Resort.

No sub-leasing or sub-letting the RV sites.

No overnight outdoor sleeping is allowed.