



# Happy Jack Lodge & RV

## 2026 SEASONAL SITE AGREEMENT AND PARK RULES AGREEMENT

Enforcement of park rules includes documenting any violations for immediate compliance. For serious or severe violations, guests can be removed from the park. For repeated minor violations, guests can be removed from the park and/or will not be permitted to renew for the next season.

### RV, MOTORHOMES, AUXILLIARY TRAILER, AND ENCLOSED TRAILERS

- If the RV is over ten years old, the Manager must approve.
- Vehicles, UTV or visitor vehicles must be able to be parked on your site and cannot be parked in the road or in front of another guest site. Guests need to choose an available site that will accommodate your RV and vehicles without obstructing in any way the driveways as required by emergency response protocols. Any visitor vehicle at your site must have a visitor pass and be able to be parked in your designated site area only. Family members and friends UTV's cannot be stored at your site.
- The maximum number of vehicles a guest can have per site is two plus a UTV; one of the vehicles can be a golf cart in lieu of one of the motor vehicles. Dirt bikes and ATVs are not allowed to be ridden on the property. There are no exceptions to this rule. Your vehicles, UTV and golf cart must be licensed, insured, and have spark arresters as required by the National Forest Service. Please ride to and from the Forest on designated roads only, follow all forest and county rules, and ensure you do not disturb neighborhoods and forest campers in the Happy Jack area (to include QUIET time in the evening). Underage (under 18) are not permitted to drive ANY motorized vehicles or golf carts on the property. Golf carts are only to be driven by the registered adult guest(s).
- Each site is designated for only one RV trailer. At no time can a utility or enclosed trailer be left at the site; it can only be at the site for the time to load and unload. If the site accommodates a motorhome with an enclosed trailer attached, the enclosed trailer is allowed to be parked on the site but is required to always stay attached to the motorhome. **Exception:** A type (1) site with a motorhome and attached enclosed trailer, will be permitted to leave the enclosed trailer on their site when they are away traveling. **Only applies to tier 1 sites.**
- RV Trailers are to be lined up next to the water/sewer/electrical panel, where your door will open on the opposite side. At no time can a guest park their RV in a way that the sewer/electrical/water hoses go across their site (door opening side) or park on the wrong side of the electrical/water/sewer, requiring you to pull the hoses under your RV.
- There is no subletting of your RV or RV site, no one else can use your site if you are away, if you "sell" your rig or leave the park before the end of your reservation - you cannot transfer your site or reservation to someone else.
- It is prohibited to wash any motor vehicle/ UTV at your site. Motorhome/RV Trailers can be washed by a professional company once during the season as long as it does not create a pool of water anywhere on your site or in the roadway.

### ELECTRICITY OUTSIDE OF RV, WATER, SEWER, AND SITE MARKERS

- Guests are not allowed to have any exterior freezers outside of their RV trailer and must pay for powering an outside refrigerator or any electrical vehicles for those in FHU. See the office for rates on refrigerators and electrical vehicles.
- Dry camp guests can haul their own water in or pay for their water via our dump/water service or pay for the water fill at the current rate. Taking water from another FHU site or from anywhere on the property without paying is theft and would result in being immediately removed.
- Guests are not permitted to remove or change the location of the site markers.
- Do not flush feminine hygiene products, paper towels, paper & plastic wrappers, disposable wipes, and food scraps into the sewer system. Our facility cannot process these types of waste.
- Potable water resources are limited at Happy Jack Lodge and in the forest. Please restrict the use of water to personal use. Timers to water grass areas are not permitted.
- Per County rules – sewer hoses cannot be on the ground – they must be elevated.

### MAX 5MPH SPEED LIMIT

- The MAX speed limit in the park is 5 miles per hour for motorized vehicles, UTV or Golf cart. You and or your visitors who are not adhering to this rule will be cause for not being allowed to stay in the park.
- Guests are expected to adhere to ALL forest and county rules as it applies to travelling on the trails, speeds, not disturbing forest campers and residential areas in the Happy Jack area.

### SITE CLEANLINESS, PROTECTING THE FOREST TREES, EXTERIOR LIGHTING AND CANOPIES

- You are responsible for ensuring your site is kept clean and free of debris. Guests are responsible for ensuring their site is kept groomed in reference to the landscape and weeds; guests need to plan for site care if you intend to be away for a prolonged period.
- Please put trash in designated trash bins. Ensure you do NOT leave any food or trash outside your RV to not entice animals to enter the park looking for food.
- Guests can illuminate with lighting around the perimeter of their RV's and can have up to a max of 50 feet of electrical lighting per site. Lighting must be turned off by 10pm each night and as stated above, will not be able to be hung by utilizing a tree. Guests can add additional solar lighting if they choose.
- Happy Jack Lodge wants to protect all forest trees. You cannot attach anything or use trees for any purpose.
- Guests can only have one open and one closed (all the time) canopy per site with no exception. Not all sites can accommodate multiple vehicles or canopies so if you wish to renew, please choose a site that can accommodate the number of canopies you would like to have. You cannot utilize two separate frames, combine, and buy a single top and consider this one; this is two canopies.

### PETS:

- All pets must be listed on your information sheet and have current vaccinations with vaccinations documents. No more than two dogs per site. NO AGGRESSIVE DOGS ALLOWED. A leash must always be used when outdoors, except when in an enclosed fenced area.
- Pets must be kept quiet and not left unattended at the site or in RV if they bark while you are away. Do not leave pets outside at night as coyotes and mountain lions have been observed in the area.
- **ONLY SERVICE DOGS ARE ALLOWED IN BUILDINGS.** You must immediately clean up after your animal any poop or droppings.



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### **CHILDREN/MINORS/TEENAGERS**

- Minors and children must always be supervised - in or out of buildings, anywhere on the property. At no time can a child/minor/or teenager operate a UTV/Golf Car/Dirt Bike/ATV or any other propelled, gas, battery assisted device. On pedal bikes are allowed.

### **VISITORS/OVERNIGHT VISITORS MUST PAY VISITOR FEE**

- Visitors must be registered at the office and have a Visitor Pass to enter the park. You are responsible for the actions and activities of your visitors which can impact on your reservation with HJL if they violate park rules. Visitors must pay for showers, and they cannot use the laundry facility. A visitor is defined as anyone that is not a registered guest and not someone who has a signed agreement with us.
- Any VISITOR staying overnight must pay a daily visitor fee- this includes family members, adult children, and friends! Any guest found staying with a guest in their site/rig without paying the visitor fee is grounds to be removed from the park.

### **QUIET HOURS, BEING A GOOD NEIGHBOR AND GENERATOR USAGE**

- The quiet time each night is at 10pm. However, guests cannot have excessive noise (partying) and music which would disturb the peace of another guest before 10pm. We ask every guest to be a good neighbor and be considerate as to what would be reasonable during waking hours. Guests cannot have large gatherings and park other visitor vehicles in the road or in front of another guest site. We encourage guests to walk to other guest sites to avoid parking issues, eliminate the possibility of someone driving while impaired and limit the number of vehicles moving within the park for safety purposes. Guests can use the ramada area for large gatherings.
- During waking hours, guests can use their generators in a dry camp site if it does not disturb other guests. If someone has a generator that produces too much noise, the guest will be restricted as to the time of usage; manager will address times of usage in these instances.

### **RESTROOMS AND LAUNDRY ROOM**

- Restrooms and the laundry room are for paying guests only. The combination door is for your safety and is changed every week - check with the office for number.
- Please help us keep the restrooms and laundry room CLEAN and supervise your children.

### **PACKAGES & MAIL**

- During your reservation at Happy Jack Lodge, all packages and mail will be delivered to the enclosed structure "Pony Express" mail house, across from the main store entrance. At the end of your seasonal reservation, please ensure to forward your mail.

### **REFUNDS**

- No refunds on monthly or seasonal reservations, if you leave early, or if you are removed from HJ Lodge for park rule violation(s).

### **SECURITY, SAFETY AND SMOKING**

- The front entrance gate is locked at 10pm and opens at 7am. For any emergency situations, please contact security at 928-606-3258 to make alternate plans. Vehicles, UTV and ATV cannot be driven or operated on HJL property between the hours of 10pm – 7am (during quiet times).
- There are dispersed camping and neighborhoods around HJL and along most trails, therefore, we do not endorse guests leaving our park to ride on trails from dusk to dawn as to not disturb the peace of others.
- Guests should not be exposed to secondhand smoke or vaping. The law prohibits smoking within 20 feet of an entrance, open window, or ventilation system. Smoking is only permitted within your personal RV space site and must not interfere with others' enjoyment of clean air.

### **PER COCONINO COUNTY ZONING ORDINANCES / REGULATIONS**

- Any temporary or permanent structures (including decks, additions, or construction to the site) must be approved in advance by Happy Jack Lodge and if permits are required, by Coconino County.
- Guests must follow ALL fire restrictions posted by Happy Jack Lodge (look for RED FLAG Warning).
- No Open Fires/Use Fire Rings Only - Do not move fire rings. If your site does not have a fire ring, please let the office know.
- No Fireworks and no discharging of firearms. When the National Forest places special fire and smoking restrictions on the adjacent National Forest, the same restrictions will apply to the park.

Your signature below acknowledges your receipt of the above-listed rules and regulations of Happy Jack Lodge and your expressed agreement to abide by all the rules, to include any of your visitors, or be subject to removal from the park without a refund.

Site: \_\_\_\_\_ Signature of Guest(s) \_\_\_\_\_ Dated: \_\_\_\_\_

Site: \_\_\_\_\_ Signature of Guest(s) \_\_\_\_\_ Dated: \_\_\_\_\_

### **178 DAY RESERVATION AGREEMENT Beginning April 17<sup>th</sup>, 2026 – October 11<sup>th</sup>, 2026**

(1) The seasonal guest reservation is for 179 days, for the time beginning on April 17th, 2026, through October 11th, 2026.



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(2) Guests will not be able to arrive before April 17<sup>th</sup>, 2026, and must exit their site no later than October 12th, 2026.

(3) Guest \_\_\_\_\_ is agreeing to rent site \_\_\_\_\_ for a 178-day total reservation for the cost of \_\_\_\_\_.

(4) You agree to make a payment of \_\_\_\_\_ to secure the site for next year and agrees to pay four monthly installments in the amount of \_\_\_\_\_ on April 17th, 2026, May 15<sup>th</sup>, 2026, June 15<sup>th</sup>, 2026, and July 15<sup>th</sup>, 2026. The initial payment to secure the site will be applied to the final two payments for August 15<sup>th</sup> and September 15<sup>th</sup>, 2026.

(5) If any monthly installments are not paid timely by the dates listed above, you agree to pay a daily late fee of \$15.00 until the monthly installment and late fees are paid in full.

(6) If you are late on your payment more than 21 days, you agree to forfeit all money paid (to include initial deposit) and agree to leave the park within 7 days with your RV and all your personal belongings.

(7) You agree to take all your personal belongings from the site at the end of this reservation.

**Anyone outside of the two registered adults' guests and the children in the household (in this agreement) that visits your site and stays overnight, must pay the daily visitor guests fee in the office. Our rates are based on occupancy of the registered guest and minor children, not additional adult children, extended family or friends.**

Site: \_\_\_\_\_ Signature \_\_\_\_\_ of \_\_\_\_\_ Guest(s) \_\_\_\_\_ Dated: \_\_\_\_\_

Site: \_\_\_\_\_ Signature \_\_\_\_\_ of \_\_\_\_\_ Guest(s) \_\_\_\_\_ Dated: \_\_\_\_\_

Site: \_\_\_\_\_

Name Guest (two max adults): \_\_\_\_\_, \_\_\_\_\_  
(Name site will be registered under)

Driver's License Number \_\_\_\_\_ Email: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



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Home Phone: (\_\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_\_) \_\_\_\_\_

Employer: \_\_\_\_\_ Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Emergency Phone: (\_\_\_\_\_) \_\_\_\_\_ Contact: (\_\_\_\_\_) \_\_\_\_\_

Household members (full name and age) (any additional **OVERNIGHT VISITORS (FAMILY/FRIEND) MUST PAY DAILY FEE**)

1. \_\_\_\_\_ 2. \_\_\_\_\_

Pet(s) (max 2)

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Name: \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Name: \_\_\_\_\_

### Recreational Vehicle

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ License: \_\_\_\_\_ State: \_\_\_\_\_

### Motor Vehicle (1)

Brand: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ License: \_\_\_\_\_ State: \_\_\_\_\_

### Motor Vehicle (2) or Golf Cart

Brand: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ License: \_\_\_\_\_ State: \_\_\_\_\_

### UTV (no ATV or Dirt Bikes allowed)

Brand: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ License: \_\_\_\_\_ State: \_\_\_\_\_

Guest(s) \_\_\_\_\_ agrees, as indicated by their signature below, the above listed information is accurate. The guest also agrees they will have no more than two motor vehicles and one-off road vehicle on their site and understands all motorized vehicles must be licensed and insured in the guest's name. Management hereby declares itself not responsible for and assumes no liability arising from acts of GOD, weather, fire, theft, damage to or loss of the RV unit, equipment or articles left therein or outside. Guest agrees that violation of park rules can result in the guest/RV being removed from the park, forfeiting their site for the remainder of their reservation, and not being given any type of refund.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_