

Notification and Permission Form for a Lot Sitter

To: North Ranch Advisory Committee

All information must be entered. Please print.

I hereby grant permission for (name) _____

SKP# _____ to occupy lot # _____ at the following

Address: _____

as a lot sitter from (date) _____ to (date) _____

Contact Information for Lot Sitter:

Phone Number _____ Email _____

Signature of Lot Owner _____

Please print name of Lot Owner _____

SKP# of Lot Owner _____

Please initial that you have given the Lot Sitter a copy of the North Ranch Lot Sitter and Guest Information Sheet

Contact Information for Lot Owner

Phone Number _____

Email Address _____

When calling 9-1-1, the call goes to Prescott, AZ, and could take over an hour to arrive.

The Congress Fire Department Emergency number is (928) 427-3100

The Congress Fire Department NON-Emergency number is (928) 427-3336

GIVE YOUR STREET ADDRESS, they do not respond to lot numbers.

The Yavapai County Sherriff's office number is (800) 771-2797

North Ranch Lot Sitter and Guest Information

While Lot Owners retain all responsibilities for their lots, the **“Covenants, Conditions and Restrictions for Escapees at North Ranch Subdivision (CC&Rs)”** and **“Lot Owners Information Package”** have provided the following information for Lot Sitters and Guests as a guide to their own responsibilities:

1. A Lot Sitter is an individual who has written permission from the Lot Owner to stay on the Lot during the absence of the Lot Owner. A Lot Sitter may stay on a lot only in exchange for performing maintenance on the property. The Lot Owner may not lease or rent his Lot for monetary gain without prior approval of the Declarant (Rainbow Parks, Inc. or its successors).
2. A Guest is an individual that is staying on a Lot in a separate RV from the Lot Owner while the Lot Owner is present.
3. Written permission is required from the Lot Owner for a Lot Sitter to occupy the Lot in the Lot Owner's absence. A Lot Owner must provide copies of this authorization to Management and the Advisory Committee. A copy of this authorization must also be retained by the Lot Sitter while on the Lot or the Lot Sitter may be asked to leave. When the Lot Owner returns, the Lot Sitter becomes a Guest.
4. Only Lot Owners and Lot Sitters who are Escapees Members, and their Guests along with those registered in the campground, may use the Clubhouse and Activity Center.
5. Differences between Large and Small Lots:
 - a. Large Lots (Lots 1 – 236). On a large Lot, Guest stays are limited to 21 days per year. Up to four vehicles are allowed, in addition to the living unit, including those of Guests and Lot Sitters.
 - b. Small Lots (Lots 237 – 436). On a small Lot, only one RV or park model is allowed. There may be only one living unit, i.e., Lot Sitters must stay in an existing park model or the only RV on the lot. Up to two vehicles are allowed, in addition to the living unit, including those of the Lot Sitter. No Guests may stay on a Small Lot (this does not refer to guests staying in the Lot Owner's living unit, only Guests as defined in 2 above).
6. The speed limit on the campground streets is 10 mph; the speed limit on the North Ranch community streets is 20 mph. All vehicles must be parked off the street. No inoperable vehicle shall remain on a Lot for more than 60 days.
7. Lot Improvements or modifications may only be made by Lot Owners after approval of plans by the Advisory Committee.
8. Trash must be disposed of either by regular collection or taken to the county facility. Only those registered in the campground may use the campground dumpsters; they are not to be used by Lot Owners, Lot Sitters or Guests. The recycle bin is for everyone's use, be sure to deposit only the items listed as acceptable.
9. The septic system was specifically designed for the North Ranch community. Do not use chlorine bleach or caustic drain cleaners. Use a garbage disposal lightly; no egg shells, potato or onion skins, or grease. Use septic system safe toilet paper.
10. No advertising or commercial use is allowed on a Lot.
11. Only a reasonable number of domestic pets are allowed and they must be on a leash when off the Lot.
12. Nothing may be done on a Lot that causes a nuisance or annoyance to others.

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