

Royal Oaks RV Park

Rules and Regulations

REFUND POLICY.

- No refunds are provided to those residents that are asked to leave the Park because of rule violations.
- No prorated monthly refunds for residents leaving before the end of their month.

PAYMENT FOR SERVICES RENDERED.

- All payments for site rental are due in advance. This arrangement does not constitute a landlord/tenant agreement.
- Payment for sites is entirely for services rendered under a host/guest agreement. According to Texas Penal Code Section 31:04(b), any guest (Resident) who leaves without paying for site services or who refuses to pay for site services when due is subject to criminal prosecution.
- We are providing service hook-ups for your RV and use of common areas. We require full payment in advance and will actively prosecute any violations under this "THEFT OF SERVICES LAW".

GENERAL.

- We cater exclusively to fully self-contained RV's. Tent camping is not permitted.
- RVs 15 years or older are not allowed unless special approval is made by Park ownership.
- We reserve the right to refuse service to any person whose RV, in our sole judgment, does not meet our minimum standards for appearance and/or safety.
- Only one RV is allowed at each site.
- RVs generally referred to as "pop-ups" are only allowed on an overnight basis, and not on a monthly basis.

CHECK OUT TIME IS 12:00 PM.

- If you plan on staying past your paid-through date, please make arrangements by confirming space availability through our online booking system and pay prior to 11:00 am on the day you were scheduled to depart

GUEST LIMITATIONS.

- All rates are based on two persons. Additional persons are allowed at an additional charge.
- The maximum number of persons for weekly and monthly residents is four (family) or two (individuals).
- The Park owner reserves the right to limit the number of persons and the length of stay at any time. All visitors remaining past 9 pm will be required to pay a "guest" fee.

CHILDREN:

- All children 14 years of age and under must be under adult supervision at all times, when in the park. Small children are not to be left unattended at any time.

24 HOUR SURVAILANCE

- There is 24-hour surveillance on the property to ensure the safety of our guests as well as the security of our facilities. Entrance to the Park authorizes the recording of every guest and the use of information if prosecution is necessary

QUIET HOURS ARE 10:00 PM TO 7:00 AM.

- Noise must be kept at a minimum during this time. Radios, stereos, TV's, etc. are not allowed to be used outside of the RV during these hours.
- Please respect your neighbor's privacy and everyone's right to "peaceful enjoyment" of the Park at all hours.

PETS.

- Aggressive breeds are not allowed in the Park
- Pets (including cats) must be kept on a leash, 8 ft. long max or less and under the control and supervision of the owner at all times when outside the RV.
- Please DO NOT walk, or allow your pet to walk, up into or through other sites, flowerbeds, etc.
- Pets are not allowed in the park building, bathrooms, laundry rooms etc.
- Pet owners are to be with pets at all times and required to clean up and dispose of any mess caused by their pet immediately.
- All pets must be well mannered and under the control and reach of their owner at all times. Any dog attack will result in immediate dismissal from the park.
- A maximum of two pets are allowed at each RV site.
- NO outdoor pet kennels please. No outdoor pet food. No washing of pet bedding in our laundry. A pet must never be tied up outside of RV and/or left unattended.
- Excessive barking or noisy pets will not be allowed.
- The Park owner/manager also reserves the right to prohibit any animal which, in the Park owner's sole judgment, is a nuisance, or poses a threat to the safety and welfare of Park employees and/or our residents.

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OPERATING A MOTOR VEHICLE IN THE PARK (Included golf carts)

- Drivers must be 16 years of age or older and have a valid driver's license.
- Speed limit on all road ways in the park is 10/MPH
- Stay on the roadway and do not drive or park on the grass.
- Do not leave keys in unattended vehicles.
- Park golf cart in your site or in a designated parking area. Golf carts driven at night must have an operating headlight and tail light.

PARKING.

- All vehicles must be parked on the assigned pad site gravel or in an area designated by the owner for parking.
- No parking on empty sites unless approved by management.
- No vehicles are allowed off-road under any circumstances. Damage caused to our landscaping, sprinkler system, utilities, etc. will be billed to the resident. Do not drive through empty sites.
- Please refer to the site map for a maximum number of vehicles allowed on your specific site.
- All vehicles parked at the site must fit on the parking pad and must not extend into the roadway, grass/dirt.

TREES.

- The cutting, trimming or damaging of trees is prohibited

SEPTIC TANK.

- All guests must use natural formaldehyde-free non-toxic chemicals in their holding tanks. No bleach please.
- Sewer hoses must be inserted in the drain with a plastic elbow or rubber donut.
- Please do not flush any product besides toilet paper into our septic system. No wipes, no cigarette butts, no feminine hygiene products ETC.

POND

- All fishing is CATCH and RELEASE ONLY. And swimming is not allowed

RV SITE APPEARANCE.

- Nothing may be used or stored at an RV site, other than those normal and customary items associated with an RV lifestyle.
- No laundry may be hung outside of your RV.
- Items specifically allowed include, but are not limited to, electric golf carts, a reasonable amount of decorative, potted plants, bicycles, lawn furniture, and BBQ grills.
- Items specifically prohibited include, but are not limited to, artificial flowers/plants, dead plants, bird seed feeders, ATV's, storage buildings, trash cans, totes, tarps, lawn tools, or any unsightly material.
- ALL decks must be approved by staff and removed by you when you leave.
- No clotheslines; freezers/refrigerators; fencing; barriers or pallets; dog kennels, pens or dog runs allowed.
- No mats, rugs, etc., allowed on the grass.
- All water hoses/sewer lines must be free from leaks; and sewer hoses must have a "do-nut" or threaded attachment into the sewer.
- Solicitation or signs for the sale of products/services will not be allowed
- No watering grass please. Potted plants may be watered by hand.

TRASH.

- Please keep your site clean and neat at all times.
- Bag your household trash and place it in the Dumpster next to the pond.
- Dumpster is emptied twice a week. (furniture or construction items are not allowed) If you require to dispose of syringes for a medical condition please secure in a liquid tight container.

DRUGS, ALCOHAL, SMOKING, OR FIREARMS (zero tolerance for illegal drugs)

- The use or possession of illegal drugs will result in the immediate termination of a resident's right to use the Park. This includes marijuana.
- Dispose of smoking materials in proper receptacles. Do not throw them on the ground. This includes your site area.
- Smoking is prohibited in any Park building, or building common area porches.
- Absolutely no discharge or use of firearms or fireworks is allowed.
- All weapons shall be kept in compliance with all applicable state and federal laws.

Royal Oaks RV Park Rules and Regulations

- No alcohol is permitted in any common area (unless approved by management for special occasions).

Campfires or BBQ.

- Open fires are not allowed.
- Manufactured outdoor cooking/charcoal grills are permitted.
- Manufactured above ground fire pits are permitted if there is a proper fire arrestor used.
- Fire pit fires are allowed only on low wind days below 10 mph. and when a county burn ban is not in effect
- Collecting firewood in the park is prohibited

BEHAVIOR AND NUSSANCES

- Persons registered with the Park (referred to as “resident”) are responsible for their own conduct, for the conduct of all members of their party, and for their guests’ conduct.
- Excessive noise/nuisances created by guests/visitors will not be tolerated.
- Royal Oaks RV Park will not tolerate any offensive activity or behavior of any sort that could interrupt and/or adversely affect the enjoyment of other parties using our facilities.
In the event of such activity or the violation of any of our other Park Rules, the parties responsible for such activities will be required to leave the Park immediately, without a refund.

DAMAGE TO PARK PROPERTY

- Damage including but not limited to: restrooms; utilities; landscaping; vehicles; street lights or signage is strictly prohibited.
- Guests will be held responsible for the repair of any damages. We reserve the right to refuse service to anyone.

Royal Oaks RV Park does not assume any responsibility for fire, theft, vandalism, natural happenings, injury, accidents or losses from any cause. Royal Oaks RV Park is not responsible for any damage to vehicles caused by other guests/visitors. Royal Oaks RV Park is not responsible for any personal property. Royal Oaks RV Park reserves the right to limit the stay and number of persons per site. Willful violation of these rules will result in termination of use and barring from the property. These Rules & Regulations supersede any previously written or discussed. Rules & Regulations; and rates may be changed at any time without prior notice. Please report any problems to Park management immediately. Please notify Park management of any incident or accidents as soon as possible. For emergencies dial “911”.

I, and or We, at Site # _____, hereby acknowledge that I/we have read and understand the foregoing Royal Oaks RV Park Rules & Regulations and that I/we have been provided a copy of the same at the time of registration with the Park. Acceptance of the above Rules & Regulations is a condition of my/our space rental.

Applicant printed name: _____

Signature: _____

Date: _____

Applicant printed name: _____

Signature: _____

Date: _____