

Park Policy – RV Lots

Phone: 225-687-7714

Website: choctawrv.com



59655 Hwy. 1148

Plaquemine, LA 70764

Office Hours

| | |
|-------------------------------|--------------------|
| Monday and Tuesday | 8:00 – 6:00 |
| Wednesday and Thursday | 8:00 – 5:00 |
| Friday | 8:00 – 2:00 |

Rental Payment Policy

Payment of rent is required **in advance**. We accept cash, checks, money orders, Visa, MasterCard and Discover. For your convenience we accept payments made the following ways:

- In person during office hours
- Over the phone by debit or credit card
- Auto payments drafted weekly or monthly
- Payments made in the drop box at the front of the office. Envelopes are provided beneath the drop box.
- **We only refund unused days on monthly payments. We do not refund weekly or daily rental payments.**

Services We Offer

Propane

Propane is sold during office hours. **Payment is by cash or check only. We do not** accept debit or credit cards for propane.

ATM/Vending Machine

An ATM is located in the lobby of the office and is available during office hours. The vending machine is located in the washateria.

Security

The entire property is monitored by video surveillance. The owners reserve the right to ask tenants to vacate the property at any time the owners deem necessary.

Washateria

The washateria is open 24 hours a day for your convenience. Change machines and detergent machines are available inside the washateria. Please do not use PODS or scent beads in the machines. The owner is not responsible for lost items. Please do not leave clothes unattended. Do not overload the machines or attempt to open a machine once it is locked.

If you have any problems with the machines, please do not attempt to repair it yourself. Please contact the office at 225-687-7714.

Post Office Mailboxes

Mail and packages sent through the US Postal Service require a mailbox. There is a \$10 refundable **cash deposit** for a mailbox key. Please check with the office to make sure you have the proper address for receiving mail and packages. **Packages without a lot number will be returned to sender. The office does not sign for or receive packages for tenants. Your address is _____ Hwy 1148 Lot _____ Plaquemine, LA 70764.**

Park Rules

1. RVs and campers will not be moved from their original registered lot.
2. No subleasing of RV campers.
3. **Speed limit is 10 MPH.** Please abide by this speed or you will be asked to vacate property.
4. **Do not park on the grass** unless instructed to by property owner. Do not drive between lots.
5. Sites must be kept clean at all times. Dumpsters are located throughout the park for garbage disposal. **A \$30 fee will be charged to the tenant for a damaged water line.**
6. **Quiet hours are between 10:00 PM and 7:00 AM.** Excessive noise that may disturb others is not allowed at any time.
7. Campfires are not allowed. Small firepits are allowed as long as they are not near any building and the fire is kept contained. Outdoor activities are allowed as long as they do not disturb others. Trampolines and pools require owner permission.
8. Do not wash vehicles or campers on park property. Excess water usage will be billed to tenant. Turn water off when leaving camper unattended more than 2 days.
9. Mechanic work is not allowed on property.
10. ATVs and other recreational vehicles must abide by the same rules as other motor vehicles. Any damage caused by failure to adhere to these rules will be the responsibility of the vehicle owner.
11. **We are not responsible for cords, pipes, hoses, dog leads, or personal belongings left in the grass.**

RV Lot Rentals

1. Campers and RVs can not be moved from their original registered lot.
2. Make sure the breaker is turned off before plugging in.
3. Try to keep hoses and wires on the slab to avoid getting cut by lawn mowers.

Sewer Connection- Recently the Louisiana Department of Public Health and the Iberville Parish Utility Department did an inspection of our RV sewer connections. LDPH is requiring us to supply the customer with a 4 inch threaded sewer clean-out fitting. They are also requiring that each customer have the proper RV sewer discharge hose with proper screw type connector (See example 1 below). They are also requiring that all Flex discharge hoses be off the ground (See example 2 below). We appreciate your cooperation.

example 1



example 2



Pet Policy

Pets are not allowed in any units owned by Choctaw Mobile Home and RV Park.

The following breeds (pure or mixed) are not allowed on the property: Pit Bull, Rottweiler, German Shepherd, Husky, Alaskan Malamute, Doberman, Chow Chow, Great Dane, Saint Bernard, or Mastiff.

We do not allow dogs over 25 pounds.

Your pet can not be left unattended outside, even in a kennel.

Iberville Parish has a leash law. Pets must be on a leash at all times when outside.

Clean up behind your pet is mandatory.

No trespassing on other tenants' lots.

Excessive barking is not allowed in the park.