

<b>Crimson Oaks RV Park LLC Rental Site Service Agreement</b>	Site #	Arrival Date	Departure
	Length of Stay		Amperage (20/30/50)

**Customer Information**

Primary Resident		Primary Resident	
Address/site #		Address/site #	
Phone #		Phone #	
Employer		Employer	
Employer Phone #		Employer Phone #	
SS#		SS#	
DOB		DOB	
DL#	State	DL#	State
Email		Email	
Have you ever been convicted of a crime? YES/NO if yes explain.		Have you ever been convicted of a crime? YES/NO if yes explain.	
A criminal background check will be conducted on all adults. Please Initial _____		A criminal background check will be conducted on all adults. Please Initial _____	
Alternate Address			

**Unit Information**

RV unit Type	Unit License	State	Year	Size

**Vehicle Information**

Make/Model	Color	Year	License Plate #	State

**Pet/Animal Information**

Animal Type	Breed	Weight

**Emergency Contact**

Name	Phone #
Relationship	Address

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

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

**Rates:** Monthly: \$450

Additional occupants: \$5/night

**Deposit:** \$200

**Rates and rules are subject to change without notice.**

**General:** Management assumes no responsibility for accidents, injuries, or loss from any cause. Crimson Oaks RV Park LLC will not tolerate any onerous, obnoxious, or offensive activity of any sort that could interrupt and/or adversely affect the enjoyment of other parties utilizing our facilities. Trailers, boats, and other recreational vehicles are not permitted to be parked on the property and empty RV sites shall not be used for parking of any kind. In the event of such onerous, noxious or offensive activity or violation of park rules, in the judgment of management, the parties responsible for such activities will be required to leave the park immediately, without a refund. Crimson Oaks LLC reserves the right to restrict or deny the use of any facility to any guest.

**Indemnity and Waiver of Liability:** Customer shall indemnify and hold Crimson Oaks LLC harmless from and against any and all damages or injuries caused by fire, water, wind, civil strife, or acts of God, owner and/or customer actions or in-actions (or those of their employees, agents, invitees, or pets), or any other related to customer’s use or occupation of the RV site.

**Theft of Service Law:** According to Texas Penal Code Section 31:04 (b), any guest 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. We require full payment in advance and will prosecute any violations under the ‘Theft of Services Law’.

**Affirmation:** I fully understand and accept the Rules and Regulations detailed in the Crimson Oaks RV Park LLC Rules and Regulations.

- I agree to vacate the premises at the request of management if I violate these rules and regulations, without refund of any prepaid fees.
- This agreement does not constitute a landlord tenant agreement. Payment for sites is entirely for services rendered under a host/guest arrangement.
- Criminal convictions may result in denial.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## Arrivals, Departures, Payments and Fees

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1. Check in is at 2:00 p.m. and Check out is at 11:00 a.m.
2. Rent is due on the 1st of each month. A late fee of \$50 will be assessed on the 5<sup>th</sup>. If payment has not been received by the 6<sup>th</sup> utilities will be turned off, and you will be required leave the facility with no deposit refund.
3. Full payment is required at the time of reservation for daily and weekly guests; \$200 deposit required for monthly reservations.
4. There is a \$35 fee charged for returned checks. A cashier's check or money order will be immediately required to recover the amount of the returned check, \$35 fee and any other late fees applied to the account. If a check is returned, personal checks will no longer be accepted for future payments.
5. A two-week move-out notice is required for all monthly rentals.
6. No refunds for early departure.
7. A Resident Data Form must be completed for all residents and on file with park management.
8. Security deposits are collected against default and damage to site, and will be returned within 30 days of departure with cleaned lot and all accounts current.
9. Spectrum basic cable and internet is provided for each RV spot, any upgrades will be a resident's expense.
10. On mow days all items must be moved off grass or there will be a \$25 fee.
11. Monthly RV lot rentals are metered and charged for electricity at a rate of \$.10/kwh.

## General Rules

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1. We are an adult only RV park, no residents under the age of 21.
2. There is a maximum of Two residents per site our standard fee is based on two adults.
3. Management reserves the right to restrict or deny the use of any facility to anyone.
4. Crimson Oaks LLC has the right to deny or end agreement depending on criminal history or falsifying documents.
5. Residents and visitors must stay within Crimson Oaks park perimeter.
6. Please respect the privacy of all residents and observe all signs/rules.
7. Quiet hours are from 10:00 pm – 7:00 am. Loud noise and/or music coming from your lot, RV or car while driving in the community, at any time, may be subject to a fine.
8. No criminal or drug related activity in or near the park will be tolerated.
9. You may not assign or sublet your site.
10. We do not guarantee the same site, if you choose to extend.
11. Discharging or displaying firearms, paintball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
12. All weapons shall be kept in compliance with all applicable state and federal laws.
13. No fireworks can be discharged on Crimson Oaks LLC property.
14. We are on a septic system. Do not flush paper towels, diapers, baby wipes, feminine products, condoms, needles, food, grease, or anything other than RV safe toilet paper.
15. Do not wash campers or vehicles, or waste water at any time.
16. No glass containers are allowed outside of your RV.
17. Residents will be held liable for any damage to buildings, sewer, grounds, lots or water/electric meters if damage is due to themselves or their guest/visitor's negligence.
18. Onerous, noxious or offensive activity, excessive noise, abusive language, interference with other tenants, disturbing the peace and willful or careless destruction of property in any manner will be cause for eviction.
19. If law enforcement authorities are called for a disturbance at your site for any reason, you will be required to vacate the park immediately.
20. By law, Crimson Oaks LLC is a service-oriented business and therefore does not have a tenant/landlord relationship with any daily / weekly / monthly guests.
21. Crimson Oaks LLC reserves the right to change the rules and rates without notice.
22. No soliciting, peddling, loitering, trespassing or trading in the park.
23. Trash should in a trash bag and be deposited in the dumpster on site. No large items only house hold garbage.
24. Please put all cigarette butts in the proper container. Do not throw butts on the ground!
25. No dumping or gasoline diesel oil etc. in the dumpster or on Crimson Oaks LLC property.
26. All hazardous materials must be disposed of according to state and federal laws.
27. No hazardous materials may be stored on Crimson Oaks LLC property.
28. Do not make any alterations to any sewer, water, cable and internet connections. All safety covers must remain in place.
29. Please be aware of snakes /wild animals while on trails and grounds, Crimson Oaks LLC is not responsible for these encounters.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## Pet Rules

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1. All pets/animals are to be on a leash no longer than 4ft and in owner's hand at all times while outside the rig.
2. Animals are not to be left unattended outside the RV.
3. Only pets that belong to registered tenants are allowed on Crimson Oaks LLC property.
4. You must clean up after your pet at all times.
5. Only service animals are allowed in park buildings.
6. Constant or frequent barking or aggressive behavior will result in you being asked to leave.
7. There is a 2-pet limit.
8. All animals must be screened prior to move-in.
9. Kennels or pens cannot be outside of the RV.
10. No aggressive breeds allowed.
11. The pet owner is responsible for any damages done to person or property by their pet.

## Parking and Vehicles

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1. Two vehicle limit on each site plus your RV.
2. All vehicles including RV, must have current registration, inspection and license plates.
3. Any vehicles deemed to be in poor condition may not be parked in the RV park.
4. Vehicles may not protrude from RV site into the flow of traffic.
5. No type of mechanical repair or washing, to vehicle or RV, is allowed.
6. Speed limit in the park is 5 mph.
7. Parking is allowed in designated parking areas only. Any vehicle parked illegally is subject to being towed at owner's expense.
8. Parking in vacant RV sites will result in being charged the \$50 per day and/or vehicle being towed at owner's expense.
9. Do not park or drive on the grass.
10. Semi-trucks, 3 or 4 wheelers, loud vehicles, or boats are not allowed in the park.
11. Golf carts/side by sides are permitted but must follow vehicle rules and are counted in your 2-vehicle limit.

## Rig /Site

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1. We reserve the right to refuse service to any rig based on its appearance and/or condition.
2. Proper leveling blocks are to be used to level a rig. Cinder blocks are not allowed.
3. Steps should be the right size for your rig, hand-made steps must be approved.
4. Pressure regulators are recommended for your water connection. Crimson Oaks LLC water pressure is around 90lbs.
5. It is mandatory that your sewer and/or gray water hose be kept in an accordion or PVC and have a sewer connection (sewer collar/donut) attached to prevent sewer gasses from escaping. **Tank is to be kept closed, unless dumping.**
6. Crimson Oaks LLC is not responsible for damage due to unprotected hoses. Hoses must be protected for grounds maintenance.
7. Do not dump waste water on the ground.
8. No open flames or fireplaces, such as chimineas, open fire pits (small personal charcoal or gas grills are allowed on the gravel or pad).
9. All RVS must be equipped with a fire extinguisher.
10. If your RV causes a problem with electric, water, sewage, or internet/cable and a certified technician is called, you will be responsible for the technician and repair fees.
11. Crimson Oaks LLC responsibility shall extend only to point of connection and shall not have any responsibility for the condition or functioning of any pole conduits or wires from such point connections to tenants RV.
12. Outdoor items should be neat and orderly. Mats and satellite dishes should be kept on your pad or gravel. No clothes lines are permitted.
13. Excessive décor is not permitted.
14. No storage containers are allowed on your site, unless they are under the rig and maintained in neat appearance.
15. No A/C window units are allowed.
16. All cords, cables and hoses should be bundled. No light duty extension cords allowed.
17. Ladders are to be attached to the rig
18. Skirting must be approved by management.
19. Holiday decorations must be removed within two weeks of the holiday.
20. No profane language or nudity can be posted outside your RV.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## Laundry room/Bath House

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1. Laundry room/bath house is open 24/7.
2. Smoking and Alcohol is not permitted in the restrooms, showers, laundry area or any other park building.
3. Use of the restrooms, shower, laundry room is restricted to registered guest only.
4. Do not flush anything other than toilet paper down the toilets.
5. Any personal belongings left behind will be discarded.
6. All areas must be left clean and sanitary after using. There will be a \$25 cleaning fee if neglected.
7. Dryer lent must be removed between each load.
8. No oil or gas-soaked items can be laundered.
9. Do not use washer/dryer for pet items.
10. Make sure to keep building doors closed at all times.
11. Please limit time in shower to preserve hot water for other residents.

## Visitors

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1. Family visits with children under 21yrs will need to have approval from management.
2. Visitors may not park in road; extra parking is located at the wash house.
3. Additional occupants are \$5 per night.

## Conclusions

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1. Crimson Oaks LLC retains the rights to modify and alter any rules or regulations, keeping with the fairness and best interest of all participants
2. Managements decisions in all disputes are deemed final.
3. Violations of rules and regulations that result in damage and or destruction to Crimson Oaks LLC property or safety of park resident's will result in termination of your stay.
4. Crimson Oaks LLC is not responsible for damage injury or loss of person or property.
5. Crimson Oaks LLC Management absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather, act of God, property damage, accident or any other cause what so ever, and guest agree to save protect and hold harmless Crimson Oaks LLC / management from all liability.
6. Crimson Oaks LLC reserve the right to disconnect utilities in order to repair, alterations, non-payments or additions. Residents will be notified when possible of any planned utility shutdowns.
7. Crimson Oaks LLC/ Management reserves all rights to terminate guest stay for any reason.
8. Crimson Oaks LLC/ Management reserves all rights to restrict or deny the use of any facility to any guest.
9. All rules requiring the use of facilities must be observed.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_