

WELCOME TO SILVER OAKS AIRSTREAM PARK

Silver Oaks RV has outlined some basic RV park site rules to ensure that we maintain an agreed standard of quality and understanding in our exclusive Airstream community.

Please note that these rules and examples are not intended to address all possible situations that may arise on the property, nor are they intended to inconvenience anyone but only to insure the safety of all residents, their family, guests and property at Silver Oaks RV *LLC* also listed as “Silver Oaks Airstream Park”. All occupants and guests shall comply with these simple rules.

Silver Oaks RV is privately owned and reserves the right to manage the park for the benefit and safety of all. The right to evict any objectionable site user or refuse entry to the park is reserved by the Owner/Management.

LICENSEE OF OWNER:

The RV site user acknowledges and understands that he/she is a licensee of the owner and not a tenant; and that he/she is not acquiring any interest in the property or establishing a tenant / landlord relationship or any type of permanent residency no matter how long of a stay your RV trailer is on Silver Oaks RV property (1376 Longoria road, Aransas Pass TX).

The Texas RV Park Occupancy laws state that as a guest of the site, when you are notified to vacate and if you do not stop and deliver up peaceful possession of the premises you presently hold, Silver Oaks RV can legally impound and tow the RV in question to an impound lot.

CONDUCT:

Profane language, drunkenness, drugs or immoral conduct will not be tolerated at any time. All persons causing a disturbance or being a nuisance may be requested to vacate the community.

MAXIMUM OCCUPANCY:

Site prices are intended for 2 people per site for weekly or monthly RV site users. Extra site guests will cost \$5.00 per guest daily. There is a maximum limit of 4-visitors per site for any overnight stay. Any more than 4-persons per site must have park management approval. Any party having more persons than what your reservation indicates is reason for eviction.

All guests are subject to the “Park Rules”. Site users will be responsible for their visitor’s behavior / conduct at all times.

PAYMENT:

All occupants must have confirmed reservations and their RV space assigned before arriving on the property. Payment is to be made to Silver Oaks RV at the time of arrival. We accept cash, check, money orders or Zelle transfer. A \$25.00 fee will be charged on all returned checks.

Partial rent payments will not be accepted. Reservation deposits are non-refundable.

ELECTRIC DEPOSIT:

A \$150 electrical deposit is required at time of arrival for all monthly stays. Form of payment is cash, personal checks, money orders or cashier's check. At the time of notified departure the site electrical meter will be verified and the KWh used will be deducted from the deposit or the deposit returned if other payments have been made in full for the month's electrical usage.

CHECK-IN TIMES:

Site users may check in anytime between 12:00 noon and "DUSK". All occupants must have confirmed reservations and their RV space assigned before arriving. Because of the trees there will be no "after dark" check-ins allowed.

CHECK-OUT TIMES:

All Site users must be off the property by 11:00 am. Silver Oaks RV management inspects each RV site upon departure. Although we do not expect damages, it sometimes occurs. If damages (other than ordinary wear and tear) by person or pet(s) are found, or any cleaning, and /or trash removal that is deemed excessive by the property management is discovered and documented, the cost will be assessed and deducted from the RV site user's electric deposit.

EARLY DEPARTURES AND REFUND POLICY:

There will be no refunds for early departures on weekly or monthly rates. No payments will be allowed for partial weekly or month rental occupancy.

ENTRANCE / EXIT SECURITY GATE: Gate-1 / Gate-2

Gate-1 will be left open during the hours of 8:00 am. until 8:00 pm. Gate-2 will remain closed at all times unless an RV arrival or departure is scheduled. If you need to enter / exit outside of the hours listed above, please close the gate behind you after entering / exiting for security reasons.

AUTOMOBILES:

No more than (2) vehicles will be allowed at any one space. Any vehicle that is not drivable or inoperative will need to be removed off the premises or will be towed at Site users' expense.

Any vehicle accidents caused by you or your visitors are the Site user(s) sole responsibility.

Do not park on your neighbor's or vacant rental space or block any driveway at any time. *PLEASE* do not park or drive on grass. Overflow parking is located just outside the park between Gate 1 and 2 on Longoria road.

No repairs to vehicles are permitted that may result in the spillage or leaking of fluids.

SATELLITE DISH:

Satellite dishes are permitted as long as it does not interfere with lawn care. Please "NO DIGGING" of any type is allowed (underground utilities and internet cables).

ELECTRIC PEDESTAL:

Each electrical pedestal has been provided with a LED pagoda light for your safety and security. Please do not turn off these lights, if the 4-watt brightness is a problem contact management.

RV POWER CORDS:

Each electrical pedestal is equipped with a 50/30/20 Amp service receptacle. If your RV requires 50-Amp service then you must have a 50-Amp power cord. If your RV requires 30-Amp service then you must have a 30-Amp power cord. The Park does not allow the use of any RV Plug Adapters to reduce amperage power; this includes 30 to 15 Amp reducer plugs.



CITY WATER: *** The park water is supplied by a storage tank and electric pump system***
Continual running water will empty the tank faster than it can be filled by the city water supply.

If your RV is found to have any kind of water leak your water will be turned off until fixed.

INCLEMENT WEATHER: During the cold spells, Please wrap your water lines to help prevent water hose breakages and loss of water to your RV site. **DO NOT** leave water running during freezing weather, instead disconnect all water lines from faucets and camper.

It is recommended you fill your day tank for temporary water needs during freeze warnings.

SEWER HOOK-UPS:

Proper sewer hook-ups with rubber gaskets are required. *Always disconnect water hose after flushing out tanks.*

****** Do not leave water hose connected to your holding tank flush connection ******

Any Site user caught dumping foreign matter in the septic system, other than biodegradable soaps and one-ply / two-ply RV tissue paper will be subject to eviction.

Any “clog-ups” caused by improper disposal use will be corrected at Site user’s expense.

LAUNDRY / BATH HOUSE:

Laundry facility is for the use of park tenants only. Please remove clothes from washers and dryers quickly. Do not overload the machines. Please contact park management if any of the machines malfunction.

LAWN CARE & APPEARANCE:

Grounds will be maintained by park Owner/Management. Site user is responsible for keeping litter picked up around their unit space. No accumulations of any sort of junk, general clutter or outside waste / garbage cans are allowed. No clothes lines; clothes racks are acceptable.

ANIMALS:

We are a pet friendly park HOWEVER it is a requirement that permission **MUST** first be obtained from Silver Oaks Management if a Site user wishes to keep **ANY** pet on the premises.

Silver Oaks RV must enforce these pet rules to ensure that everyone's stay in the park is safe.

No more than two (2) pets per unit/space unless prior consent has been given by park management. No pets of violent temper or behavior will be allowed.

The pet **MUST** have current shots. Texas law requires evidence of current rabies inoculation.

Pets are not permitted to run loose on their own unless consent has been given by park management and other site users. Be courteous to your neighbor, not everyone is a dog lover.

Pet waste must be removed immediately from ground areas on a daily basis.

Pets must not be allowed to dig holes in the park anywhere.

Pets are not allowed in any park buildings.

Pets are not to be leashed to or able to be within 3-feet of the facility utilities (electric pedestals, water faucets, sewer connections).

No dog-houses are permitted on the exterior of any RV Site.

NOTE: Any site user or guest having an animal that is deemed aggressive or continually excessively noisy will be asked to vacate the premises without a refund. Please keep your pet's actions and barking under control.

PET OWNER RESPONSIBILITY:

The pet owner(s) are and will be fully responsible for any property damage, injury, and / or disturbances caused by their pets. Silver Oaks RV will be "held harmless" from any and all claims, lawsuits, demands, causes of action liability, loss, damage and/or injury, of any kind whatsoever (including without limitation all claims for monetary loss, property damage, equitable relief, personal injury and/or wrongful death), and any acts on the part of a site user and/or guests pet. The owner of the pet is fully responsible for any actions caused by their pet or their guests pet.

SPEED LIMIT:

Speed limit is SLOW, please inform your guests of the speed limit.

GUESTS / VISITORS:

All guests are subject to the “RV park rules”. Site Users will be responsible for their visitor’s behavior / conduct at all times. Any “long term” overnight RV guests must be approved by park management. Additional daily/weekly/monthly rates may apply.

GUEST PARKING: The preferred location is at the RV site the guest is visiting. If this is not possible or practical, guest will need to park in overflow parking which is located just outside the park between Gate 1 and 2 on Longoria road.

CHILDREN:

Parental supervision is required for “**VISITING**” children under the age of 12 years old. Parents and / or Site users will be solely responsible for any damages caused by their visiting children. Parents are responsible for the children’s actions and behavior at all times.

No children are allowed to be walking around in the park without an adult after dark. No children are allowed at all in the park Maintenance corner also referred to as the Carpenters corner. No children are allowed in the laundry room / bathhouse area without an adult remaining present. Please make a concentrated effort to keep your children out of other resident’s yard or create disturbances that would bother others.

Visiting children are welcome as long as the adult responsible stays responsible.

QUIET TIME:

Quiet time is between 11:00 p.m. and 8:00 a. m. Social gatherings after hours must be approved by park management. Please be respectful to your neighbors with music.

GARBAGE:

Garbage pickups are on Tuesday & Friday. Cardboard boxes must be crushed down. Keep garbage can lids closed at all times. Please do not throw any flammable or toxic material, furniture, appliances, or auto batteries in the park trash cans. All trash must be in trash bags.

GRILLS / BBQ PITS / OPEN FIRES:

Do not empty ashes on the ground. Spent ashes can be placed in the 55-gallon burn-barrels. No open fires or ground fires are allowed, only in burn pits upon park management approval. Do not leave lit grilles unattended at any time. Do not place grills or burn pits under tree lines.

GUNS and FIREWORKS:

No shooting of B-B guns, bow and arrows, firearms or any ‘projectile’ weapons of any type shall be allowed or discharged on park property. No fireworks are allowed on park property.

SMOKING:

Smoking is not allowed in the laundry room or shower facility. Please do not litter the grounds or flush cigarette butts down the septic system, use a proper fire proof container.

SOLICITING:

No peddling, soliciting, or commercial enterprise will be allowed from in the park.

PACKAGE DELIVERIES / MAIL:

All deliveries via Fed-Ex, UPS or any other delivery service must be made directly to the RV site user. Silver Oaks RV is not responsible for packages left inside or outside the gate. Silver Oaks RV has no mail boxes available for short or long term site users. If you require a mail box please make arrangements with the local post office at the time of arrival or check with Management.

VEHICLE and RV WASHING:

A proper on/off hose sprayer must be used; no continual running of water from a water faucet is permitted. Any party breaking this notice is reason for eviction without reimbursement of rent and/or deposit. *NO HOSE WASHING OF MUDDY VEHICLES IS PERMITTED*

TARPS, SHADE STRUCTURES, OTHER STRUCTURES:

Easy-ups are allowed on a temporary basis for the day but must not be left erected or unattended at night. Please do not use a tarp to cover any part of your RV or campsite. Exterior furnishings should be appropriate for outdoor/camping use. No Swimming Pools or area rugs on the grass.

HURRICANE SEASON RULES: Long term Site users must follow these directions:

- RV must be kept in good operating condition and have annual inspections current at all times (if required).
- Tenants must have adequate towing vehicle in good operating condition ready to remove RV upon request by management. **No excuses, No exceptions!**
- Tenants must remove all personal items from park. BBQ pits, Patio furniture, Flower pots, Flags, Steps, etc. These items can become projectiles in a hurricane.
- Anyone planning on leaving their RV on site for whatever reason during Hurricane Season, June 1st through November 30th, must show proof of “Full Coverage” insurance. Silver Oaks RV LLC will not be held responsible for any damages.

INSURANCE:

RV Site users and guests acknowledge that Silver Oaks RV LLC will not be held financially responsible to RV site users and / or Site guests nor cover personal injury and / or property damage caused by; Fire, theft, rain, war, acts of God, acts of government agencies, acts of others, and/or any other causes, fire, strikes, war, road maintenance, heights of rivers, creeks, lakes, or ponds, inclement weather or any damage to vehicles caused by other guests/visitors or any of the above mentioned nor shall Silver Oaks RV LLC and their owners, employees, agents, members, partners, officers, directors, successors, representatives or assigns be held liable for any or all such losses. Silver Oaks RV is not responsible for any damage to vehicles or personal property caused by other site users, guests or visitors.

RV site users are hereby advised to obtain their own insurance policy to cover any “personal injuries or property losses”.

EVICTION:

RV Site users eviction procedures for non-payment of site use fees:

- Warning notice after 7-days / Towed away at owner’s expense after 30 days.

BEHAVIOR AND NUISANCES:

Excessive noise/nuisances created by guests or visitors will not be tolerated. Common courtesy shall prevail between all persons on Silver Oaks RV *LLC* property. Obnoxious, profane, abusive or threatening language, behavior and/or actions directed at Silver Oaks RV management or guests, or that could adversely affect the enjoyment of other parties utilizing our facility is prohibited; anyone engaging in such activity will be required to leave the Park without refund.

Damage to Park property including but not limited to; restrooms, utility stations, landscaping, vehicles, night lights or signage is strictly prohibited. Site users and/or guests will be held responsible for the repair of any damages.

Silver Oaks RV reserves the right to limit the stay and number of persons per site. Any violation of these rules will result in barring from the property. These Park rules supersede any previously written or discussed rules. These park rules may be changed at any time without prior notice.

ENFORCEMENT:

Silver Oaks RV shall have the right to enforce any current rule or regulation as listed and/or posted. Any action undertaken to enforce, shall be in accordance with the following procedures.

Direct communication: a verbal, written notice or phone text delivered to the RV Site user from Site Management. Said notice shall contain the violation and the course of action requested in order to correct the violation. This step is not a required step; it is a courtesy to the RV Site user.

In the event the violation is not corrected in a reasonable amount of time after receipt of the courtesy notice (mentioned above) or if Site management elects to forgo issuance of a courtesy notice; a “Non-compliance Notice” will be hand delivered to the RV Site user indicating the time frame required for compliance and / or the date of termination of RV Site if the violation is not corrected, in accordance with Texas statutes. This is a privately owned and operated RV Park; we reserve the right to evict, without prior notice to anyone who violates our site rules.

No refund of fees will be made in such of an event.

INDEMNITY AND WAIVER OF LIABILITY:

Legally Binding/ Attorney fees/ Indemnification and Hold harmless RV Site user agrees to abide by this agreement and understands that it is legally binding. All parties agree that in event of a dispute that the agreement will be interpreted in accordance with Texas law. RV site user shall be responsible for attorney fees and costs of owner and/or owner’s agent incurred and arising out of any breach of this agreement by, RV site user, RV site user visitors/guests and agree to indemnify and hold harmless the owner, owners agents, owners employee’s owner’s managers, and owner’s agent’s employees from and against any and all liability for any claim for personal injury, property damage, intangible damages, advertising injury, discrimination, or any other cause of action in tort, contract or equity arising out the acts or omissions of RV Site user, RV Site users visitor/guests.

