

Beach Express RV Park
Guidelines and Policies and Pet Policy

GENERAL INFORMATION

These Guidelines and Policies apply to Beach Express RV Park ("RV Park").

Your deposit and/or payment for your stay is non-refundable if you cancel or do not show. No refunds for early departures. There will be a \$35 fee on any returned checks.

Office Hours vary: (Phone) Monday - Sunday 9AM to 5PM

Check-out is 11AM. If you need a later check-out you must coordinate with the office. 3 PM Check-in unless arranged prior to arrival.

Please secure your valuables; RV Park is not responsible for stolen property.

In Case of an Emergency: **Call 911**

This is not a residential park; therefore, guests are prohibited from considering RV Park as a residence. All guests acknowledge and agree that they are renting solely for recreational purposes regardless of the duration of the guests' stay.

For your safety & comfort, the following guidelines have been established. We reserve the right to enforce all guidelines to ensure all guests have a safe and memorable stay. By signing these Guidelines and Policies, you agree to abide by all of the following Guidelines and Policies and acknowledge that failure to abide by the following Guidelines and Policies will result in you being removed from the RV Park.

PAYMENT GUIDELINES AND POLICIES

For Daily and Weekly guests, payment must be made in full before or at the time of arrival.

For Monthly guests:

- Full payment for the first month must be made before or at the time of arrival.
- Payment for each subsequent month is due on the 1st day of each month.
- If full payment has not been made by 5 pm on the 5th day of the month – guest will have until 5 pm on that 5th day to remove all belongings and RV from the premises.
- If an extension for late payment is granted by management, any payment received after the 5th of the month will incur an additional fee of \$100 added to the balance due.
- All monthly rentals require a refundable \$250.00 deposit. Guests will receive a refund of funds not applied to the guests' balance owed.

If payments are not made timely and are not made current within 24 hours of the written default notice posted on the RV on the site, the guest hereby grants RV Park management the right and authority to disconnect the utilities from the RV and tow it to a storage area.

The price includes 2 Adults. Each additional person \$60 per month; \$20 per week; \$10 per night.

RV PARK GUIDELINES AND POLICIES

Speed Limit: For the safety of everyone, our speed limit is **5 mph**. This is strictly enforced.

All common areas of the park are strictly NO SMOKING.

All buildings are NON-SMOKING. No firearms or fireworks allowed in the park.

RV's must use both a water regulator and surge protector at your site, always.

Alabama Board of Health requires airtight sewer connections. No gray or black tank water is to be drained on the ground. Sewer rings/collars are required to keep odors and bugs down. If you have a water connection leaking, please contact the office. If your RV's water connection is leaking, you are required to fix it.

This is not a residential park; therefore, no permanent structures or fixtures may be built and no permanent clothes lines or racks, storage items, household lawn furniture etc. are permitted. It is also not permitted to prune trees or plant additional plants.

When leaving an RV at the park unattended for a few hours and especially for periods longer than a day please remember to turn off the water connection to the unit and turn AC or heating units off, this will help avoid bad surprises once you return to your RV from potential water damage, fire from running unattended appliances, or AC line condensation line damage.

Skateboard, Rollerblade and Skates: Riding of skateboards, rollerblades or skates is discouraged and can only take place at the rider's sole risk and responsibility. Parents are responsible for the actions of their children and underage guests.

The internet being down for circumstances beyond the park's control does not constitute a lowering of fees or entitle guests to a refund. If it is down, you can rest assured we are doing everything possible to get it back up and running. This is a complimentary service.

In the event of a hurricane evacuation, any other natural disaster, or act of God related evacuation by a City, County, State or Federally issued MANDATORY evacuation. No refunds will be issued.

Management reserves the right to make changes to the rules, regulations, and fees, when necessary, without prior notification.

This property is under 24-hour video surveillance. Equipment in use is to protect guests and to assist in the prosecution of any crimes committed against this business.

No soliciting, subleasing, peddling, loitering, trespassing, or trading allowed at the park.

Illegal drugs of any form are prohibited on the property of RV Park. Person(s) in violation of this rule is subject to immediate ejection without a refund. Person (s) knowing of any illegal activity are encouraged to notify the management immediately. Any information reported will be strictly confidential.

Guests may not use the park address to establish residency.

Guests are expected to keep their sites clean and tidy.

No outside appliances.

Quiet hours are from 9PM to 8AM.

Rowdiness, loud music, abusive language, public drunkenness, or possession or use of drugs will not be tolerated at any time and will result in immediate dismissal from the park.

Visitors:

- No visitors are allowed on the property unless the registered guest is present. Registered guests are responsible for all visitors. No overnight visitors.
- Your visitors may park at your site or by the clubhouse. Keeping the streets clear allows for safe passage of RVs.

If you need additional parking, please inform the office while planning your stay. Please do not park on empty lots. Parking on empty lots will result in a daily site fee.

Vehicle Washing: Washing on site is allowed. There is a \$5 water usage charge for vehicles and \$10 for RVs. Please pay in the office prior to washing. We do allow insured outside Detailer's to wash your RV or vehicle.

All household garbage must be placed in the dumpster. Collapse all boxes before discarding them in the dumpster. Do not place any mattresses or furniture around the dumpster.

We request your cooperation in the conservation of energy/electricity. Additionally, please log off the internet when not in use.

Steps/Stairs or pallets may not be buried in the ground and are the responsibility of the guest. *If steps or pallets have been left at your site and you do not want them, please let us know.*

There will be no repairs done on RV's or automobiles at the RV Park unless approved by Management.

Pets must be kept on a leash no longer than 6ft. You must clean up after your pets. Unattended pets must remain inside your RV. Be considerate of your neighbors, no barking or loud pets. Pets are not allowed in any building. No fencing, coral, animal container/crate outside for animals will be allowed around the RV site. See Pet Policy.

Not Allowed on Site: Decks, Sheds, Storage Tents, Tents, Clotheslines, Fire Pits, Carports, Canopies, Gazebos, and Fireworks. No fencing, coral, animal container/crate outside of RV.

Use of address: Guests are prohibited from using RV Park's address as their residential address as RV Park is not a residential park. Guests may have occasional packages mailed to the RV Park. We do not bear responsibility of signing for packages.

RV, TRAVEL TRAILER, 5th WHEEL, MOTORHOME GUIDELINES AND POLICIES

Travel trailers, 5th wheels and Motorhomes ONLY.

1 RV and 2 vehicles are allowed per site. RVs should be in good repair and not older than 10 years. If the RV is older than 10 years, management will require approval- prior to booking.

All RV's and Auto's must be road ready and able to leave the park at any moment. Please remove vehicles from the park if they are not road ready.

No window air-conditioners allowed.

Not allowed: tent trailers, tent camping, pop-up campers, converted horse trailers, schoolies, refurbished enclosed trailers, tiny homes.

SAFETY GUIDELINES AND POLICIES

To ensure the safety of all guests, guests are not allowed to sublet your RV.

To ensure the safety of all guests, individuals that are registered sex offenders or have been convicted of violent crimes are not eligible to rent a campsite at RV Park.

Bathrooms: to avoid accidents and injuries, children under the age of 16 must be accompanied by an adult, always.

Guests are responsible for all behavior and actions of the children with you. For safety reasons, age 16 and under must be supervised by an adult in all areas of the park, including the bathhouse and laundry. Parents are solely responsible for the behavior, actions, and safety of their children; including any damages they may cause. No motorized golf carts, scooters, or cars are to be driven by children or minors in the park at any time.

Guests may use all facilities at their own risk. RV Park is not responsible for the loss or damage to personal property.

The owner(s), management, and RV Park are not liable for any loss of personal possessions, injuries to any occupant of any age, damage to any vehicle or personal equipment, loss or damage to property arising out of the use of these facilities.

Anyone who causes harm or discomfort to other guests or engages in any behavior that is deemed potentially dangerous to other guests, in management's sole discretion, will be required to remove their property and leave the park immediately.

By entering the park property, guests agree to indemnify and hold harmless Beach Express RV Park, its officers, and employees from all claims, liability, and expenses, including, but not limited to attorney and other professional fees, for injury to person, loss of life, or damage to property arising out of guests exercise of his rights hereunder, except as may be caused by the gross negligence or intentional acts of Beach Express RV Park or its officers and/or employees.

All park rules will be enforced by the staff of Beach Express RV Park with common sense and concern for all guests.

We know RVers to be some of the most helpful, honest, and kind people in the world - people with good common sense and compassion who need few written rules because they already honor the welfare and rights of others. The rules above are designed to guide Beach Express RV Park guests and to ensure their well-being. These rules do not cover everything because, as in life, walking outside the door each day is an assumed risk just as visiting an RV park is, but please never assume anything other than that you should always use good judgment/common sense and concern for others. If there is a question about a rule, please ask management before acting.

Violation of any of the above rules is cause for immediate ejection from the park without a refund.

This is not a residential park; therefore, no guest shall be allowed to consider RV Park as a residence. All guests acknowledge and agree that they are renting solely for recreational purposes regardless of the duration of the guests' stay.

The owner and/or RV Park management reserve the right to remove any guest or visitor from the premises for any reason deemed detrimental to the enjoyment, health, or safety of others in management's sole discretion.

It is the responsibility of each guest to be familiar with our Park Guidelines and Policies. If you have any questions, please contact the office for clarification. Prices are subject to change without notice.

I, _____ (Responsible Party), have read and understand all of the above Guidelines and Policies and agree to be bound by and follow said Guidelines and Policies while at the RV Park.

_____ Signature
_____ Date
of Responsible Party

PET POLICY

RV Park is pet friendly and welcomes our guests who enjoy traveling and sharing their camping experience with their family pet. However, to ensure all guests have a safe and enjoyable time, it is important that you read and abide by the following pet policy:

Dogs and cats are allowed subject to the restrictions below. All other animals will be considered on a case-by-case basis, are subject to the applicable restrictions below, and must be approved prior to arrival.

Aggressive dogs of any breed are not welcome at our park. If your dog shows behavior that is protective and unfriendly to strangers, please leave it home. If you decide to bring your dog and it exhibits this type of behavior the owner or management of our park will ask you to please find other camping accommodations. While RV Park does not explicitly prohibit any breed of dogs, we do have policies against accepting certain breeds that have been identified by our major insurance provider as having a history of unfriendly and aggressive behavior to other dogs and to humans. These breeds include but are not limited to: Pit Bulls and Pit Bull mixes, Rottweilers, Chow, Great Dane, Bullmastiff, wolf breed hybrid, American Bulldog and Dobermans.

All pets are required to be always under the control and visual observation of their owner.

Each pet must be listed with its name on your registration with the office for easy identification should it get loose or lost.

There is a 2-pet maximum at each site.

All pets must be inside RV if guests are not in the park or not supervising them.

A 6' (six foot) leash rule is in effect whenever the animal is outside the pet owner's camping trailer and/or vehicle. No pet should be left tied up and unattended outside the owner's camping equipment.

No fencing, coral, animal container/crate, is allowed outside of the RV.

Allowing your pet to affect the enjoyment of other guests during the day or night will not be permitted and you may be asked to leave if you are not able to control your pet's behavior.

We encourage all pet owners to call in advance to inquire about any specific guidelines that might apply to their situation.

Service dogs are welcome at RV Park. However, these animals must follow leash restraint policies and may not exhibit aggressive behavior. Emotional support animals are not considered Service animals and will be considered on a case-by-case basis.

If you have an animal, make sure you have a signed pet policy on file in the office.

I, _____ (Responsible Party), have read and understand the above Pet Policy and agree to be bound by and follow said Pet Policy while at the RV Park.

Signature of Responsible Party

Date