

## Primrose Village RV Park - PARK RULES & REGULATIONS

### PARKING:

- One habitable (RV or tiny home) and two non-habitable vehicles are allowed per site.
- All vehicles need current registration in the name of the site occupant with proof of same and current copy of insurance.
- You may not perform maintenance or wash your vehicles at the park.
- Vehicles in state of disrepair will not be allowed to stay on park property
- Vehicles must be well maintained (no oil leaks) and exteriors clean and not unsightly in appearance.
- All vehicular noise is to be kept to a minimum. Any loud motor noise or engine revving is prohibited.
- We do not allow trailers to be parked on your lot.
- If you need additional parking, contact the Park Host. DO NOT park in your neighbor's lot.

### SITE CONDITION/USE:

- You are responsible to maintain a tidy and debris-free site. Management has sole discretion to determine if site becomes cluttered or unsightly and resident must immediately rectify if any notice is given by management.
- We encourage decorating your yard, but no plants or trees can be planted directly into the ground.
- Lawn care is provided, therefore, do not store any items in the yard and make sure dog waste is picked up.
- Outdoor and patio furniture are allowed outside but must be kept to a minimum.
- Storage of items under the RV or tiny home is not permitted unless hidden by skirting approved by management. Clutter such as

garbage, boxes, tools, wood, empty flower pots, etc. are not permitted.

- Windows of your RV or tiny home must be covered with standard window treatments. No aluminum foil, flags, blankets, or similar items are to be used as window treatments visible from outside.
- Only U.S., State of Texas, official U.S. Military and official college flags are permitted provided they are properly displayed, in good condition, and do not exceed 4'x6'. No other flags, banners or signs are permitted including political party, confederate, or any public/private organization flags.
- You are REQUIRED to have a Sewer Hose Support for your rig. We also recommend a Pressure Regulator, though that is not required.
- We encourage residents to have patios or a deck! We only require that the design and location be approved management. The decking supports must not be anchored into the ground. The resident is responsible for removing the patio/deck at the time of vacating the lot. Failure to do so will result in loss of deposit and/or additional fees.

### SATELLITE DISHES:

- You may have a satellite dish, but they are NOT ALLOWED to be fixed to the fences or storage building. They are also NOT ALLOWED to be stuck in the ground on any kind of post or stake. They MUST be mounted on your RV or to any other non-penetrating mount.

### RESIDENT(S):

- Primrose Village RV Park is listed as an ADULT ONLY park. Therefore, we do not allow anyone under the age of 18 to reside here. You may have relatives under 18 visit the park, but they may not live with you.

- We allow a MAXIMUM of 2 people per lot.

**LENGTH OF STAY:**

- These parks are intended to facilitate long term stays. Water, sewer & trash are included. Electric is sub-metered per site and due with rent.
- Spaces will be rented for a minimum period of one (1) month. Residents may leave anytime at their convenience, but there will be NO REFUND FOR PARTIAL MONTHS.
- Failure to provide a 30-day move out notice will result in a loss of deposit.
- Rent & electricity are due and payable on the 1<sup>st</sup> of every month. You will be charged a \$25.00 late fee after the 5<sup>th</sup> day plus \$10 per day after the 5<sup>th</sup> if total amount is not received by due date (NO PARTIAL PAYMENTS).

**SPEED & NOISE LIMIT:**

- Please keep your speed at 5 MPH
- Loud disruptions will lead to a warning and can result in removal.
- No loud parties or music after 9pm.

**PETS:**

- Non-aggressive house pets are welcome
- Limit 2 dogs per lot. Cats must be indoor pets only and cannot be left outside at any time.
- Your pet is your responsibility. They must be secure and may not be left outside unattended.
- Pet kennels, pens, fencing, corrals, crates, etc. are not permitted outside the RV or tiny home
- Residents are responsible for the behavior of their dog. Any dogs demonstrating aggressive behavior to other guests or pets must be IMMEDIATELY removed from the park by its owner
- Excessive barking will NOT be tolerated. If we receive complaints, you may be asked to leave. (Please see the Park Host for possible solutions to resolve the problem).

- You are responsible to immediately clean-up after your pet in all areas of the park, including the dog park area.
- Your pet must be leashed when not in your yard or the dog park.
- The dog park is useable by ALL residents. You may NOT leave your dog unattended at the park.
- Residents must provide proof of pet’s current vaccinations upon approval of occupancy.

**SITE UTILITIES & WIFI/TRASH:**

- Please report any issues with your site immediately to your Park Host
- Utility connections are strictly to be made with utilities provided at the assigned site only. Hook-ups to neighboring sites is not allowed.
- **Septic/Sewer:**
  - Septic is included on all sites at no additional cost.
  - Primrose Village RV Park has a private septic system and cannot accommodate foreign objects. Only human waste and toilet paper may be flushed into septic system.
  - No other paper products including flushable wipes, paper towels, or feminine products, cigarette/cigar butts, grease/fats, diapers, cat litter, hazardous substances, etc. may be placed into toilets or sinks to enter the septic system.
  - Any violation of same causing septic issues, backups or blockages can be traced to specific sites and will be at the residents expense to repair.
- **Electric:**
  - Sub-meter site readings will be taken every month and billed with monthly rent.
  - Rates will be charged per kilowatt hour (kWh) and rates may vary from

month-to-month based off usage and market.

- Residents must only use electrical service provided at their site pedestal. Hooking up to neighboring site is prohibited and considered theft of service and grounds for removal from the community.

- **Water:**

- Water is included in all site rentals at no extra charge.
- Water is provided by Johnson County Special Utility District.
- Make sure that water hoses and connections are free of leaks. Keep water hoses neatly coiled on site pad.

- **WiFi/Internet:**

- High Speed WiFi is provided by the park at no extra cost.
- Private Wifi packages are also available at Digitex.com
- Illegal downloading is strictly prohibited. Any illegal internet activity will result in removal from the park and possible fees. You will be held solely accountable for any legal ramifications.

- **Trash:**

- Trash cannot be placed outside RV/Tiny Home
- All trash must be in a plastic bag and properly secured and placed in provided dumpster.
- Trash must be placed directly inside dumpster. No trash is to be left near or around dumpster.
- DO NOT overfill dumpster. If there is an issue with dumpster being full, contact your Park Host.
- No large items such as furniture, mattresses, appliances, oil, tires or chemical waste is to be disposed in dumpsters.

- All boxes MUST be broken down before placed in dumpster receptacle.

#### **LAUNDRY ROOM:**

- Laundry room is provided for use of Primrose Village RV Park Residents only and utilizes cashless commercial machines with credit card payment only.
- Residents shall remove loads immediately upon completions. Primrose Village RV Park assumes no responsibility or liability for damaged clothes left in machines or any damage to clothing caused by machines.
- Any pet bedding, blankets, clothing etc. are prohibited to be washed or dried in laundry room machines at any time
- No dyes or bleaches may be used in any machines at any time
- Promptly notify your Park Host if any equipment is non-operational or not performing properly.
- Residents shall clean up after their use of facilities and dispose of any trash
- Management shall not be responsible for any damage or loss to laundry

#### **FIREARMS/FIREWORKS:**

- No Open Carry Guns. Pursuant to Section 30.07, Texas Penal Code (Trespass by license holder with openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this property with a handgun that is carried openly.
- Firearms including BB guns, pellet guns, and paintball guns, knives or weapons are never to be displayed or discharged within the community
- FIREWORKS are PROHIBITED in all areas of the park

**TINY HOME LOTS:**

- Resident is responsible for proper placement of their tiny home on the lot and proper installation of all utilities in accordance with the instruction of management.
- You may not tamper with or alter the utility connection owned by the park in any way.
- Connection to electric, water and sewer on the site should be made with all applicable regulations
- Skirting is required along the front of the tiny house and must be approved by management
- All tiny homes are required to be tied down to help prevent wind damage
- All resident water pipes and connections shall be frost proofed by the Resident. Any damage caused to the community or tiny home due to freezing water pipes and connections shall be repaired at the Residents expense.
- All tiny homes must be kept in good repair. Exterior surfaces, including eaves, trim and roof, must be kept free of mildew and discoloration.
- Any alterations, improvements, etc. must be approved by management. Any materials used must be consistent with the home’s original materials.

Primrose Village RV Park is a privately owned community of Hickman Luxury RV Parks. Management reserves the right to refuse services, require Residents and/or visiting guests to vacate premises, or deny access to anyone under any circumstances it deems necessary. There or no refunds if Residents are required to leave the park. Primrose Village RV Park reserves the right to update Rules & Regulations as needed and at its discretion. Residents agree to abide by any future updates and revisions by acceptance below.

**I acknowledge that I/we have read and understand the Primrose Village RV Park Rules & Regulations and agree to abide by same during occupancy at Primrose Village RV Park.**

Resident:  
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Resident:  
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_