**MIDWAY MEADOWS RV PARK**

 **5000 Midway Rd Weatherford, Tx 76085**

 **682-701-6996**

 **Quiet, Peaceful, Country Experience**

**Welcome to Midway Meadows RV Park. We are conveniently located approximately two miles from the main highway and offer a balanced experience of tranquility, affordability as well as quick access to restaurants, postal services, grocery stores, retail stores and Eagle Mountain Lake.**

**Our goal is to provide our guest with a relaxing peaceful country experience to be enjoyed by all. We have established our PARK RULES to help assure that our guests enjoy a safe, peaceful and fulfilling experience during their stay with us.**

**Below are the PARK RULES that all guests must comply with during your stay.**

**SPACE PAYMENT PROGRAM**

1. **Your advanced monthly rent payment is due on the date of your arrival each month. So, if you move in on the 18th, then your rent is due each month on the 18th. If your payment is not received by the next day from the due date, the following day a $25.00 late fee will be assessed. Then each day after, an additional late fee of $10.00 per day will incur until your rent and late fees are collected in full. If the total balance due is not collected by the 10th day, the park will take further actions to collect the incurred balance and potentially have your space arrangement terminated. This would result in you having to leave the park. All payments are to be made via Credit or Debit card by calling 682-701-6996. Please make all payments during normal business hours.**
2. **Electric, Water, Sewer, Trash services and complimentary Laundromats are included. WIFI is available but not guaranteed as our service provider may experience technical difficulties from time to time for various reasons such as weather, equipment failure, etc.**
3. **There will be a $25.00 charge for any insufficient fund transactions.**
4. **Our “ALL INCLUSIVE RATES” applies to a maximum 4 persons per space. Management reserves the right to restrict the number of overnight guests at their sole discretion.**
5. **Pull behind trailers are allowed. However, they must be parked within your designated space.**
6. **All reservation cancellations MUST be at least 3 DAYS PRIOR to the reservation date to qualify for a refund.**
7. **We maintain a NO REFUND POLICY, subject to special circumstances to be reviewed by management.**
8. **Residents are responsible for carrying their own rental/property insurance.**
9. **Management and Ownership assumes NO LIABILITY for loss or damage to property and or personal injury on the premises arising out of use of its facilities or caused by others while on the premises.**

**INITIAL \_\_\_\_\_\_\_\_\_\_\_\_**

**GENERAL RULES**

1. **The park speed limit is 5 MPH (Miles per Hour).**
2. **Only 1 RV is allowed per space. Visitors must park within your space or by the office for a daily visit. No vehicles are to be parked in any other unoccupied spaces or in the fire lanes.**
3. **NO POOLS or HOT TUBS ARE ALLOWED IN YOUR SPACE.**
4. **NO APPLIANCES OF ANY KIND ARE ALLOWED OUTSIDE IN YOUR SPACE.**
5. **A sewer hose donut or “L” connector is required and must be furnished by the guest renting the space.**
6. **A pressure regulator must be used and provided by the guest using the space. We have high water pressure and your plumbing is at risk.**
7. **NO LEAKING EXTERIOR PRE-TANK RV WATER FILTER INSTALLATION IS PERMITTED. Please ensure that your Exterior Pre-Tank RV Water Filter is not leaking water, especially in the winter during freezing days below 32 degrees Fahrenheit. The leaking water can burst our water hookups, causing potential water shutoff and outages for everyone in the park.**
8. **We operate on a septic system; please DO NOT put sanitary napkins, tampons, diapers, condoms, paper towels, bleach, grease, paint thinners, wooden matches, or similar non-dissolving solids in toilets or drains.**
9. **Please DO NOT download movies with illegal content. This could cause an internet shutdown for everyone in the park.**
10. **Please DO NOT throw cigarette butts on the ground, including at your site or space area.**
11. **Please DO NOT place the following items in or at our recycling containers. Bulky items, mattresses, appliances, batteries, chemical products, construction debris, electronics, flammables, fluorescent bulbs, hazardous waste, pesticides, liquids, medical waste/needles, tires. These items require special handling and need to be recycled by the tenants themselves at a designated county waste management facility.**
12. **Clothes Lines are NOT permitted.**
13. **All satellite dishes are to be set up in a safe and orderly fashion.**
14. **Your site must be kept litter free. DO NOT let items accumulate under and around your camper.**
15. **Do not wash campers or vehicles on these premises under any circumstances.**
16. **No unregistered or uninspected vehicles are allowed in the park. Vehicles that DO NOT RUN must be removed from the park. If you fail to move them, they will be removed at your expense.**
17. **No vehicle repairs are to be made on the park premises.**
18. **Fire bowls with metal screened lids are allowed and must be always supervised. No ground campfires or tents allowed.**
19. **Golf carts can be GAS or ELECTRIC powered as well as ATV’s and 4 wheelers in the park. While operating them the 5 MPH speed limit and posted quiet hours must be adhered too.**
20. **DO NOT leave trash outside your unit at any time. All trash must be placed in the park dumpster and the door/lids must be kept shut.**
21. **Please leave the laundromat clean when you are finished. Never leave your clothes unattended in the laundromat. Laundry room hours are open 24 hours to our park guests.**
22. **Pets MUST be leashed unless inside the fenced PET PARK areas. Cleaning up behind your pets is your responsibility. Pet noise shall not disturb another guest. NO AGGRESSIVE BEHAVIOR of any pets will be tolerated in the park. Any issues that make any guest uncomfortable could result in you potentially having to leave the park. Please be responsible and respectful to others in the park concerning your pets.**
23. **Pets must have shade, water and food when outside at all times.**
24. **All guests are required to stay on the paved walking paths. Guests are not at any time allowed to venture off into undeveloped areas of the park property.**

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**CONDUCT POLICY**

1. **Quiet hours are from 10:00pm to 9:00am Monday through Sunday.**
2. **Loud boisterous or drunken behavior will result in you and your party being asked to leave the park.**
3. **The possession, sale or manufacture of illegal drugs or drug paraphernalia is prohibited. Any infraction will result in you being asked to immediately leave the park.**
4. **No display or discharge of any firearms, knives or other weapons in any way that may alarm others is permitted. Absolutely NO fireworks allowed in the park.**
5. **Park guest are responsible for the conduct of their visiting guest.**
6. **Parents are solely responsible for the behavior, actions and safety of their children and their guest. Children shall not disturb the peaceful enjoyment of other park guests.**
7. **This is a residential park. No business is to be conducted from any individual space or anywhere on the premises. No business materials except for business vehicles may be stored on the premises. Any business vehicle parked in the park must qualify as 1 of 2 vehicles allowed in your space.**
8. **We ask that you arrange to pick up all your mail at the local Post Office in either Azle or Springtown. We do not accept or receive any mail or packages at the park.**
9. **You are NOT under a landlord/tenant arrangement.**
10. **You ARE under a HOST/GUEST arrangement.**
11. **You MAY NOT assign a sublet to your assigned site. Your being providing services under a site services agreement.**
12. **Texas Penal Code Section 31:04(b) Any guest who leaves without paying for site services is subject to criminal prosecution. We will prosecute any violation under the THEFT OF SERVICES LAW!**
13. **All complaints are to be submitted in writing to the Park Office.**
14. **Park rules and policies are subject to change without notice.**

 **INITIAL \_\_\_\_\_\_\_\_\_\_\_\_**

**Your signature below is your acknowledgement that you have received a copy of the park rules and that you understand the park rules and agree to fully abide by these rules.**

**SITE# \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**CUSTOMER NAME (PLEASE PRINT): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**CUSTOMER SIGNATURE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_**