

Shady Lane RV Park Site Service Agreement	Site/Address	Arrival	Departure
	Length of Stay		Amperage (30/50)

Customer Information

Name			Phone
Address			Phone 2 (cell)
City	State	Zip	Email

Occupant Information

Name & Date of Birth	Name & Date of Birth
Name & Date of Birth	Name & Date of Birth

Have you ever been convicted of a crime? yes no If yes, explain. A criminal background check will be conducted on all adults.

Please sign :

Pet/Animal Information

(Please complete a Pet/Animal Agreement)

How many pets	Type of pets/animals	If dogs, list breeds
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Unit and Vehicle Information

RV Unit type	RV Unit license	State	Year	Size (length x width)
Vehicle 1 type (make/model)	Vehicle license	State	Year	(color)
Vehicle 2 type (make/model)	Vehicle license	State	Year	(color)

Employer

Employee Phone

**Rates: Weekly \$150
Monthly \$425 - 30 amp
Monthly \$450 - 50 amp
Any electric in excess of \$70 per month, will be charged at our current utility rate**

Rates are subject to change without notice.

General: Management assumes no responsibility for accidents, injuries, or loss from any cause. Shady Lane RV Park does 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 amenities. 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, obnoxious 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. The community rules are attached in the Shady Lane RV Park Rules and Regulations.

Indemnity and Waiver of Liability: Customer shall indemnify and hold owner 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/animals), 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 **Shady Lane RV Park 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.

Signature	Date	Driver's License # & State Issued
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For office use only

Prorated Rent: \$ ____ Security Deposit Pet Agreement Utility Agreement Resident Data Form Driver's License Copy Rent Manager Set-up RV Approval

Shady Lane RV Park Site Service Agreement

Shady Lane RV Park

Rules and Regulations

Arrivals and Departures

1. Full payment required at time of reservation.
2. There is a maximum of four (4) residents per site. Our standard fee is based on two adults and two children. A fee of \$25/month/extra occupant will be charged.
3. \$100 deposit required for monthly reservations.
4. \$100 deposit will be collected on all reservations. Deposit will be refunded upon move out after site has been inspected and approved by management.
5. Rent is due on the 1st of each month. A late fee of \$50 will be assessed on the 5th if payment has not been received, and an additional \$10/day thereafter.
6. A two-week move-out notice is required for all monthly rentals.
7. No refunds for early departure.
8. A \$50 fee will be charged on all returned checks.

Parking and Vehicles

1. One (1) vehicle limit on each site plus your RV. Overflow parking may be available. Please inquire at the office.
2. All vehicles including RV must have current registration, inspection and license plates.
3. All vehicles must be in operational condition.
4. Vehicles may not protrude from RV site into the flow of traffic.
5. No type of mechanical repair, whether to vehicle or RV, is allowed.
6. Speed limit in the community is 5mph. Please watch for children playing in the area.
7. Parking is allowed in designated parking areas only. Parking in vacant RV sites will result in being charged the daily rate and/or vehicle being towed. Parking on the grass or in the street may result in a fine and/or towing.
8. No parking on the grass.
9. Semi-trucks, 3 or 4 wheelers or boats are not allowed in the park. Trailer parking allowed in designated parking areas only.

Rig and/or Site Appearance

1. We reserve the right to refuse service to any rig based on its appearance and/or condition.
2. Water connection hoses must be replaced if leaking. Water hoses must be insulated. Park not responsible for damaged hoses.
3. Steps should be the right size for your rig.
4. It is mandatory that your sewer and/or gray water hose be kept in an accordion and have a sewer connection (sewer collar/donut) attached to prevent sewer gas from escaping. Tank is to be kept closed, unless dumping.
5. No open flames or fireplaces, such as Chimineas or open fire pits (small personal charcoal or gas grills are allowed on the gravel or pad).
6. Outdoor items should be neat and orderly. Mats and satellite dishes should be kept on your pad or gravel.
7. No clothes lines are permitted.
8. Your site must be neat and litter free. Trash should be deposited in the receptacle on site.
9. Please put all cigarette butts in the proper container.
10. No storage containers are allowed on your site, unless they are under the rig and maintained in neat appearance.
11. No A/C window units are allowed without prior approval.
12. All cords, cables and hoses should be bundled. No light duty extension cords allowed.
13. Ladders are to be attached to the rig.
14. Skirting is not allowed.
15. No swimming pools or trampolines are allowed on your site.
16. Holiday decorations must be removed within two (2) weeks of holiday.

Pet/Animal Rules

1. All pets/animals are to be on a leash in owner's hand at all times while outside the rig. Animals are not to be left unattended outside the RV.
2. Clean up after your pet/animal on your site, Dog Park, and while walking in park \$50 fine will be required if staff cleans up after your pet.
3. Constant or frequent barking will result in you being asked to leave.
4. There is a 2 pet limit, without Management approval.
5. Service dogs, regardless of breed, are permitted with approval.
6. Do not bathe your pet in Park Restroom.
7. Follow rules posted at Dog Park and pick up after your pet.
8. Pets not to be left unattended in Dog Park or off leash in RV Park.

General Rules

1. Quiet hours are from 9:00 pm - 8:00 am. Loud noise and/or music coming from your lot, RV or car while driving in the community, at any time, may be asked to leave.
2. You may not assign or sublet your site without Park Management approval and background check.
3. We do not guarantee the same site, if you choose to extend. Check with management for possible extension.
4. 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.
5. If a reservation is canceled within two weeks prior to arrival, the security deposit will become non-refundable.
6. There is a \$5 fee charged for returned checks. A cashier's check or money order will be immediately required to recover the amount of the returned check, \$5 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.
7. We are on a septic system. Do not flush paper towels, diapers, baby wipes, feminine products, condoms, needles, food, grease, straws, or anything other than RV safe toilet paper.
8. No alcoholic beverage drinking is permitted outside resident's RV.
9. Discharging or displaying firearms, paint ball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
10. We are on a year-round water conservation program. Please do not wash campers or vehicles, or waste water at any time.
11. Residents will be held liable for any damage to buildings, grounds, lots or water/electric meters if damage is due to their or their guest's/visitor's/children's negligence. 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. If law enforcement authorities are called for a disturbance at your site for any reason, you will be required to vacate the park immediately.
12. No smoking in any Shady Lane RV Park facilities, laundry or bathrooms.
13. Children under 12 years old must be accompanied by an adult in restrooms, laundry rooms, and office. Children should be supervised by an adult at all times in Park.
14. By law, Shady Lane RV Park is a service-oriented business and therefore does not have a tenant/landlord relationship with any daily / weekly / monthly guests.
15. Shady Lane RV Park guests reside under Senate Bill 1268 and understand utilities will be cutoff for delinquent and nonpayment of charges and Notice to Vacate/Eviction will be a 1 day process. RV Park will disconnect utilities and have RV towed, at owners expense.
16. Owner reserves the right to change the rules and rates without notice.

Guest Signature

Shady Lane

RV Park Site Service Agreement

Date