

Stay A While RV Park

Rules and Regulations

Name: _____ Site #: _____

1. GENERAL

- Management reserves the right to determine site suitability and to approve or deny occupancy.
 - Guests are responsible for the conduct of their visitors and for any violations of park rules.
 - Long-term vacancies are not permitted. RVs must be in good condition and suitable for occupancy.
 - RVs older than 10 years from date of move-in must be pre-approved by Management.
 - RVs must be properly licensed, registered, and insured as required by the State of Texas.
 - Management is not responsible for accidents, injury, loss, theft, fire, vandalism, weather, or acts of God.
 - You agree to defend, indemnify, and hold harmless Stay A While RV Park & Farm, its owners, officers, directors, employees, and agents from any claims or damages arising out of your use of the site.
 - Only well-maintained RVs are allowed. No structural modifications are permitted beyond manufacturer specifications.
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2. RENT, DUE DATES, LATE FEES, AND DEFAULT

- Rent may be daily, weekly, or monthly as published by Management. Prices are subject to change.
 - **Monthly rent is due on the 1st of each month.**
 - **Late Fee:** A late fee of **\$10.00** will be charged if rent is **not received by the 7th of the month.**
 - Payments must be made in full. Partial payments may be refused at Management's discretion.
 - Management may terminate this Agreement or issue a notice to vacate as allowed by Texas law for violations or non-payment.
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3. SECURITY DEPOSITS

Security deposits are required or waived based on site type as outlined below. Management reserves the right to amend deposits for new move-ins and to require deposits for existing residents upon change of site or status.

Revised Security Deposit Schedule:

- **Premium 30/50 AMP FHU Pull Thru (1 site):** No security deposit
 - **Double Wide (1 site):** \$300.00
 - **Two Story Cabin (1 site):** \$300.00
 - **Storage (12 units):** No security deposit
 - **30/50 AMP FHU – Waterfront (12 sites):** No security deposit
 - **One Bedroom Cabin (5 units):** \$200.00
 - **30/50 AMP FHU – Pull Thru (120 sites):** No security deposit
 - **Studio Cabin (4 units):** \$100.00
 - **Weekend Cabin (1 unit):** No deposit unless converted to full-time rental, then **\$100.00** deposit
 - **Duplex (4 units):** \$300.00
 - **Tent (3 sites):** No security deposit
 - Security deposits are refundable subject to inspection, less any deductions for damages, cleaning, unpaid rent, utilities, or other charges.
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4. CONNECTIONS (WATER, SEWER, ELECTRIC)

- All connections must be tight and leak-free at all times.
 - Sewer connections must be proper (no "Y" connections). Sewer lines must be above ground and properly supported.
 - No recorded or exposed wires are allowed. No unauthorized adapters.
 - You are responsible for any damage to pedestals or connections.
 - Water leaks must be repaired immediately. Management may shut off water if necessary to prevent damage.
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5. WI-FI INTERNET

- Basic Wi-Fi is provided free for guests. Passwords are available from the office. Service is not guaranteed.
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6. VEHICLES

- Obey all posted speed limits. **The speed limit is 10 mph and is strictly enforced.**
 - One vehicle per RV is standard unless otherwise approved.
 - No parking in roadways, grass, or vacant sites.
 - No on-site vehicle repairs except minor emergency fixes.
 - All vehicles must be operable, licensed, insured, and registered.
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7. RV SITE AREA AND APPEARANCE

- Sites must be kept neat and free of clutter.
- No foil on windows. Outdoor items must be appropriate for RV living.
- Any steps, landings, decks, or skirting require **written Management approval.**
- Only one storage shed per site (if allowed by Management).
- No additional structures without approval.
- Trash must be bagged and placed in proper receptacles. Improper disposal may result in a **\$25.00** charge.
- No advertising or soliciting without approval.

8. SMOKING AND ALCOHOL

- Dispose of cigarette butts properly. No smoking inside common buildings.
 - Alcohol is permitted only in accordance with Texas law. Drunken or disorderly conduct will not be tolerated.
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9. CHILDREN

- Parents/guardians are responsible for their children at all times.
 - No playing in roadways, under or around RVs, or in construction areas.
 - Use playgrounds and amenities at your own risk.
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10. PET POLICY

- Pets are allowed with restrictions and **must be approved**.
 - Proof of vaccinations is required.
 - Pets must be **on a leash at all times** outside the RV.
 - No pets left unattended outside.
 - **Please clean up after your pets.** A **\$25.00** per-incident fine applies for failure to pick up pet waste.
 - Management may require removal of any pet that causes disturbance or is deemed aggressive.
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11. MAIL AND PACKAGES

- Mail and packages may be received at the park office address. Office hours apply for pickup.
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12. CONDUCT AND QUIET HOURS

- Quiet hours are **10:00 PM to 10:00 AM**.
 - Loud, disorderly, or disruptive behavior is grounds for immediate action, including eviction.
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13. FIRES

- Fires are allowed **only** in approved manufactured metal pits or rings.
 - No burning of trash, leaves, or pine needles.
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14. FISHING AND POND AREA

- Fishing is for residents and registered guests only. **No fishing license is required.** No swimming.
 - Observe posted rules and limits. Children must be supervised.
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15. ENFORCEMENT

- Violations of these rules may result in warnings, fines, service disconnection, or termination of occupancy.
 - Management's decisions regarding enforcement are final.
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