

Sunny Oaks Lake Bastrop Park Rules

SITE RULES:

- Observe and obey all posted signs throughout the park property.
- Please respect the privacy of all guests by not walking through occupied sites.
- All waste disposal hookups must be sealed with all hoses and connections free of leaks. A Donut or L connector is required.
- All waste and water hoses must be protected for park maintenance (*i.e.*, mowing, weed eating, etc.) We are not responsible for damage due to unprotected hoses.
- The use of a pressure regulator is strongly recommended. Our park water pressure is a constant 75 psi.
- Trash – help maintain a clean and tidy park by not littering. Please dispose of trash in the proper manner. This includes cigarette butts. Do not throw them on the park grounds.
- Place trash in plastic bags and dispose of garbage in the park-furnished dumpsters. Do not dispose of large items (*i.e.*, furniture, beds, etc.). Do not throw personal garbage in restrooms, laundry, clubhouse, dog waste stations, or other building trashcans.
- Large trashcans are not allowed on your space. Dispose of each trash bag directly in the trash dumpster.
- Storing of trash/garbage in vehicles, especially pickup trucks, is not allowed.
- For guest safety NO glass containers are allowed outside of RVs and vehicles.

OUTDOOR LIVING SPACE:

- Only customary outdoor patio/lawn furniture and accessories may be left outside.
- Tools, toys, fishing gear and other such items must be stored within the RV.
- Larger, outdoor recreational items, including, but not limited to, kayaks, paddleboards, coolers, boating/fishing equipment, must be organized and neatly stored beneath the RV with every attempt to conceal these stored items and maintain site aesthetic.
- Please do not remove picnic tables from their sites.
- Please close awnings, canopies, and umbrellas when RV is unattended. Strong winds can cause serious damage or loss of property.

ALLOWED/OK:

- Outdoor Patio Furniture
- Traditional Grill
- Kayaks/Paddleboards
- Organized Outside Children's Toys

PROHIBITED/DON'TS:

- Tents or Tarps
- Outdoor Appliances
- Perimeter Fencing
- Clotheslines
- Indoor Furniture
- Excessive Décor
- Excessive Storage Under RV
- ATV's or Side by Sides
- Pet Pens
- Pets must be accompanied by a responsible pet owner when outside of the RV.
- Pets are not allowed in the pool, laundry, or recreation facilities
- **As per Section 2.08.009 of the Bastrop County Animal Ordinance:**
 - Pets must be on leashes (maximum 4 feet) when outside of RVs
 - Dogs are not permitted to be kept on a chain, rope, or other type of leash outside while unsupervised.

Office personnel will periodically inspect sites to assure compliance with park rules.

RV POLICY:

- All recreational vehicles must be currently registered and maintained in good condition and in running order.
- Sunny Oaks management must approve any RV ten (10) years and older prior to making reservations.
- No RV deemed to be in "poor" condition (*i.e.*, broken or cracked windows, flat tires, rusted, badly dented, in need of paint, has window units, etc.) will be allowed in the RV park.
- Approved recreation vehicles include: Class A, Class B, and Class C Motorhomes, fifth wheels, hard sided travel trailers, and toy haulers.
- Cargo trailers, Living Quarter Trailers, Pop-ups, and cab over truck campers are not permitted.
- All RVs must be leveled and supported with the proper equipment.

VEHICLE POLICY:

- Management is not responsible for damage, injury, or loss to either person or property. The owner/management of Sunny Oaks Lake Bastrop absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather, acts of God, property damage, accident or any other cause whatsoever,

and guests agree to save, protect, and hold harmless Stach Partners, LTD, DBA Sunny Oaks Lake Bastrop from all liability.

- Automobiles and RVs must park in designated parking areas. TWO (2) standard size passenger vehicles or TWO (2) motorcycles are allowed per site; the vehicle(s) may not infringe on adjacent sites.
- RVs automobiles and motorcycles must be currently registered, in good running order, and operated by a licensed driver. Issues such as flat tires, dead battery, leaks, broken windows, or is deemed to be in general poor condition, including exterior, may not be parked within the RV Park.
- All vehicle repairs, maintenance (*i.e.*, oil changes, lubes, etc.), and washing RVs are prohibited. Golf carts can be operated only by licensed drivers and all passengers must always be safely seated.
- All posted traffic signs must be obeyed. The posted speed limit is 5 mph and is strictly enforced. No boat, utility, storage, or auto trailers may be parked in the RV park without manager approval. Vehicles in violation of these rules will be towed at the owners' expense.

All ATV's are prohibited from park premises

CUSTOMER RESPONSIBILITY:

- Any customer or guest destroying/damaging park or other customer's property will be required to make restitution. If your RV has an electrical problem creating a problem with the park electric and a certified electrician must be called, you will be responsible for the cost of the electrician's service call and damages.
- The park shall provide utility hook-ups at the site for sewer, water, electrical, and cable/internet services. Guests shall not make any alteration to the sewer, water, electric, and cable/internet connections provided by the Park.
- Sunny Oaks' responsibility shall extend only to the point of connection and Sunny Oaks shall not have any responsibility for the condition or functioning of any poles, conduits, or wires from such point of connection to the guest's RV. Wastewater must be disposed of properly; no dumping on the ground. Please use the appropriate sewer connection.
- Sunny Oaks reserves the right to disconnect utilities in order that repair, alterations, or additions may be made. Guests will be notified, when possible, of any planned utility system shutdowns.

PARKING:

- Two vehicles are permitted per site provided they fit within the site dimensions and not on otherwise unoccupied sites.
- There can be no parking on any street per the Fire Marshal.

- Any vehicle (car, golf cart, watercraft, etc.) parked illegally is subject to being towed (at owner's expense), and/or locked and fined.

CHILDREN:

- Parents are responsible for the whereabouts, safety, and the conduct of their children always.
- All minors must have adult supervision after 9:00 pm.
- Children are encouraged to play and have fun in the park, when considering the safety and courtesy of all guests.
- Wheeled toys (*i.e.*, bikes, skateboards, hoverboards, scooters, roller skates, remote controlled toys, etc.) must be operated with extreme caution and adult must supervise minors while operating these devices on premises.

CODE OF CONDUCT & POLICIES:

- As our guests, please observe the following rules, and most importantly, let us be reminded of the Golden Rule: "Do unto others as you would have them do unto you."
- Smoking is permitted at individual sites only.
- Smoking is not allowed in any common areas, including, but not limited to, dog parks, pool area, outside sitting areas, laundry facility, and recreation room.
- Unreasonably loud and disturbing noise(s) within the RV park is always prohibited.
- All guests should be courteous to other guests; ensuring noise levels are acceptable even during the day. Loud music is not permitted at any time. RV owners shall be responsible for the conduct of their family members, guests, and/or visitors. Anyone who creates a disturbance or behaves in a manner that constitutes a threat or substantial nuisance to other RV park guests will not be allowed to remain on the property.
- Quiet time is 10:00 pm to 8:00 am.
- No motorcycles, diesel vehicles, or other vehicles with louder than normal exhaust may be operated inside the RV park during this time. No generators may be used in the RV park (the only exception is an extended power outage in the park).
- Please place trash in plastic bags and dispose of garbage in the park-provided dumpsters. Do not throw personal garbage in the dog waste stations, restrooms, laundry facilities, recreation room, or other facility trashcans.
- Please do not flush anything in toilets other than toilet paper that is provided.
- Please keep building doors closed.
- Please keep your slot space neat and organized.
- Please do not tamper with the landscaping, electric, or plumbing systems.
- Please pre-shower to wash off before using the pool – please use the restrooms closest to the pool to minimize water trails.

- Please do not chase or harass any of the wildlife.
- No soliciting, peddling, loitering, trespassing, or trading allowed in the park.
- Criminal or drug-related activity in or near the park will NOT be tolerated.

PET RULES:

- Pets are welcome and must always be kept on a leash or confined to the RV owner's site. Up to TWO (2) pets, subject to approval, are allowed per site.
- As per Section 2.08.009 of the Bastrop County Animal Ordinance, pets may not be left unattended or exposed to the environment. Animals are not allowed to be left outside the RV unsupervised at any time.
- Kennels or pens are not allowed to be stored outside your RV.
- All pets must always be kept on a hand-held leash when outside your RV.
- Pets must be taken to the designated "Dog Park" for exercise. Once inside the "Dog Park," with the fence properly secured, may they come off their leash.
- All pet waste is to be cleaned up as soon as deposited, including the RV owner's site. This is a health issue for everyone and if you do not comply, you will be asked to vacate the park.
- If your pet shows aggressive behavior, you will be asked to remove the animal from the park.
- Service animals of any breed are welcome; however, these animals may not exhibit aggressive behavior.
- Pets (excluding service animals) are not allowed in the recreation room, laundry facilities, or pool area.
- We reserve the right to exclude pets from the RV park if we deem the pet to be a "problem." Aggressive or barking dogs will not be allowed to remain at the park.
- The animal owner is solely responsible for any damage done to persons or property by their pet.
- Only pets that belong to registered RV guests are allowed on property.
- Wildlife/farm animals are not considered pets and are not allowed.

DOG PARK:

- Pets must be taken to the designated "Dog Park" for exercise. Once inside the "Dog Park" with the fence properly secured, may they come off their leash.
- All pet waste is to be cleaned up as soon as deposited. This is a health issue for everyone and if you do not comply, you will be asked to vacate the park.
- If your pet shows aggressive behavior, you will be asked to remove the animal from the "Dog Park."
- Personal trash may not be left in or around the dog park, including on picnic tables.

FISHING POND:

- The pond is for catch and release fishing only.

- No swimming is allowed in the pond.
- Personal trash may not be left in or around the fishing pond, including on picnic tables.
- Please remove all fishing tackle, bait, fishing lines, and other trash.

RV PARK FACILITIES:

- All rules regarding the use of these facilities must be observed.
- Management reserves the right to restrict or deny the use of any facility to any guest.
- Grounds: No driving or parking of any type of vehicle on park grass.

SWIMMING POOL:

- Use of the swimming pool is limited to registered guests during the posted hours of operation. Hours are 11:00 am to 12:00 am. Quiet time begins at 10:00 pm.
- Personal belongings may not be stored or left behind. All such items left behind will be discarded.
- Swimming pool rules are posted at the swimming pool:
 - No glass, breakable containers, alcohol, or pets are allowed in or around the pool area.
 - No baby diapers are allowed in the pools. Little swimmers or other appropriate swimwear must be worn.
 - No pants, shorts, or cut offs. Only proper swimming attire is permitted in the pool.
 - No running, jumping, or diving is allowed.
 - There is No lifeguard on duty at any time.
 - An adult should always accompany and supervise children and inexperienced swimmers.
 - Swim at your own risk.

LAUNDRY ROOM:

- Use of the laundry room is restricted to registered guests.
- Restrooms/Showers: Use of the restrooms/showers is restricted to registered guests. Personal belongings may not be stored or left behind. All such items left behind will be discarded.
- No Smoking: Smoking is not permitted inside the restrooms, showers, pool area, or any other RV park building.

FIRE SAFETY:

- Fire safety is of the utmost importance at Sunny Oaks Lake Bastrop. No campfires are allowed in the park. A fire extinguisher must be available in the RV.
- Fire extinguishers are provided for emergency use inside the park facilities.

- Grills, fire pits (with screens), and heaters are allowed. When not in use, such equipment must be placed back in storage.
- Open flame equipment is not allowed.
- All posted signs, public laws, and ordinance regarding health & safety ordinance, and law must be observed and are strictly enforced.

HAZARDOUS MATERIALS:

- No hazardous materials may be used or stored on the site, nor disposed of or spilled inside the park at any time.
- No dumping gasoline, diesel, oil, etc. in park-provided dumpsters.
- All hazardous material must be disposed of according to state and federal laws.

WEAPONS:

- Absolutely NO fireworks can be discharged on the property.
- All weapons shall be kept in compliance with all applicable state and federal laws.

DAMAGES:

- The guest is responsible for all damage or destruction of property, and any injury to persons, caused by the guest, their family, visitor, or pets.
- Sunny Oaks Lake Bastrop reserves the right to charge guests accordingly for any damage they cause to the grounds and/or park facilities, including but not limited to broken waterlines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris.

FINAL SAY:

- Stach Partners, LTD, DBA Sunny Oaks Lake Bastrop retains the right to alter and modify any of the Rules and Regulations in keeping with the fairness and best interest of all participants.
- Management's decisions in all disputes are deemed final.
- Violation of these Rules and Regulations that result in damage or destruction to Sunny Oaks Lake Bastrop property or threaten the safety of resort guests will result in the termination of your stay.
- Additionally, park management reserves all rights to terminate guests' stay for any reason.