

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.*, weed eating, mowing, 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, community room, dog waste stations, or other building trash cans.
- Large trash cans are not allowed at your site. Dispose of each trash bag directly in one of the trash dumpsters located throughout the park.
- Storing of trash/garbage in vehicles, especially pickup trucks, is prohibited.
- For guest safety NO glass containers are allowed outside of RVs and vehicles.
- **Flush hoses may not be left connected to water when not in use.**

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 AC 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.

Management and staff will periodically inspect sites to ensure compliance with park rules.

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 the 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 for which Sunny Oaks is not liable.

<u>ALLOWED:</u>	<u>PROHIBITED:</u>
<ul style="list-style-type: none">● Outdoor Patio Furniture● Traditional Grill● Portable Fire Pit● Kayaks/Paddleboards● Bicycles (In Riding Condition)● Children's Outdoor Toys (Organized)	<ul style="list-style-type: none">● Perimeter Fencing● Outdoor Appliances● Indoor Furniture● Excessive Storage Under RV● Excessive Décor● Clotheslines● Tents or Tarps● Pet Cages/Crates/Fencing/Pens● ATV's or Go-Karts

PARKING & VEHICLE POLICY:

- All posted traffic signs must be obeyed. The posted speed limit is 5 mph and is strictly enforced.
- TWO (2) standard size passenger vehicles or TWO (2) motorcycles are permitted per site; the vehicle(s) may not infringe on adjacent sites, block any drive, or park on grass.
- Grounds: No driving or parking of any type of vehicle on park grass.
- There can be no parking on any street per the Fire Marshal.
- Automobiles and RVs must park in designated parking areas.
- Any vehicle (car, golf-cart, watercraft, etc.) parked illegally is subject to being towed (at owner's expense), and/or locked and fined.
- Management is not responsible for damage, injury, and/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.

- 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 is prohibited.
- Golf carts and any motorized vehicles may only be operated by licensed drivers and all passengers must always be safely seated.
- 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 and Go-Karts are prohibited from park premises

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 adults 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, outside sitting areas, laundry facility, and community 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. Any guest or visitor 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 generators may be used in the RV park (the only exception is an extended power outage in the park).
- Please keep your slot space neat and organized.
- Please do not tamper with the landscaping, electric, or plumbing systems.
- 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.

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 guests.
- 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, community room, or other facility trash cans.
- Please do not flush anything in toilets other than toilet paper that is provided.
- Please keep building doors closed.
- Pets are not allowed in the laundry or recreation facilities

LAUNDRY ROOM:

- Use of the laundry room is restricted to registered guests.
- Restrooms/Shower: 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, or any other RV park building.

FIRE SAFETY:

- Fire safety is of the utmost importance at Sunny Oaks Lake Bastrop. Campfires are prohibited in the park. Use of a portable above ground fire-pit is permitted.
- 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, ordinances regarding health & safety, and laws must be observed and are strictly enforced.

HAZARDOUS MATERIALS:

- No hazardous materials may be used or stored on-site, nor disposed of or spilled inside the park at any time.
- No dumping gasoline, diesel, oil, etc. in park-provided dumpsters or park property.
- 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.

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.

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 regarding and 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 park guests will result in the termination of your stay.
- Additionally, park management reserves all rights to terminate guests' stay for any reason.

LAKE BASTROP ADDENDUM

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.

SWIMMING POOL:

- *Each site must pay a \$20 deposit and complete paperwork before using the pool.*
- *Do not let other guests in the pool area, each guest must have their own pass to enter.*

- 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.

PET ADDENDUM

RULES:

- Pets are welcome and must be accompanied by a responsible pet owner when outside of the RV.
- Pets must always be kept on a leash or confined to the RV owner's property which is defined as the RV and vehicle(s). Exception: when enclosed in one of the dog parks.
- Loose animals will be reported to the Bastrop Animal Services Office.
- Pet owners must comply with Bastrop County Animal Ordinance.
- **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. Owner must remain in visual proximity of the animal(s) at all times.
 - Pets may not be left unattended or exposed to the environment.
 - Animals are not allowed to be left outside of the RV unsupervised at any time.
- There will be no outdoor crating, caging, or fencing allowed.
- All pets must always be kept on a hand-held leash when outside of your RV.
- All pet waste is to be cleaned up immediately, including the RV owner's site, in the dog parks, and/or anywhere on park grounds. **This is a health issue for everyone.**
- Service animals of any breed are welcome; however, these animals may not exhibit aggressive behavior.
- If your pet shows aggressive behavior, you will be asked to remove the animal from the park.
- We reserve the right to exclude pets from the RV park if we deem the pet to be a "problem."
- Excessive barking will not be tolerated.
- Pets (excluding service animals) are not allowed in the community room, or laundry facilities.
- 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.
- Venomous or poisonous animals are not permitted on property.

DOG PARK:

- Pets must be taken to the designated "Dog Park" for exercise. Only 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.