

Sunny Oaks Lake Bastrop Park Rules

GENERAL RULES:

- Observe and obey all posted signs throughout the park property.
- All posted signs must be obeyed. **The park's speed limit is 5 mph.**
- Quiet Hours are 10:00 PM - 8:00 AM
- For everyone's safety: Keep building doors closed.
- Please respect the privacy of all guests - Avoid using occupied sites as walk-throughs.
- All waste disposal hookups must be sealed with all hoses and connections free of leaks. Texas law requires that a sewer hose be fastened using a connector or a rubber donut.
- 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.
- Help maintain a clean and tidy park by not littering.
- For guest safety NO glass containers are allowed outside of RVs and vehicles.
- Absolutely NO fireworks can be discharged on the property - including sparklers.
- **Disconnect flush hoses when not in use.**

TRASH:

- Dumpsters are for **household garbage only**. All furniture, mattresses, appliances, awnings, or tires must be disposed of at appropriate facilities outside of the park.
- Trash may not be left anywhere outside of your RV.
- Please dispose of trash and cigarette butts in the proper manner.
- Place trash in plastic bags and dispose of garbage in the park-provided dumpsters.
- Refrain from using restrooms, laundry, community room, dog waste stations, or other building trash cans for personal garbage.
- Large trash cans are not allowed at your site. Dispose of each trash bag directly in one of the trash dumpsters located in the park.
- Storing of trash/garbage in vehicles is prohibited.

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.
- Large outdoor recreational items (kayaks, paddleboards, coolers, boating/fishing equipment) must be organized and neatly stored beneath the RV with every attempt to conceal and maintain the site aesthetic.
- Avoid removing picnic tables from their current locations.
- 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.
- Keep your space neat and organized.
- Do not tamper with landscape, electric, or plumbing systems.

<p><u>ALLOWED:</u></p> <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) 	<p><u>PROHIBITED:</u></p> <ul style="list-style-type: none"> ● Perimeter Fencing ● Appliances ● Indoor Furniture ● Excessive Storage Under RV ● Excessive Décor ● Clotheslines ● Tents or Tarps ● Pet Cages/Crates/Fencing/Pens
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RV & VEHICLE POLICY:

- All vehicles must be currently registered, maintained, in good condition, and in running order.
- Sunny Oaks Management must approve any RV ten (10) years and older prior to making reservations. Approval is contingent upon in-person inspection of the camper.
- No RV deemed to be in poor condition (*i.e.*, *broken* or cracked windows, flat tires, rusted, badly dented, in need of paint, window AC units, etc.) will be allowed in the 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.
- 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 are 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.
- All ATV’s and Go-Karts are prohibited from park premises

PARKING POLICY:

- 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.
- Driving or parking of any type of vehicle on park grass is prohibited.
- Street parking is not allowed per the Fire Marshal.
- Automobiles and RVs must park in designated parking areas.
- 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.

CHILDREN:

- Parents are always responsible for the whereabouts, safety, and conduct of their children.
- Children must be under direct supervision in both the pool and community room.
- 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.

Golden Rule: Do unto others as you would have them do unto you

CODE OF CONDUCT & POLICIES:

- Smoking is not allowed in any common areas, including, but not limited to, dog parks, outside sitting areas, the laundry facility, community room, and pool.
- 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.
- No generators may be used in the RV park (Exception: extended power outage in the park).
- 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 facilities must be observed.
- Management reserves the right to restrict or deny the use of any facility to any guests.
- Flushing anything in toilets other than toilet paper is prohibited.
- Pets are not allowed inside facilities.
- Smoking is not permitted inside any park facilities.
- Use of the laundry room is limited to registered guests.
- Use of the restrooms/showers is limited to registered guests.
- Personal belongings left behind will be discarded immediately.

FIRE SAFETY:

- 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 used appropriately.
- 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:

- Secure all gas and propane tanks to your RV
- Hazardous materials may not 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:

- All weapons shall be kept in compliance with all applicable state and federal laws.

DAMAGES:

- Any customer or guest destroying/damaging park or other customer's property will be required to make restitution.
- 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.

UTILITIES AND SERVICES:

- 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, or 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. Use the appropriate sewer connection.
- Sunny Oaks reserves the right to disconnect utilities in order that repair, alterations, or additions are required. 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 any 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.
- Do not chase or harass the wildlife.

SWIMMING POOL:

- *Each site must pay a \$20 deposit and complete paperwork before using the pool.*
- *All guests must have their own pass to enter the pool area.*
- Use of the swimming pool is limited to registered guests during the posted hours of operation. Hours are 10:00 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.

GRILLING PAVILION:

- Safety First!
- Dispose of cooled grill briquettes in the provided bins.
- Dispose of all trash immediately and appropriately.
- Avoid removing picnic tables from their current locations.

PET ADDENDUM

RULES:

- As a health concern: All pet waste at RV sites and throughout the park is to be cleaned up as soon as deposited. Failure to comply may result in non-renewal.
- 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 Control.
- 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.
- Service animals of any breed are welcome.
- 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 them to be a problem.
- Excessive barking will not be tolerated.
- Pets (excluding service animals) are not allowed in the pool, 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 as pets.

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.
- As a health concern: All pet waste is to be cleaned up as soon as deposited. Failure to comply, may result in non-renewal.
- 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.

Sunny Oaks Lake Bastrop Park Rules

I acknowledge I have received a copy of Sunny Oaks Lake Bastrop Park Rules
and agree to follow them.

Name

Date

Space