

YOUR GUIDE TO CAMPGROUND ETIQUETTE



OBSERVE CHECK IN/OUT TIMES

Arrive at or after check-in time and leave before check-out time.



RESPECT YOUR NEIGHBORS

Do not walk through other campsites and keep all items on your site.



BE MINDFUL OF YOUR NOISE LEVEL

Keep all noise at a decent level at all times.



OBSERVE QUIET TIMES

Keep noise level of talking, children and pets low and music off during posted quiet hours.



GO THE SPEED LIMIT

Observe the speed limit at all times and be aware of people, children and pets while driving.



MIND YOUR CAMPFIRE

Check to be sure that campfires are allowed and never leave it unattended.



KEEP A TIDY CAMPSITE

Pick up all food and garbage throughout the day and clean and organize site at end of the night.



KEEP ALL FACILITIES CLEAN

Pick up after yourself and report any spills or broken equipment immediately.



BE A RESPONSIBLE PET OWNER

Keep your pets leashed and in your control at all times and always pick up after your dog.



FOLLOW ALL CAMPGROUND RULES

Be aware of all campground rules to ensure that everyone enjoys their time and stays safe.

WE WANT TO HEAR FROM YOU!

LET US KNOW OF ANY ISSUES SO WE CAN HELP

We are here to resolve any issues—do not leave the campground unhappy.

ENJOY YOUR STAY!

OUR NUMBER ONE PRIORITY IS TO ENSURE ALL CAMPERS HAVE A FUN, ENJOYABLE AND COMFORTABLE STAY.

This useful information was kindly developed and brought to you by
CampgroundViews.com



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Vista Ridge RV Park, LLC Rental / Site Agreement

Welcome to Vista Ridge RV Park. We hope you enjoy your stay.

- Vista Ridge RV Park, LLC (VRRVP) has established our site services agreement or rules/policies/guidelines to help ensure your enjoyment and the safety of you and our staff.
- Vista Ridge RV Park is a family friendly park. Please behave appropriately and neighborly. And no persons who are listed on any sex offender registry are allowed on the Property.
- We assume no liability and you agree to hold us harmless for all damage, personal injury, loss or damage to property, or theft (collectively "Loss") caused to you, your property, your vehicles, your RV, and your visitors. It does not matter how the Loss happened, including if the Loss was caused by weather, wind, water, flooding, vandalism, tree breaking, freezing, fire, intentional acts, or other guests or employees. Guests of VRRVP are responsible for any damage caused by themselves, their guests, family, visitors, property, and/or pets.
- ***Follow the Golden Rule*** – If you are not sure of proper campsite etiquette, think of how you would like to be treated. If you think something may bother your neighbor, we suggest you rethink the activity. If something bothers you, talk to your neighbor, the office manager or camp host.
- Guests may reserve a site for up to 28 days. If you plan to stay longer, please submit photos of your rig to info@vistaridgerv.com with reservation dates, etc. and we will call to arrange an interview & month-to-month reservation.
 - Extended stay guests - RVs require approval by management. They need to be in great condition and 10 years old or younger. Exceptions may be made depending on the condition of the rig.
 - Approval of an RV's eligibility is the sole discretion of VRRVP.
- VRRVP may change your assigned lot at any time, including in the middle of your reservation.
- Security cameras are in use.
- VRRVP is a BYOB establishment – please drink responsibly.

SITE OCCUPANCY:

- When you check-in, your RV site is ready for you. Please inspect the site immediately.
 - Check-in time is 2PM and check-out time is 11AM.
 - Rates include 2 adult campers, additional adult (18+) campers have an additional fee of **\$10.00** per day per adult. Max site occupancy is 4. Including children.
- Each site is limited to one RV & two vehicles – if they fully fit inside the site. Some sites will only fit one vehicle.
 - Overflow parking for larger/additional vehicles, boats or trailers may be available in our storage area for an additional fee. No parking in a vacant RV site. Please coordinate with the office.
- Please keep sound to a respectable level, remember you have neighbors.
- Your RV and site must be well maintained and in excellent overall condition. Stays over 29 days need to be 10 years old or younger. Exceptions can be made in certain situations – photos are required for extended stay.
- Clotheslines/hanging laundry is only allowed for the temporary hanging of swimsuits and pool towels.
 - Do not attach anything to trees.
- Commercial wheel covers and RV skirts are allowed.
- Closed storage containers are permitted under your rig, if kept orderly.
- Avoid clutter – such as tattered flags, tools, wood, empty flowerpots, etc.
- Only items intended for outdoor use is allowed on the site. No rugs on the grass.
- Do not make any changes or modifications to the RV site. This means no decking, stairs, fencing, etc. are permitted without prior VRRVP approval. Any improvements that attach to the real property (e.g., if you dig a post) becomes the property of VRRVP and cannot be removed when you leave.
- Do not change your RV site location without approval from VRRVP.
- Water from RVs (including gray, black and sink water) must be disposed of in the sewer connection.
 - You must use sewer gaskets/seals. A sewer hose “donut” or “L” connector is required.
 - Sewer Snake / hoses on rigs should be raised off the ground.

The following are NOT allowed on site:

- Illegal drugs, public drunkenness, disorderly conduct, violence, threat of violence, use of profanity, aggressive pets, or behavior that disturbs or threatens the rights, comforts, or convenience of others in or near the park will not be tolerated.
- NO smoking OR pets in park owned buildings/rentals, i.e., clubhouse, clubhouse deck, laundry/fitness room.
- The operation of a business is not allowed. Your site is being rented to you for your personal enjoyment only.
- No solicitation within the property.
- The use of firearms, BB-guns, slingshots, fireworks etc. are prohibited within the park.
 - To note VRRVP may host firework events in the meadow for July 4th, New Year’s Day, or special events.
- No subleasing or short-term rental of your site.

CHILDREN:

- No children for extended stay guests, occasional visitors are ok, but not living in the park.
- Guests are responsible for their children’s behavior and potential damages.
 - If our staff must correct their behavior, you may be asked to find a more suitable park for your family.
- All children, under the age of 14, must always be accompanied by a responsible adult 18 years or older.

WATER USAGE:

- We use well water and are on a water conservation program, year-round. Do not waste water.
- If there is a leak in your water hose – your water will be shut off until you repair your hose.
- Do not water grass, etc. in the heat of the day.
- VRRVP’s pipes go to the spigots, you are responsible for the hoses, equipment, etc. from the spigot to your rig.
- You will need to winterize etc. your rig accordingly when a freeze is expected.

SEPTIC SYSTEM:

- **Septic system in use** – please allow only human waste and septic-approved toilet paper to go down the drain.
- **DO NOT DISPOSE OF** flushable wipes, paper towels, feminine products, grease or any other items down the sink drain or toilet.

SAFETY AFTER DARK:

- Please carry a flashlight.

OUTDOOR LIGHTING:

- Do not leave your outside lights on after quiet time begins.
- If you are outside after quiet time, please use a flashlight or table lanterns.

TRASH:

- Household trash only in the designated dumpster. Please breakdown your boxes and close the dumpster doors.
- Non-household trash needs to be taken to the landfill.

RECREATIONAL VEHICLES:

- Bicycles & golf carts are allowed if operated respectively, with adult supervision & under 4 ¼ MPH.
- NO gasoline powered recreational vehicles allowed. i.e., gas-powered golf carts, ATVs, dirt bikes etc.

VEHICLES:

- Maintain the 4 ¼ MPH rule and operate in a safe manner.
- Vehicle noise – Do not rev/idle your vehicle.
- Diesel engines - Be respectful of your neighbors and keep engine noise to a minimum.
- Vehicles must be well maintained and have no oil leaks.
- No major vehicle repairs will be permitted in the park.
- Vehicles are to be parked as designated - No parking on the street, the grass or outside of your site.
- Only drive on the street. Not on the grass or in/through other sites.
- Non-operational vehicles may be towed from the park at the guest's expense.

VISITORS: Month-to-month guests

- Your visitors are welcome, provided they check-in with the office upon arrival.
 - Please notify the office ahead of time if you expect a guest, so we may prepare for their arrival.
- A visitor fee of **\$10.00** is required per night.
- Overnight guests must not stay longer than 2 nights.
- A day pass will be required when entering the pool area/other community spaces/facilities.
- A day pass is not needed when visitors visit only the site & do not use the pool or other community spaces.
- If you do not have space on your site for parking, they will need to park in the meadow.

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PETS:

- Pets = Dogs & Cats only. Rules apply to both dogs and cats. No other animals allowed.
- Maximum of 2 pets (total) per site.
- Pets must be current on their vaccinations and registered at the office.
- No pets in park rentals, pool area, clubhouse etc. Pets are to be with you at your site, the dog park or walked on a leash.
- No aggressive, badly behaved, biters, diggers or excessive barking/noisy pets are allowed.
- Always carry waster bags with you to pick up after your pet.
 - Pet waste must be picked up immediately - this includes the park, the dog park and in your site.
 - Violators will be fined **\$25.00** and after the second violation may be asked to leave the park.
- Pets must be on a leash, no longer than 6 feet always when outside of your RV.
- Pets must not be tied/tethered nor left unattended outside.
- Guests are responsible for pet's behavior, waste, noise level and any damage that may incur.
- Do not use our laundry facilities to wash pet bedding – please use a commercial laundromat that can manage the pet hair more efficiently.

EMERGENCY & SAFETY:

- Please call 911 in the event of an emergency.
- Non-emergency police issues, Wilson County Sheriff phone number is 830.393.2535.
- During business hour park emergencies please call our office – 210.602.8808.
- For after hour park emergencies – please leave a voicemail at 210.332.2593.
 - Your message will be listened to and acted upon, as necessary.
- Emergency contact information forms are required from guests.
 - This information remains private and used only when a situation arises where we need to contact someone in the case of an emergency or is requested by law enforcement agencies.

SWIMMING POOL:

- NO lifeguard is on duty - swim at your own risk.
- Confirm that life saving devices are present – floatation device, etc. If they are not present, please alert the office and do not use pool until they have been replaced.
- Absolutely NO glass bottles in the pool area.
- Do not touch, expose, or play with pool equipment: such as lifesaving equipment, pumps, drains motors, etc.
- NO unattended children at any time.
- Anyone behaving in an unsafe or destructive manner will be asked to leave the pool area.
- Towels are not provided – please bring your own. We do have towels for sale in the office.
- Pick up after yourself, no running, horseplay, diving, or excessive noise.
- Music on headphones only. No external music.
- Bathing suits are required.

GOLF CARTS:

- Carts are available for daily rental – please see the office for details.
- Personal insurance and licensed driver are required.
- Carts are not to be operated by any other than who has the insurance and signed the waiver.

GENERAL INFO:

- Main phone number is 210.602.8808
- Office hours – 8:30am to 4:30pm daily
- Appointments are available when possible
- Check in 2:00pm
- Check out 11:00am
- Quiet time – 10:00pm-8:00am
- Wilson County Sheriff - 830.393.2535.
- After hour park emergencies - 210.332.2593.

POLICIES & MISCELLANEOUS:

- Policies & Rates are subject to change at any time.
- No refunds for early departure.
- We reserve the right to enter any site at any time.
- The primary guest is the “responsible party” & accountable for the actions of all family, pets & visitors.
- We reserve the right to eject any guest, without refund or deposit refund; for unpaid site rental fees, theft of services, violation of the rules/policies, repeated violations, behavior, threats, or damaged directed at or caused to property, guests, visitors or employees.
- Subletting is not allowed.

REPAIRS:

- All site repairs, including emergencies, require a call to our main office number at 210.602.8808. If the guest, their visitors, pets, or property cause damage to VRRVP, the guest will not try to repair it themselves.
- VRRVP will be responsible for determining whether a repair is needed or if an item will be replaced.
- VRRVP is not going to reimburse any guest for any repairs that the guest undertakes themselves without prior approval.

GATE CODE:

- Gate system – use your smart phone or pin code for access.
 - Access will be arranged by the office.
 - Look for an email from Openpath for installation details

EVENTS:

- To note – VRRVP does host events in the meadow and clubhouse, please see event calendar for details. Please plan for a temporary disruption.

MAIL:

No mail service is available. Month-to-month guests will need to arrange to have mail delivered to a UPS store, the post office, etc.

EXTENSIONS:

- Stay extensions must be approved by the office and we will do our best to accommodate.
- You may need to relocate to another site if the current site has been reserved by the next guest.

VIOLATION OF THESE POLICIES/RULES/GUIDELINES:

- FAILURE TO COMPLY WITH ALL RULES WILL RESULT IN THE TERMINATION OF THE RENTAL AGREEMENT AND REQUIRE YOU TO VACATE THE PROPERTY.
- MANAGEMENT RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE, LIMIT THE LENGTH OF STAY AND THE NUMBER OF PERSONS OR VEHICLES PER SITE AND/OR EJECT ANY PERSON OR PARTY WITHOUT REFUND.
- If you have caused damage, we reserve the right to deduct repair costs for the amount you have paid and from your credit card or method of payment on file.
- This agreement does not create a landlord/tenant relationship. We do not guarantee a site. We assign your site location based on the needs of the park, and we reserve the right to reassign your site within the RV park at our discretion, even in the middle of your reservation period.
- In the event any legal proceedings, of any kind, are instituted to collect unpaid monies, Vista Ridge RV Park may collect from guest or visitor all reasonable costs and attorney's fees incurred by VRRVP in pursuing such actions.

AMENDMENTS:

- These Rules may be amended and restated from time to time without notice. You agree to be bound by all future changes without notice. The current version of these Rules will be posted on our website.

Additional Rental Agreement Provisions

Rental Rates. Our current deposit, electricity fees, and rental rates are on our website. The rates on the website are fully incorporated herein and made a part of this Rental Agreement. If you renew this rental agreement, any changes in rates will take effect on renewal. Your rental amount includes water, sewage, and trash. Electricity is charged based on usage, unless previously discussed.

No Refunds. We do NOT give refunds or credits for ANY reason including early departures, changes during your stay, or changes to your employment or work status so please plan your stay accordingly. Please be advised that there are no exceptions to this policy. If you are uncertain of the length of your stay or the status of your job/employment, we suggest you pay the daily or weekly rate. In the event when a free amenity (such as the club house, fishing pier, swimming pools, bathhouses, gym, security gate, etc.) is temporarily closed, out of service, undergoing repairs, or is no longer offered there will be NO refunds or credits. The amount you pay is for the RV site or storage you are occupying only.

Payment. Payment is due upon arrival. If you are paying for a month, your full reservation of the site is due on the day of arrival and any renewal of the rental agreement will be due on the 1st day of the next month. You must pay all rental amounts timely and without demand, deduction or offset, except as permitted by law. Payment will be accepted electronically, via Visa, MasterCard, Venmo/PayPal, ACH auto-drafts or money orders. No checks will be accepted if one is bounced. A charge of \$30 (thirty dollars) will apply for every rejected payment plus the amount of any fees charged by any financial institution because of a dishonored payment, plus any applicable late fee charges. If you leave the property without settling your bill, then we reserve the right to immediately charge your designated payment method for all rental rates, deposits, fees, expenses, or other charges you have incurred.

Renewal and Termination. Before you are leave, please check out with the office. Unless you provide notice of termination of your reservation BEFORE the checkout time of the last date of your reservation, your rental agreement will renew for the same amount of time as the previous rental period. The rate of renewal may be adjusted to the new rental rates, as currently published on our website. You must provide notice of termination by the checkout time of your reservation. If you do not make a new reservation before the end of your current reservation, your RV site may have already been reserved by a new guest, or the Park may even be full, and you may be required to leave.

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Cancellations. Cancellations must be received at least 7 days before your reservation date. Cancellations are subject to a \$10.00 processing fee. If you cancel less than 7 days prior to your planned arrival, your full deposit will be forfeited.

Deposits. For stays over 28 days - A thirty (30) days' notice of surrender before VRRVP is obligated to refund or account for your security deposit. Any damages, late fees, cleaning or repair costs, or other fees or expenses will be deducted from the deposit. No interest will be paid to you on the security deposit. Deposits may be returned via credit card on file or by a mailed check.

Theft of Service. ACCORDING TO TEXAS PENAL CODE SECTION 31.04 (b), any guest(s) who leaves without paying for site service or who refuses to pay for site service when due is subject to criminal prosecution. We are providing service hook-ups for your RV and Rental Cabin/Park Models. We require full payment in advance and will prosecute any violations under the "THEFT OF SERVICES LAW." If you pull out of the park with an outstanding balance and did not properly check out with the office, your departure will be considered "theft of service," and you will be reported to law enforcement. Any gate access in your name will be deactivated, and you will not receive any refunds or deposits back. Any outstanding balances will automatically be charged to the credit card on your file including late and auto-bill fees.

Late Payments. If you are more than 5 days late in paying the amount due, then you will be charged an initial late payment fee of \$25 on the 6th day and then \$15 per additional day after for up to 25 additional days.

Application of Funds. Regardless of any notation or communication included with a payment, VRRVP may apply funds received from the guest first to any non-rental obligations of the guest, including but not limited to late charges, dishonored payment, repairs, fees and then to rental amounts.

Insurance. VRRVP does not maintain insurance to cover the guest's RV trailer, vehicles, property, personal property, or personal injury. The guest is encouraged to obtain their own insurance for losses to personal property or injuries due to theft, fire, tree damage, weather, water damage freezing temperatures, acts of God, etc.

Indemnification. The guest shall indemnify, defend, and hold VRRVP harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from the guest's use of the property or the RV site or from any activity permitted by the guest in or about the RV site unless caused by the gross negligence or willful misconduct of VRRVP. The guest shall further indemnify, defend, and hold VRRVP harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from any breach or default in the terms of this Rental Agreement or arising from any act, negligence, fault, or omission of the guest and from and against any and all costs, reasonable attorney's fees, expenses, and liabilities incurred on or about such claim or any action or proceeding brought on such claim. In case any action or proceeding shall be brought against VRRVP by reason of any such claim, the guest, on notice from VRRVP, shall defend it at the guest's expense by counsel approved in writing by VRRVP.

Representations. The guest's statements in this Rental Agreement are material representations. The guest is of legal age and competence to enter into a contract. If the guest makes a misrepresentation in this Rental Agreement, the guest is in default and has breached this agreement.

Entire Agreement. There are no oral agreements between VRRVP and the guest. This Rental Agreement contains the entire agreement between the parties and may not be changed except by written instrument.

Governing Law. This Rental Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Texas.

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Waiver. VRRVP's past delay, waiver or non-enforcement of a rental due date or any other rule or right towards you as a guest or towards any other guest will not be deemed to be a waiver of any other breach by the guest or any other right in this agreement.

Binding Effect. This Rental Agreement Contract is binding upon and inures to the benefit of the parties to this agreement and their respective heirs, executors, administrators, successors and permitted assigns.

Attorney's Fees. Any person who is a prevailing party in a legal proceeding brought under or related to the transaction described in this agreement is entitled to recover pre-judgment interest, attorney's fees, cost of service, and all other costs of the legal proceeding from the non-prevailing party.

Counterparts. If this agreement is executed in multiple counterparts, all counterparts taken together constitute this agreement. Copies of signatures to this agreement are effective as original signatures.

Severable Clauses. Should any court find any clause in this agreement unenforceable, the remainder of this agreement will not be affected and all other provisions in this agreement will remain enforceable.

Joint and Several. All guests are jointly and severally liable for all provisions of this Rental Agreement. Any act or notice to, or signature of, any one or more the guests regarding any term of this Rental Agreement, its extension, its renewal, or its termination is binding on all guests executing this Rental Agreement.

Evictions/ Ejections/ Removal. In the event of non-payment, delinquent accounts, theft-of-service, trespassing, continued violation of rules & regulations, breach of this Rental Agreement, failure to use the park's property or amenities as what it's intended for, abuse of the facilities and amenities, harassment or intimidation of staff, illegal activity, domestic disturbances, felony charges, or unspecified reasons management may at any time revoke a guest/customer's privileges, services, and account. Management may use a variety of options including a forcible entry and detainer, eviction filings, request ejection, theft-of-service charges, or trespassing charges in an attempt to remove the guest/customer from our property. Depending on the course action we are instructed to follow, VRRVP will ensure to do everything in accordance with the law and give adequate notice to the guest/customer being ejected.

Entry into RV site or RV. VRRVP shall have a right of entry upon the land on which a recreational vehicle is situated for maintenance of utilities, maintenance of premises, and the protection of VRRVP at any reasonable time. However, such entry shall not be in a manner at a time which would interfere with the guest's quiet enjoyment. VRRVP may enter a recreational vehicle without the prior written consent of the occupant in the case of an emergency or when the occupant has abandoned the recreational vehicle.

VISTA RIDGE RV PARK, LLC MANAGEMENT RESERVES THE RIGHT TO EVICT OR REFUSE SERVICE TO ANY PERSON OR PERSONS WHO BREAK OR DISREGARD ANY RULES WITHOUT REFUND. VRRVP MANAGEMENT RESERVES THE RIGHT TO REFUSE ANYONE ADMITTANCE OR RENTAL ACCEPTANCE. VRRVP MANAGEMENT RESERVES THE RIGHT TO MAKE CHANGES TO THE RULES, REGULATIONS AND FEES WHEN NECESSARY AND WITHOUT NOTICE.

I HAVE READ AND ACCEPT THE RULES AND ADDITIONAL PROVISIONS AND THE WEBSITE RENTAL RATES.

I AGREE TO BOUND BY THIS RENTAL AGREEMENT:

eSign with reservation or RETURN THIS PAGE & THE REMAINDER OF PAGES TO THE OFFICE.

Primary Guest Signature: _____

- **Printed Name:** _____
- **Date:** _____ / **Cell Phone #** _____
- **Email -** _____
- **Billing Address** _____

Other Occupant(s) Signature: _____

- **Printed Name:** _____
- **Date:** _____ / **Cell Phone #** _____
- **Email -** _____

Emergency contact –

- **Full name -** _____
- **Relationship -** _____
- **Cell -** _____
- **Address -** _____

Children -

- **Children names & age -** _____
- **Children names & age -** _____

Pets –

- **Pet #1 – Dog or Cat (circle one)? Name -** _____
- **Pet #2 - Dog or Cat (circle one)? Name -** _____

eSign with reservation or RETURN THIS PAGE & THE REMAINDER OF PAGES TO THE OFFICE.

Trailer info -

- RV Make & Model _____
- Length _____
- Year _____
- Slide outs? _____ If yes how many? _____
- RV License Plate number _____ / State _____

List all vehicles parked at VRRVP

Make & Model _____

Year & Color _____

License Plate Number _____ / State _____

Make & Model _____

Year & Color _____

License Plate Number _____ / State _____

FOR EXTENDED STAYS – over 28 days

RETURN THE REMAINDER OF PAGES TO THE OFFICE

Please disregard for this page for less than 28-day reservations

Employment History (Primary Guest):

- Name of Present Employer: _____
- Address of Present Employer: _____

Employment History (Second Guest):

- Name of Present Employer: _____
- Address of Present Employer: _____

Has either Primary Guest or any Other Occupant(s) ever (check if applicable): If yes, please provide details

- _____ Been evicted, ejected, or asked to move out?
- _____ Broken a rental agreement or lease contract?
- _____ Been, or are currently delinquent to a previous landlord?
- _____ Received deferred adjudication for a Felony?
- _____ Been convicted of a Felony?
- _____ Are on the sex offender registry?

RETURN THIS PAGE & THE REMAINDER OF PAGES TO THE OFFICE - Short & longer than 28-day stays

Name: _____

Initial RV Lot #: _____

Deposit Already Paid: \$ _____

Deposit Due Now: \$ _____

Rental Rate: \$ _____

Amount that will be charged now: \$ _____

Amount that will be charged on the 1st of the month: \$ _____ plus Electricity Usage

Payment Method

- Credit Card Number _____
- EXP _____ / Security Code _____
- Billing address _____
- Visa / MasterCard? _____

BILLING ADDRESS required for credit card payment

Your credit card will be charged for any unpaid electric, site rental fees, damage, cleaning fee as needed when you vacate the site etc.

Deposit – \$400 required when reservation is made plus, month site rental.

- \$100.00 non-refundable - reservation fee
- \$200.00 site deposit – returnable when electric is paid, and site is clean upon leaving.
- \$100.00 – returnable with a 30-day notice.

Your credit card will be charged for any unpaid electric, site rental fees, damage, cleaning fee as needed when you vacate the site etc.