



## RV & COTTAGE GUEST- Rules, Regulations, & Disclaimers

Meadow Lake Resort ("Resort") is a **service oriented** business and therefore **we do not** have a *tenant/landlord* relationship with any daily, weekly and/or monthly guests .

Meadow Lake Resort and/or management personnel assume no responsibility for injury, accidents , thefts, or losses from any cause including loss of personal property from accidents of any nature .

AT ANY TIME DURING YOUR STAY MANAGEMENT OR STAFF RESERVES THE RIGHT FOR IMMEDIATE DISMISSAL WITH NO REFUND FOR ANY MISCONDUCT. MANAGEMENT RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE.

**PROPERTY DAMAGE POLICY:** Guests are responsible for any and all damage and /or other property which may be caused by them or their guest during their stay. Should such damage occur during your stay, guests are required to reimburse Meadow Lake Resort a fair and reasonable fee for repairs and/or replacement.

**INDEMNITY AND WAIVER OF LIABILITY :** GUEST shall indemnify and hold Owner harmless from and against any and all claims, demands, costs and expenses , including reasonable attorney's fees, arising from any and all damages or injuries caused by fire, water, wind, civil strife, or acts of God, Owner and/or GUESTS action or in -actions (or those of their employees, agents, or invitees), or any other cause related to GUEST'S use or occupation of the site and/or launching or retrieving of GUEST'S boat.

Likewise , Owners assume no responsibility and assume no liability for any damage to GUEST or GUEST RV or GUEST'S boat while at Meadow Lake Resort, including but not limited to, falling tree limbs. GUEST specifically acknowledges risks and probability of fallen tree limbs and the potential damage such tree limbs can cause.

**IMPORTANT:** Meadow Lake Resort **will not** tolerate any onerous, noxious , or offensive activity of any sort that could interrupt and/or adversely affect the enjoyment of Meadow Lake Resort by the other parties utilizing Meadow Lake Resort. In the event of such onerous, noxious , or offensive activity, in the judgment of management, the parties responsible for such activities will be required to leave Meadow Lake Resort immediately , without refund. The following Rules and Regulations are to be adhered to fully.

**Theft of Service Law:** According to Texas Penal Code Section 31:04(b) any Guest who leaves without paying for site services or who refuses to pay for site services when due is subject to criminal prosecution. We are providing service hook-ups for your RV. We require full payment in advance, and will prosecute any violators under "THE THEFT OF SERVICES LAW".

### RULES

These rules are in order to assure this Resort remains a safe, clean, quiet and very desirable place to come and stay. All actions contrary to this goal are a violation of the rules, even if the action is not specifically stated below. Your visitors are subject to these same rules. It is your responsibility to inform them of these rules and make sure they follow them.

**CHILDREN:** Must be supervised at all times .

**TENTS:** No Tents are allowed, unless provided by the Resort.

**BOUNDARIES:** Do not cross any boundary fences - private property exists past fence lines and should never be crossed. Please be considerate of our neighbors.

**RIG APPEARANCE & REGISTRATION:** Management reserves the right to refuse service to any RV based up on its appearance or condition at the time of arrival or during the time staying in the Resort should the appearance change. Your rig must be inspected and tagged each year as outlined by the State of Texas.

**QUIET TIME:** The rights of others must be respected at all times . Noise , radio playing, etc. is to be kept within reason so as not to disturb others.

**PARTIES, COOKOUTS, GATHERINGS & LITTER:** Must be done quietly. Always observe quiet time and all other rules. The location of these activities should be done in the picnic area, your RV site or Cottage. All alcohol use shall be done responsibly. All trash / litter within the resort must be cleaned up immediately. If you use the bar-b-q pit in the picnic area, clean up the pit when you are done and dispose of all trash and debris in the dumpster that is located near the entrance of the Resort. Cigarette butts are litter - pick them up .

**NO DRUGS ALLOWED!**

**DRIVING RULES:** A current Meadow Lake Resort Vehicle Tag must be displayed on all vehicles at all times while in the Resort. Only active and current licensed drivers are allowed to drive in the Resort. The speed limit is 5 MPH within the Resort. Noisy vehicles are prohibited. Unsafe driving is subject to immediate dismissal from the Resort. Do not drive or park on the grass. Do not park in the roadway.

**NEATNESS & LITTERING:** Your site /area should be kept neat at all times . No hanging of any laundry outside to dry. Only plants, BBQ grills and lawn furniture should be visible outside your RV/Cottage. Everything else must be kept out of site as viewed from the road. No window A/C units or foil in windows, garbage bags , refrigerators or blankets as window coverings are allowed.

**WATER USE:** All water hose connections shall have a back-flow inhibitor at the hose bib. All water leaks inside and outside your RV shall be repaired immediately . Water lines shall be laid out so as not to inhibit mowing or weed eating.

**SEWER USE:** We are on a septic system. Please understand that ONLY septic safe toilet paper should be used . Do not dispose of feminine products into the septic system. If you clog the septic system with paper towels, sanitary products, plastic bags, etc. the cost of the plumbing repairs will be passed to you. Sewer connections shall be done with a donut or similar connector that is air tight. The sewer hose shall be laid out so as not to inhibit mowing or weed eating.

**Electrical Use:** Pecan Springs is not responsible for any electric plug or meter malfunction. Guest will be fully liable for any damage on their rig. **Guest is responsible to check that plug is wired correctly by putting a meter on the plug.**

**MODIFICATION OF RV PAD SITE, INCLUDING APPLIANCES AND OUTBUILDINGS:** Any landscaping, decks , steps, etc. must have management approval prior to installation. If you have received approval to make modifications to your site, the improvements must be well maintained at all times. Upon leaving the Resort it is your responsibility to return the modified space to its original condition or better. You may leave any decks as long as they are in pristine condition.

No temporary buildings, structures, outside appliances , e tc. without management approval. No pools, trampolines or playground equipment will be allowed .

**WEAPONS AND FIREWORKS:** THE DISCHARGE OF ANY WEAPON, PELLET GUN, BB GUN, BOW AND ARROW, ETC. IS PROHIBITED. EXCEPT WITHIN THE INTERIOR OF YOUR RV AND ONLY FOR THE PROTECTION OF YOUR PRIVATE PROPERTY. FIREWORKS WITHIN THE RESORT ARE PROHIBITED WITHOUT PRIOR APPROVAL BY MANAGEMENT. ADDITIONALLY, THOROUGH CLEAN UP IS MANDATORY.

**HAZARDOUS MATERIAL:** Storage of Hazardous material of any kind on this property is strictly prohibited.

**GLASS/METAL HAZARDS :** The use of glass bottles / containers are prohibited by the water's edge and by Day Campers. Also, we have made a tremendous effort to remove all broken glass, metal cans and debris originally on the property. However, some of the glass and metal debris are still periodically being found and removed. Due to this, all guests and visitors should always wear shoes and take any other needed precautions when in the Resort.

**WATERFRONT AREA:** Swimming is at your own risk. No lifeguard on duty at any time . Guests of GUEST must keep area clean.

**BOAT LAUNCH USAGE:** Use of the Boat Launch requires a current Meadow Lake Resort Boat Club Sticker. Only vessels with the Boat Club Sticker are allowed to utilize any of Meadow Lake Resort's Docks and only in appropriate areas.

**OCCUPANCY:** The RV site is based on 2 adults and no more than 2 legal and operational vehicles including: golf carts, motorcycles, etc. If you are not sure if your vehicle fits into this category, please contact management for further explanation. Additional people and/or vehicles are subject to additional fees.

**ADDITIONAL GUESTS AND/OR VEHICLES OF CURRENT RV SITE GUESTS :**

For each additional monthly guest, the rates are:

- Age 16 years old and up is \$100 per month;
- Ages 3 to 15 is \$50 per month;
- Ages 2 and under are free.

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**TRASH:** Only trash generated within the Resort is allowed (no outside trash brought in is allowed). Please dispose of trash in the dumpster. No tires, furniture, car batteries, oil, antifreeze or other hazardous material is allowed.

**OPERATING BUSINESS:** Personal business operations are not allowed within the Resort. This means no excessive traffic day and night.

**VEHICLE MAINTENANCE:** Changing flat tires and jumping of a battery is allowed. Management approval is required prior to any other repair /maintenance procedure needed to be done.

**TEMPORARY RV REMOVAL:** Monthly /Long term RV Guests are responsible to inform office if their RV is to be temporarily removed for travel or repairs. Guest is to provide a date when the RV will return. If RV is off-site without proper notification, the guest may be deemed to have abandoned the site. While the RV is temporarily removed, the Resort has the right to release and/or utilize the site. However, the site will be available for the Monthly Guest once they return on the date provided to the Office.

**EMERGENCY MOVING OF RV:** Resort has the right to move RV from site in the event of an emergency and is not liable for any damage. Although Resort has the right, there is no guarantee that the RV will be moved. Also, a key for the RV may need to be made available to the Resort to utilize in case of an emergency.

**FEE TO MOVE RV:** A fee of \$250 will be applied when Resort has to move an RV, if the owner cannot move the RV. Resort is not liable for any damage. Resort will not be responsible for reconnecting the RV when it is moved back or to another site.

**BOATS:** Boats and/or trailers may NOT be parked at the RV sites. They are to be parked in the designated parking area for boats and/or trailers while in use. Meadow Lake Resort is not a storage area.

**PETS:**

- I. Pets must be on leash at all times when outside your RV.
- 1. Pets may not be tied outside when owners are not present.
- 2. Clean up after your is mandatory - immediately.
- 3. Owners are responsible for their pet's conduct at all times.
- 4. Noisy, barking, aggressive, or disturbing dogs will not be allowed.
- 5. 30 lb. limit, 2 maximum. No aggressive breeds.
- 6. Pets are not allowed in the Cabins or Lodging area without permission.

Meadow Lake Resort rents spaces by the day, week, or month. Rental rates may be changed as necessary. Monthly Guests are responsible for the total amount of electricity consumed each month. Each RV site is individually metered. \*Rates for daily and weekly renters include electricity.

**Monthly is from the 1st day of a Yearly Calendar Month (January, February, etc.) or any day thereafter to the 30th or 31st day of the same month. Then, it starts over for the next month.**

Monthly Guests are considered Monthly Guests the following Month immediately proceeding 1 month of paying Monthly rates. The following Monthly (2nd and continuing consecutively thereafter) Fee is to be paid in full within the 3rd day of stay of that month. If the Monthly fee is not paid by the 3rd day, a late fee of \$30.00 will be imposed and considered payable for any period prior to the Monthly fee paid in full. Proration will not be given for any partial monthly fee payment, for example: 1 week or day paid as weekly or daily. As stated above, we require full payment in advance and will prosecute any violators under the "THEFT OF SERVICES LAW". In addition, any non-paying Guest will be required to vacate the premises immediately. Also, Meadow Lake Resort can proceed to move the RV from the space and proceed under "Fee to Move the RV" section.

As a Meadow Lake Resort Guest, I fully understand and accept these RULES, REGULATIONS & DISCLAIMERS. I also agree to vacate the premises at the request of management if I choose to violate these rules and regulations, without refund of any prepaid fees. This agreement does not constitute a landlord-tenant agreement. Payment for sites is entirely for services rendered under host/guest arrangement.

**AFFIRMATION**

Sign: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_