

# Lakeland RV Ranch, LLC

# Ranch Rules

**Payment Policy:** A payment of 100% of reservation fee is required at the time of booking. Advanced payments made over the internet are always paid by credit card. By providing a credit card number, you are authorizing Lakeland RV Ranch to bill your credit card for the full amount of reservation, including any costs accrued at the property, and outstanding balances not paid at the time of departure. Long Term campers will be invoiced monthly and payment is required no later than noon on the last day of the reservation. [Sign](#)

**Change Policy:** Service charges may apply for changes to this reservation. One change to reservation is allowed without incurring a service charge; all subsequent changes will be charged \$5.00 per change.

**RV Rates:** Camping Rates include 4-6 campers per site depending on site. Add \$2 per day for additional campers.

**Payments and Extending a Stay:** All fees are to be paid prior to connecting. Payment to extend a stay must be made prior to 9am on the expected departure date. Weekly and monthly campers are advised to reserve their next stay as soon as possible. Acceptance of extension will be based upon availability. Lakeland RV Ranch cannot guarantee availability until a deposit is received. Any site that is occupied 24 hours without payment of site fee will have utilities disconnected and immediate action will be taken under the trespassing laws.

**Check-In and Out Time** Check-In Time: 1pm, Checkout Time: 11am. Campers desiring to check-in early or checkout late may do so depending upon availability and by paying an early check in fee of \$5.00 per hour. Late Checkout fee is \$5.00 per hour if pre-arranged. Late Checkout Fee is \$5.00 per each 15mins if not pre-arranged by scheduling before 9am on day of scheduled departure. [Sign](#)

**Unit Requirement:** Park Staff will perform an inspection of all periodically during course of stay. The following items may result in camping not being permitted or a "request to repair or vacate"; expired registration and or licensing, damage to the exterior of the unit, broken windows, leaks, missing panels, dents, rust holes, mold, mildew, exposed wiring, missing components, offensive/unsightly graphics, tires that are not inflated completely and/or flat, makeshift repairs using tape, tarps and/or other materials not factory installed, unable to be relocated on own power or tow vehicle not available at all times, units that are not self-contained, all trailer tongues or hitches must be in working order and un-locked, 30/50 amp electrical plug from the RV must be in safe working condition, free of calcium build-up or corrosion and also be UL certified, no warped or melted plugs or protective sheath damage in anyway will be acceptable, sewage lines must have proper flanges and connections with no leakage, sewer hose must be inserted into the drain with a plastic elbow or rubber donut only, Waste Tank Emptying Valve Handles are to remain closed & opened to be emptied. Window Air Conditioners and Fans are not permitted. Electrical cords running out of windows is not permitted. [Sign](#)

**Site:** The Unit must be positioned on site and positioned with all connections on the same side of the parks utility connections.

**Campsite Occupancy:** Each campsite is limited to (1) camping unit and (2) additional units (vehicles/motorcycles/trailers etc.). Guests are to park in Guest Parking as notated.

**Minors in Campground:** Minors shall not be allowed to register for a campsite and must be accompanied by a registered camper at all times. Minors are required to be within their campsite by 10:00 p.m. and within their camping unit by midnight. Registered Campers are responsible for the all conduct and safety of, or damage caused by any accompanying minors. Under no circumstances are minors under the age of 13 to be left unattended during daylight hours. Minors under the age of 16 are not to be left unattended during night hours.

**Campground "Quiet time":** A period of "quiet time" shall be observed in the campground area between the hours of 10:00p & 8:00a. During this time period, noise and other disturbing activities will not be allowed. (Generators included) [Sign](#)

**Overnight Sleeping is prohibited outside of camping unit. (Includes tents)**

**Entry, Exit and Speed Limits:** Park entry and exit routes are to be used as designated. Speed limit within Campground is 5mph. PARKING AND DRIVING ON GRASS IS NOT PERMITTED. [Sign](#)

**Vehicles in Campground and Repairs/Maintenance of vehicles:** All vehicles must be street legal and legally licensed. The following is not permitted: operation of a vehicle to create excessive noise or markings, repairs or maintenance including washing of vehicles. Flat tire and battery jumping is permitted within a 2 hour time limit. Washing of additional units are not permitted.

**Campground Guests:** Guests must park their vehicles in designated guest area if site already has 2 other units parked. Guest vehicles must vacate the park by 11pm. Campers are held responsible for the actions, behavior and damage caused by their guests. If we have to call the authorities one time for a disturbance at your site you will be required to leave.

**Fishing:** Catch and release only. **Horses and other park animals:** Do not feed or have contact with the animals unless accompanied by Ranch Management. ENTERING THE PASTURE AREA IS STRICTLY PROHIBITED. [Sign](#)

**Pets in Campground:** Pets must be registered at the Park Office. Pets must be kept on a 10-foot maximum leash. Current vaccination documentation must be readily available upon request. Pets that snarl, growl, bark, snap, bite and/or are noisy are not allowed. Pets may not be left unattended outside of camping unit, left outside overnight, may not enter park buildings. Staking or "tying up" outside is not permitted at any time. Pets must be cleaned up after immediately. A \$25.00 fine will be assessed for each pet violation. More than 3 fines will result in a required departure.

**Fires in Campground:** Fires are only permitted in commercially purchased BBQ/Smoker units and may only be used for cooking purposes. These units must be used and stored at assigned campsites only. Ground fires are never permitted. [Sign](#)

**Septic/Sewer:** Only use non-formaldehyde products and septic system approved toilet tissue. Feminine Hygiene products, diapers, paper towels etc. are to be discarded in trash cans only. Campers will be held financially responsible for damage to septic system as a result of pouring chemicals or non-biodegradable products of any type into system. (If in doubt, do NOT pour it down the drain. Notify the office and we will be happy to discard it for you). A sewer hose "donut" of "L" connector is required. [Sign](#)

**Electrical:** Campers acknowledge that they connect to park electrical sources at their own risk. Lakeland RV Ranch is not liable for damage or injury that occurs either directly or indirectly relating to electricity. [Sign](#)

**Notice to Vacate:** Park Management reserves the right to refuse camping and to have any camper or guest removed with or without prior notice for violation of rules, stated here or published thereafter. Failure to comply with a demand to depart may result in violation of trespassing laws and towing of camping unit at the campers expense. If any person refuses to vacate the premises, the police dept. shall remove them prior to the removal of the Camping Unit. Notice of the removal including the name, address and phone number of the towing/storage facility would be posted at the camp site and/or at the Park office. [Sign](#)

**Operation of Business:** The operation of a business on the RV Site or on the Property is prohibited.

**Campsite Cleanliness and Appearance:** Campsite cleanliness is required for aesthetic, sanitary and safety purposes. Your site must be kept litter free—including cigarette butts. All trash is to be placed in park dumpsters, immediately. Decorations for holidays are permitted as long as they are not disruptive to other campers and are within the site perimeters. Items that are permitted at assigned campsites include: barbeque, bikes, lawn chairs, and camping related equipment. No clotheslines. Storage of any items under Camping Unit is prohibited. Portable camp awnings without sides or with net sides are permitted. (No tarp created sides) **Staking into gravel is not permitted.** It is at the discretion of the Park staff to determine whether or not a campsite is in compliance. Straw Bale Gardens are permitted April thru September, no more than 3 bales at a time, must be kept neat and unobtrusive to adjoining campsites. Management has the right to remove gardens at any time. **DO NOT MAKE ANY CHANGES TO THE RV SITE WITHOUT PRIOR WRITTEN CONSENT FROM MANAGEMENT.** Attaching items or hanging items on trees and fencing is prohibited.

**Decking and Skirting:** Decking and or skirting that is erected or attached to any RV is not permitted. The only decking that will be considered are portable/easily removable. **DO NOT MAKE ANY CHANGES or build/install any decks WITHOUT PRIOR WRITTEN CONSENT FROM MANAGEMENT.** \_\_\_\_\_ **Signature Required**

**Parking:** Vehicles must be parked in parking areas at assigned campsite or at parking near office/clubhouse. Parking on grass or empty camp sites is prohibited at all times.

**Trailers and Boats:** Trailers not being used as a camping unit and boats may accompany a camping unit on site. The trailer and or boat will be counted as (1) "other unit" and must be kept within the perimeter of the site.

**Smoking Prohibited:** Smoking inside the Club House, Rest Rooms, Office or Laundry Room is strictly prohibited.

**Firearms & Fireworks:** Fireworks are not permitted. Displaying, discharging or possessing a gun, knife or other weapon in any way that may alarm others is allowed. \_\_\_\_\_ **Signature Required**

**Behavior/Public intoxication & illegal drugs:** Illegal drugs and public intoxication will not be tolerated under any circumstances and will result in the notification of police and immediate notice to vacate without any refund of fees paid. Loud obnoxious, disorderly, boisterous, or unlawful conduct or conduct that disturbs or threatens the rights, comfort, or convenience of others in or near the Property will not be tolerated, Violence or threat of violence will not be tolerated. \_\_\_\_\_ **Signature Required**

**Cancellations:** We view a reservation as a "two-way" agreement. We agree to hold the space which you have reserved, turning away all further requests, in return for your payment. Refunds will be only as follows: Daily Reservations: Cancellations made greater than 7days or more prior to scheduled check-in are subject to a penalty equal to one (1) day reservation fee. No refunds for reservations cancelled less than 6 days prior to your scheduled date of arrival. Weekly and Monthly Reservations: The reservation deposit for a weekly/monthly reservation converts to an electrical deposit upon check in and is refundable minus any outstanding fees. The reservation deposit is non-refundable if check in does not occur on scheduled date or if reservation is cancelled. No refunds for early departures, late arrivals, inclement weather, power outages or acts of nature.

\_\_\_\_\_ **Signature Required**

**Damages:** Registered camper(s) will be responsible for any damages directly or indirectly caused by any of their campers, minors or guests. Fees will include all necessary replacement parts and repair Labor will be billed at a minimum of \$25.00 per person per hour. Emergency and holiday repairs will be billed at a minimum of \$40.00 per person per hour. Specialty repairs may result in higher costs. Campers will not be permitted to make or arrange for repairs to park. \_\_\_\_\_ **Signature Required**

**Loaning of tools:** Our insurance policy does not permit loaning of tools. Please do not ask.

**Payments/Late Payments/Returned Checks:** Fees not paid by noon on the last day of previous camping period is subject to \$25.00 fee & \$5.00 per day thereafter. Returned checks will result in a \$25.00 handling fee, the late fee described until full payment is received by cashier's check or money order. Future payments will be required to be credit card or certified funds. Cash is not generally accepted. Please plan accordingly.

**Theft of Service Law:** You may NOT assign or sublet your site. 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 violations under the "THEFT OF SERVICES LAW". You are NOT under a landlord/tenant arrangement. \_\_\_\_\_ **Signature Required**

**Refusal of Services:** We reserve the right to refuse service to anyone at any time. Any right granted to an overnight visitors in the RV Ranch is through a revocable license, **which may be revoked at any time.** Under no circumstances should you consider yourself a tenant with a lease.

\_\_\_\_\_ **Signature Required**

**Failure to Enforce is not a Waiver:** The failure of Lakeland RV Ranch Management to enforce at any time any provision of these rules shall in no way be construed to be a waiver of any of the rules listed above.

**As the name recreational vehicle implies, all rigs must be mobile and easy to move in the event of an emergency or at the request of management.**

**FAILURE TO COMPLY WITH ALL RULES WILL RESULT IN THE TERMINATION OF THE SITE SERVICES AGREEMENT AND WILL REQUIRE YOU TO VACATE THE PROPERTY IMMEDIATELY, refunds will not be given.**

My signature below indicates my acceptance and understanding of all of the above Lakeland RV Ranch, Camping and Ranch Rules.

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Updated 11.17.18**