

**PET WASTE
CLEANUP
MANDATORY**

Twin Lakes RV Park

Country Setting on Private Lakes

3300 Shore Drive • Cumming, Georgia 30040 • Forsyth County
GA 400 - Exit 13 (Hwy. 141) to Hwy. 9
South 1 mile to Lake Road, on right



www.twinlakes-rvpark.com

770-887-4400

@twinlakesrvparkga

**FREE
COMPLIMENTARY
Wi-Fi!**

Wi-Fi Help - Call:
1-800-257-6290

*Twin Lakes Wi-Fi 1 - 6
No password needed.
Pick strongest link.*

Contact Numbers

770-887-4400..... Reservations/Office
911..... Medical Emergency
678-575-0628..... Park Emergency

Hospital

Northside Hospital - Forsyth
1200 Northside Forsyth Drive
Cumming, Georgia 30041
770-884-3219

Check-In: 1 p.m. | Check-Out: 12 p.m.

Legend

- 50/30 Amp Water/Electric
- 30 Amp Full Hook-up
- 50/30 Amp Full Hook-up
- Trash
- Dump Station
- Site With Private Home
- Pet Waste Disposal
- Horseshoes
- Cornhole
- Propane Fill Station
- Benchswing
- Premium Sites
- Deluxe Sites
- Platinum Sites

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2055 Atlanta Hwy
Cumming, GA 30040

Please DO NOT Feed Me!

Twin Lakes RV Park

Map showing Cumming, Buford, and surrounding areas. Numbered locations 1, 2, 3, and 4 are marked. Includes an inset map of Buford.

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(Rules continued from reverse side)

RV WASHING

On site washing is prohibited, but we do have a wash station near the phone booth by the front office. The water connection is located under the yellow lid. Please bring your own hose and nozzle.

SETTING UP

When setting up, please try to place the camper squarely on the lot and use only wood or plastic blocks - no cement blocks. Place all wood underneath jacks/jack stands to prevent rutting. Spare wood, when available, is kept beside the metal building next to the office, near the trash bins.

LOT ASSIGNMENT

While we try our best to honor lot requests, sometimes things happen and we may have to make adjustments. Specific lot assignment is not guaranteed. Some reservations may be altered to another lot of equal value/amenities based upon availability at the time of check in.

TRASH

Dumpsters are located beside the shop, next to the office. All boxes must be broken down prior to placing inside the dumpsters and no outside (work related) trash is allowed. Children are not permitted to dispose of trash unless they are able to properly place the trash inside the dumpsters - no trash is to be left on the ground outside of the containers.

WATER HOSE

Heated water hoses are recommended. Non-heated hoses must be wrapped (to Twin Lakes spec.) with electrical heat tape and insulation from November thru March. Instructions are available at the office. All excess hose should be coiled neatly inside the water box with the lid properly in place.

CABLE TV & INTERNET

You can order Comcast via 1-800-COMCAST. Complimentary Wi-Fi is provided but is not intended for business use. Reception is not guaranteed for every lot.

CABLES & LINES

All lines and/or cable for TV, Cable TV, Satellite, etc., must not be left on the grass to prevent mower damage. Please route lines in an orderly manner and neatly tie excess length.

ELECTRICITY

Electrical power on sites have 30 and/or 50 amp power. You may use either one, but not both. Doing so will overload the circuit and can cause a fire.

REFRIGERATORS & FREEZERS

All outside refrigerators and/or freezers are strictly prohibited. No exceptions.

SEWER

Twin Lakes operates on a septic system. Properly wrapped lines will not freeze. You must NOT leave water running on cold nights. Doing so will result in an immediate eviction. No Exceptions. Sewer lines must be routed in an orderly manner, inserted no more than 8", and sealed with foam gasket (per county reg.). Long term residents may wish to hard-line your sewer connection with PVC pipe.

PORTABLE TOTES / WASTE TANKS / "BLUE BOYS"

Portable tanks are to be emptied immediately at the dump station. Tenants may not leave their RV connected to a portable waste tank on their lot as this may lead to spillage. Failure to comply will result in immediate eviction without a refund of paid dues - no exceptions.

GENERATORS

Generators may be used only if there is a power outage.

LAUNDRY

Laundry may not be hung at campsites. The Wash Pot coin laundry is located on the right approximately 1.25 miles north on highway 9. Look for the "Pendley Appraisers" sign and the laundromat is located next door.

MAIL

All mail is received at the office and will be filed under the first letter of your last name. Your mailing address is: Your Full Name, Twin Lakes RV Park, 3300 Shore Drive, Cumming, GA 30040. When you leave, you are responsible for forwarding your mail. The post office will NOT forward mail for Twin Lakes.

GRASS & ROCKS

Please do not put down mats, rugs, or anything that will kill the grass and create mud holes. Please do not put any gravel or decorative rocks around your lot.

GUNS

Guns are strictly prohibited inside the park.

FIREWORKS

Fireworks may be used on holidays only and you may do so at your own risk with prior consent of management.

TREES

Twin Lakes is not responsible for any damages incurred to persons and/or property from falling trees or limbs.

PARK EMERGENCY

In case of water breaks, outages, disturbances or other park related emergencies, please call Russ Pendley at 678-575-0628. Please call 911 for all medical emergencies.

Twin Lakes RV Park reserves the right to refuse service to anyone violating the rules, destroying property, or creating a disturbance. Failure to comply will result in eviction without a refund of paid dues. Twin Lakes is not responsible for any accidents, injury, theft, or damage to persons or personal property. We reserve the right to tow a camper from our property for lack of rental payment or abandonment. Having the police called to your lot for any reason other than medical will result in automatic eviction. A refund of fees will not be processed if you are evicted from Twin Lakes RV Park for any reason.

Twin Lakes RV Park

We hope your stay at Twin Lakes RV Park is a pleasant one. Please help us make this a happy camping experience for all our guests by following these simple rules.

CHECK-IN / CHECK-OUT

You may check in anytime after 1pm. Check-out time is 12pm. Monthly reservations will not automatically roll over into the next calendar year. It is your responsibility to extend your reservation if needed and will be based upon availability. If you need to extend your reservation beyond your original booking dates, please contact the office as soon as possible. If we cannot keep you on the same lot due to subsequent bookings, we will do our best to obtain another lot if possible. We cannot guarantee a spot will be available for your extended stay.

PAYMENT / LATE FEES / REFUNDS

Payment in full is due upon check in. All remaining payments are expected on or before the paid thru date. Failure to comply may result in eviction and/or legal action. The fee for late payment is \$5.00 per day - no exceptions. All sales are final. Refunds and/or credits will not be issued for unused time. We reserve the right to update rates at any time.

PETS

We are a pet friendly park. All pets are welcome provided they are on a leash and kept under control at all times. Pets are not to be left tied outside. You may walk your pets in any of our large grassy areas of the park; however, you must clean up and dispose of all waste. Pets may be left unattended inside your camper provided they do not disturb the neighbors.

LAKES

No swimming, boats, rafts, tubes or other watercraft are allowed in the lakes at any time. Fishing is catch & release for paid tenants only. No fishing on, near, or behind someone else's lot. Please dispose of fishing line and soft plastic baits properly as they are hazardous to ducks and other wildlife.

MOTORCYCLES

Motorcycles are welcome provided they have quiet mufflers. No straight pipes or baffles permitted. No more than two motorcycles per RV lot.

GUESTS

All guests must be registered with the front office prior to staying overnight. Quoted rates are for two people. There is an additional charge for overnight guests. A max limit of 5 persons per camper due to septic tank limitations.

SUBLETTING OF LOTS

Subletting of lots is strictly prohibited. All lots are to be occupied by paid registered tenants on file with the park office.

QUIET HOURS

Quiet hours are from 10pm to 10am. Please keep all noise (such as radios, televisions, engines, etc.) to a minimum.

CHILDREN

Children must be supervised by parents at all times. Bicycles may be ridden on asphalt and gravel areas only - no bikes on the grass areas. Children may not ride past the office as this is a county road. No bikes between campers. Absolutely no bikes across the dam. Curfew is 10pm for all children under the age of 18 without a parent or guardian. No playing in other people's yard and/or on their picnic table.

NEATNESS

Cooking grills and lounge chairs are permitted but must be neatly presented on your lot only. Please do not place miscellaneous items underneath, behind, around or on top of your camper. Cigarette butts and bottle caps are trash too. Please dispose of all waste properly.

TENT CAMPING

Twin Lakes is strictly an RV park. Tent camping is prohibited at all times.

PARKING

You are allowed no more than two vehicles per RV lot. Please park in designated areas and off of the grass.

ALCOHOL

Twin Lakes is a family friendly park. We do not allow public display of alcoholic beverages that may be offensive to other neighbors. When outdoors, all beverages may be discreetly consumed from an opaque glass or can cooler. Absolutely no bottles outside.

BOATS & TRAILERS

The parking of boats & trailers is prohibited. We simply do not have enough room on our lots for storage. Southside Storage is approximately one and a half miles north on Highway 9. Their phone number is 770-889-2483.

LAKESIDE ACTIVITIES

There is a horseshoe set and corn hole game located along the lakefront. Corn hole game bags are available for check-out at the park office. Please help keep this area clean and pick up all trash when finished.

GOLF CARTS

Golf carts must be driven by adults only and are not permitted on grass areas.

WORK VEHICLES / PICK-UP TRUCKS

Anything larger than a stock bodied truck is prohibited. No dump trucks, bucket trucks, or box trucks, etc. If you are hauling anything that goes 'clunk', please be courteous and cross speed bumps slowly.

LAWN STAKES, UNDERPINNING OR SIDING, FENCING

Tie downs for awnings must be flagged and removed when not in use to prevent mower damage. Underpinning or siding is strictly not permitted around campers. We do not allow fencing or roping off around campsites.

CAMPFIRES & GRILLS

Fires are not permitted on the grounds. An above-ground chimney, fireplace or fire table device must be used to contain charcoal and ash. Please do not dump used charcoal on the ground.