**64 West RV Park**

**13025 State Highway 64 West, Tyler Texas 75704**

**Guest Information Sheet**

**Site#\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Move in date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mailing Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Emergency Contact #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Name of additional guests:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Vehicle Information:**

RV year: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Make: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Model: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Vehicle #1

Year: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ License Plate: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Vehicle #2

Year: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ License Plate: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Motorcycle

Year: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ License Plate: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Golf Cart

Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Gas Electric (please circle one)

**Pets:**

Breed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Weight: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* Vaccination shot record is required up to date

Breed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Weight: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* Vaccination shot record is required up to date

I have received a copy of the **Code of Conduct** and **Rules &Regulations** of 64 West RV Park.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Signature** **Date**

**CODE OF CONDUCT**

The purpose of this code of conduct is to aid in providing 64 West RV Park guests/ residents a secure and comfortable environment. It is impossible to have rules and regulations covering every contingency and situation, guests/ residents have the responsibility to inquire into any policy that may not be publish in this code of conduct.

1. Loaded firearms, BB guns, fireworks, etc., are **not allowed** in the Park.
2. The RV site area speed limit is **10MPH**, which is strictly enforced. Please obey all posted speed limits for the safety of all guests and visitors. There are children playing in the area and pedestrians crossing the street.
3. **Two vehicles** are allowed **per site**.
4. Please use Wi-Fi responsibly. **Excessive** gambling and streaming will slows it down for every one in the Park.
5. Parents and Guardians are responsible for actions of their children, including destruction of property whether owned by the Park or other paying guests. Instruct your children to refrain from entering other guest’s sites or crossing between RV sites and vehicles.
6. Please be respectful in your use of our laundry facilities. These are provided for your comfort and convenience. Please clean up after yourself. If you see something that needs our attention, please contact Management and we will take care of it as soon as possible. Dumpsters are located on the East side of the Park, one up front and one in the middle of the Park.
7. Quiet hours are from **10 PM to 7 AM**. Anything considered a nuisance would not be tolerated. Please considerate of others; keep alcoholic beverages within your site area only. Drink responsibly.
8. **Two pets are allowed per site**. Pets shall be kept on the leash at all times. **Aggressiveness breed dogs** have to be kept on leash with owner on site 24/7. Do not leave your dogs outside when you are not at the Park.

64 West RV Park **will not** hold any of responsibility for dog/cat fighting in the property of the Park. Undocumented or missing vaccination shots record dog/cat will not be allowed into the Park. Pet’s Owners shall clean up after their pets dropping.

1. Do not leave trash sitting out. This is our home, so please keep it clean. Do not clutter your yard. After 3 friendly reminder, a **$30.00 of labor fee** will be charged each time our people come and clean your yard.
2. Visitors are welcome, however, visitors must leave or register by 10:00PM and follow all rules and regulations. You are responsible for your guests.

**Thank you for choosing 64 WEST RV Park**

**Rental Information**

**$280.00** PER MONTH INCLUDES WI-FI BUT EXCLUDES ELECTRIC BILL. YOU WILL PAY FOR ELECTRIC BILL OF EACH MONTH AT THE OFFICE.

**$100.00** PER WEEK INCLUDES ELECTRIC AND WI-FI

**$40.00** PER DAY INCLUDES ELECTRIC AND WI-FI

1. No refunds
2. Rents are due on the 1st of the month. After the 10th of the months yours rent will be prorated (its means that we will only charge you start from the day you moved in to the end of that month). There will be a $5.00 late charge after 5th of the month.
3. Weekly and daily guests are required to pay in advance.
4. **$150.00** deposit is required for monthly guests.
5. Electric bills are due by the due day written on the bills. $5.00 a day late fees apply after the bill is due.
6. Returned checks will be charged **$25.00**
7. **Notify management** at least 2 days before you move.
8. All outstanding bills will be deducted from your deposit; the difference will be mailed to you.

**THANK YOU FOR CHOOSING 64 WEST RV PARK**

**WE HOPE YOUR STAY WITH US WILL BE A PLEASANT ONE!**

**RULES & REGULATIONS**

Please read each section carefully. By initialing you acknowledge that you understand each section fully and will comply with all rules that apply to you during your stay.

NAME: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ SITE #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **General:**

Your legal status is that of a guest. There is no Landlord/tenant Agreement between guests and the Owner(s)/ Management. You are being provided services under this agreement and theft or services applies pursuant to all applicable laws of the State of Texas. We do not discriminate on the basis of race, sex, religion, nationality, disability, age, veteran’s status or any other classification protected by law. You, as a guest of 64 West RV Park, determine if the property is adequate and safe for you and your visitors. You will be responsible for any actions of your visitors and any violations they may perform. Occupancy at your site is limited to the names on the Guest Application. You agree that you have reviewed 64 WEST RV Park and the site you are renting and are satisfied that the property and grounds meet you needs, including accessibility. You agree that your RV will not be vacant unless you have notified Management of your of your intend to be off-premise and the number of days you will be gone. Long-term vacancy is not permitted. You may not assign or sublet your site. In Exchange for rights granted herein, you agree to defend, indemnify, and hold harmless to 64 WEST RV Park, its officers, directors, employees and agents from and against any all losses, claims, damages, costs, and expenses, (including reasonable legal fees) that 64 West RV Park may incur arising or resulting from your use of the site. 64 West RV Park Owner(s)/ Management(s) will not be responsible for accidental injury or death, or loss of property by weather, fire, vandalism, theft, wind or acts of God. You agree that your RV is adequately covered for physical loss either by personal financial responsibility or a purchased insurance policy that insures against any physical loss. Any vehicle brought onto the premises of 64 West RV Park must be properly licensed, registered and covered by a liability insurance as required by the State of Texas. To maintain a certain standard, we have limitation on RV appearance and accept well-maintained RV’s only and do so at our sole direction.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **Rental:**

Rental rates are daily, weekly and monthly and are published at our premises office as well as our Park website. Prices are subject to change from time to time and will be published. All guests, whether daily, weekly or monthly agree that Vacating your site early will not constitute a refund of any pre-paid rent or applicable fees. For our monthly guests, it is the regular practice of 64 West RV Park to collect an electric bill deposit. If you move in after the 10th of the month, your rent will be prorated. Thereafter, all monthly guests will be invoiced for the up coming month plus the prior month’s electric usage. Monthly rent is due at the 1st of each month and a late fee of $5.00 will be charged after the 5th of the month. At the end of your stay, your pre-paid electricity deposit refund will be mailed by check to the address given on the Guest Information paper minus the remaining electricity usage due. Management will read the electric meter upon move-out date to calculate the final electric bill due. 64 West RV Park may determine this Agreement at it’s sole discretion by providing written notice to vacate the site as allowed by Texas Law. You agree that you are in default of this agreement if you or your visitors violate the rental terms or any of the Rules and Regulations of our Park. Additionally, 64 West RV Park can issue a 72-hour eviction notice if a guest is in default of this agreement. If a guest has not removed their RV and all items at the end of a legal eviction notice, 64 West RV Park will have the RV towed and items removed at the expense of the guest listed on the Guest Application pursuant to applicable by Texas Law

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **CONNECTIONS:**

Water and Sewer connections must be tight and leak free at all times. A sewer hose “donut” or “L” connector is required and sewer lines must maintain a proper slope for drainage. Absolutely no “dips” in sewer hoses are allowed. Management will notify you if your sewer hoses is in violation and you must immediately remedy the problem to be in compliance with all EPA regulations and appliances Texas codes. 64 West RV Park will provide for the winterization of water pipes up to the connecting spigot. We encourage guests to winterize your water line from the supply to your RV connection. If a water leak is observed on the “guest” side of the water supply, management will turn off water until the leak is repaired. Leaks do happen from time to time on either side and by working together we can resolve these problems as quickly as possible.

Electrical connection to our pedestal must be appropriate for the power usage intended. No adapters without prior permission. No corroded wires will be allowed. 64 West RV Park does perform any electrical repair to your RV. You are responsible for any damages to our pedestal. Security lights on pedestals are to remain on at night, No tampering with these lights is allowed.

Water connections are not allowed to have a “Y” connector installed due to Texas State Law in order to protect the potable water supply. Water Pressure sometimes varies and can exceed the capabilities of your RV. You may purchase a “water pressure regulator” at any RV supply store. If your RV does not have a back flow valve, we required that you install your own. This is a very inexpensive item and can be purchased at most RV supply stores.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **WIFI INTERNET:**

Basis Wi-Fi Internet is provided free for our park guests through TENGO INTERNET. All users will need to create an account to sign on.

Look for **“Tengointernet**” on your Wi-Fi setting on your devices. They will guide you through some of the basic setup steps.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **VEHICLES:**

**Please obey all posted limit signs! This is STRICTLY ENFORCED for the safety of all guests.**

Vehicles are limited to (2) at each site. Golf cart is allowed but must be parked within your site area when not in use. No parking allowed in roadways, on grass or on vacant sites. You may wash your RV as needed but please limit water use. We do not allow the use of 4 wheeler or dirt bikes.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **RV SITE AREA:**

RV site areas are required to be kept neat and free from unsightly clutter. Items stored outdoors are to be kept to a minimum and to those items that are designated for RV listing. Any steps or landing that are constructed need prior approval. Absolutely no tarps on or around your RV unless there is a need to temporarily cover in case of water leak. The leak must be repaired as quickly as possible and tarp removed. Please do not nails or attach items to trees or shrubs. No clotheslines or outdoor laundry room is permitted at any time. Please use the on-site laundry facility. Trash cans are allowed on your side with the Lids always on. Two dumpsters are on-site for your convenience. Please consult management for any yard carpet for your site. The maximum size allowed is 8’ X 10’ and must be property placed to minimized destruction of any grass. Management deserves the final authority regarding all outdoors items.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **SMOKING AND ALCOHOL:**

Cigarettes butts and their disposals is STRICTLY ENFORCED. If you smoke, please extinguish your butts and dispose of them at your site in your own receptacle and not on the ground. Please take care to see that butts are extinguished completely before discarding.

Alcoholic beverages are to be kept strictly at your site area. NO EXCEPTIONS. Drunkenness and disorderly or abusive conduct will not be tolerated and eviction may result.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **CHILDREN:**

Parents and Guardians are responsible for the actions of their children, including destruction of property whether owned by the park or other paying guests. Instruct your children to refrain from entering other guest’s sites or crossing between RV sites and vehicles.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **PET POLICY:**

64 West RV Park allows pets, but we have certain restrictions. Your pet(s) must be kept on a leash at all times while outside your RV and you must remain with your pet when exercising it. We do not allow certain aggressiveness breeds. It your pet is over 50 lbs. OR one of the prohibited breeds, they will not be allowed on the premises. Management reserves this rights and will make the final decision should there be any questions regarding certain pets.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

1. **CONDUCT:**

Quiet time is from 10:00PM to 7:00AM. Loud and disorderly conduct will not be tolerated at any hour and could be cause for eviction. Music and media is to be kept at a level to not disrupt your neighbor or their guests, especially between Quiet hours. Complaints regarding’s this type of violation are strictly enforced.

**Initials \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**