



7106 FM 2673  
Canyon Lake, TX 78133

## Rules & Regulations

### General

- 1) No subletting of RVs or RV spaces. RVs may also not be sold to stay in the park without management approval of new residents.
- 2) No parking in any space until you have applied/spoken to management, signed an agreement, and paid in advance.
- 3) All residents over the age of 18 must apply, approval subject to credit/criminal background check. Residents' guests may not stay more than 48 hours without written approval by management and must provide a copy of valid ID.
- 4) No registered sex offenders allowed.
- 5) Minimum two month rental. (Sorry, we do not offer nightly or weekly rates). We do not refund or prorate if you leave early.
- 6) RVs may not be over 10 years old, and must be in good condition. (Exceptions may be made if it is a classic RV, and/ or is in great shape. For these exceptions, pictures of all four sides of the RV in question must be provided prior to residency).
- 7) \$100 non-refundable move-in fee required for RV spaces. For cabins, security deposit is equal to one month's rent.
- 8) No illicit drug use, public drunkenness, or any other illegal activity will be tolerated. Any such activity will be cause for removal from the park. Please note, if the police are called for any reason including domestic violence, this is grounds for a 3-day notice.
- 9) No loud voices/music/other noises that disturb other guests. If your music is loud enough to bother your neighbor, it is too loud. Behavior that is disruptive or not family-friendly is not tolerated.
- 10) The park speed limit is 10mph. This speed limit is to be observed at all times. Violation of this limit will incur a \$25 fine per incident. Please use caution when driving through the park and watch for children, wildlife, and other residents.
- 11) Residents may not leave mattresses, furniture, or hazardous wastes in or next to the dumpsters, or anywhere else on park property.

12) Rent and utility payments are due on the first day of the month. After the 5th, there will be a \$50 late fee plus \$10 per day until paid current. As per Chapter 184 of the Utilities Code, an RV park may withhold electric, water, or wastewater utility services if the occupant is delinquent in paying for services until the occupant pays the delinquent amount.

13) Management reserves the right to remove residents, their guests, and their vehicles for failure to pay the full amount owed or for failure to comply with the rules and guidelines of the park. Should you default on your rent or utility payments, we reserve the right to serve you with a 3-day notice to vacate the premises and remove all your property from the space. Should you fail to do so, we reserve the right to file a forcible detainer suit against you in Comal County JP1.

14) The Park will not be held responsible for damages caused by the Acts of God, such as, but not limited to, hurricanes, windstorms, tornadoes, earthquakes, rain, floods, freezing temperatures, lightning, flying objects, or falling limbs or trees, wildlife, power surges, water pressure, ect. It is required that all RV residents have and use their own pressure limiting device and surge protector.

15) Non-compliance with these guidelines, or any other nuisances may result in removal from the Park with no refund. Management reserves the right to refuse any reservation or move-in without cause.

#### **Site & RV Maintenance**

16) No clothes hanging outdoors. No tarps or foil on RV windows or roofs. RV sites and cabin yards must be kept free of litter and clutter. While the park may employ landscaping services, we ask that weeds in RV sites and cabin yards be pulled and sites/yards be kept neat and tidy at all times. Thank you for helping us to keep rents low. If your yard has a tree or shrub that needs trimming or other attention, please contact management. Do not attempt to trim trees or shrubs yourself.

17) Children are welcome, but toys must remain out of sight when not in use. Children must be supervised at all times and must be cautious of traffic. Children may not obstruct traffic, cause damages, engage in unsafe behavior, or inconvenience other residents.

18) Residents are welcome and encouraged to make the community a beautiful space by keeping potted flowers and plants. Please do not dig holes in your space or plant in the ground. We have many septic and water lines running under the park, and you would be at risk of causing damage and being liable for repairs. Tasteful patio ornaments are welcome so long as they are maintained, do not appear cluttered, and do not pose a risk to other residents or property.

19) No "window unit" air conditioners allowed.

20) No non-working vehicles shall be parked or repaired onsite. No oil changes on site.

21) Any addition to sites or cabin yards, such as fences or sheds, must be approved by management before construction.

#### **Pets & Animals**

22) Dogs and cats must be on a leash or otherwise physically contained at all times, and may not be allowed to be loud or disruptive to other residents or wildlife. Pets must be current on vaccinations, flea treatments, and deworming. Residents must clean up after their pet(s) promptly, whether waste is in a resident's yard or in a common area. Accumulated waste in a resident's yard area or waste left in a common area is subject to a \$50 clean up fee. No other animals besides cats and dogs allowed outside.

23) Residents must not feed stray cats, dogs, or other animals, with the exception of bird seed feeders and hummingbird feeders.

24) Do not harass, injure, or otherwise disturb deer and other wildlife on park property. The park is not responsible for any injuries or damages incurred due to wildlife.

### **Septic**

25) Residents must use septic safe hand soaps, dish soaps, laundry detergent, toilet paper, and cleaning products. This applies to both RV and cabin residents. Please do not flush any wipes, diapers, feminine products (even those that claim to be flushable), or anything else aside from septic safe toilet paper and human waste. Also, please do not put any grease, oil, hair, or solid food wastes down your sink or toilet. If any of these products are found in your sewer line, you may be responsible for the cost of repairs. We appreciate your efforts to help us keep the septic systems running smoothly.

### **Fire Hazards**

26) No open fires unless in a BBQ pit or "fire pit." BBQ pits or "fire pits" must be attended at all times while burning. Residents must comply burn bans and all other fire safety laws and regulations. BBQ or "fire pits" and grills must be at least 8 feet from all structure and RVs.

27) No fireworks, discharging of firearms, BB guns, bows, other weapons, or hunting of any kind.

### **Recreation**

28) Skating, skateboarding, bicycling, and other recreational activities are at your own risk. Casitas Del Lago is not responsible for accidents. Residents participating in these activities must yield to foot and vehicle traffic and may not endanger or inconvenience other residents or engage in dangerous behavior (be polite). No climbing.

### **Laundry**

29) Residents must respect the laundry room space and hours. Hours are Monday, Wednesday, Friday, and Saturday from 9:30AM to 7:00PM, but are subject to change through posted signs or text notification. The laundry room is closed Tuesdays, Thursdays, and Sundays. Residents must use management approved septic safe laundry detergents and products. These measures, including laundry room hours, are designed to protect the septic system and were instituted based on the direction of our septic maintenance company.

30) Resident must promptly remove clothes and other items from washers and dryers. Please be considerate of your fellow residents' time. Any items left in washers/dryers after the cycle has completed may be removed by management. Any items that are left and remain unclaimed for 72 hours will be donated or thrown away.

31) Residents must remove all debris, pet hair, coinage, or other items from washers and dryers and remove lint from dryer filter after each use.

32) Garments contaminated with paint, gasoline, oil, diesel, tar, or other hazardous substances may not be washed in park washing machines.

33) Residents must only use dryer sheets of brands approved by management. Please be mindful of your fellow residents and do not use perfumed products.

34) Residents must be respectful and considerate of laundry room staff and follow their instructions relating to laundry room services. Residents who are not respectful and courteous of staff, fellow residents, and the laundry room space will lose laundry privileges and may subject to removal from the park.

**Parking**

35) Limit 2 vehicles (plus RV for RV spaces), must all fit within the rented space. If an occupant has a large vehicle that won't fit in the space, see management for paid overflow parking options.

36) Residents may not park in a space that is not their own. If any resident parks in a neighbor's space, please inform management. Management reserves the right to tow inappropriately parked vehicles at the vehicle owner's expense.

I, \_\_\_\_\_ and \_\_\_\_\_ (if multiple residents), resident(s) of unit \_\_\_\_\_ agree that I have received and read the above rules and will adhere to them during my residency at Casitas Del Lago RV Park & Cottages.

Resident's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident's Signature: \_\_\_\_\_ Date: \_\_\_\_\_