

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 #: _____

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 of services applies pursuant to all applicable laws of the State of Texas. We do not discriminate based on race, sex, religion, nationality, disability, age, veteran's status, or any other classification protected by law. As a guest of Welcome Back RV Park, you are responsible for determining 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 commit. Occupancy at your site is limited to the names on the Guest Application. You agree that you have reviewed Welcome Back RV Park and the site you are renting and are satisfied that the property and grounds meet your needs, including accessibility. You agree that your RV will not be vacant unless you have notified Management of your intent to be off-premises and the number of days you will be gone. Long-term vacancies are not permitted. You may not assign or sublet your site.

In exchange for rights granted herein, you agree to defend, indemnify, and hold harmless Welcome Back RV Park, its officers, directors, employees, and agents from and against any and all losses, claims, damages, costs, and expenses (including reasonable legal fees) that Welcome Back RV Park may incur arising or resulting from your use of the site. Welcome Back RV Park Owner(s)/Management will not be responsible for accidental injury or death, or loss of property by weather, fire, vandalism, theft, wind, or any other 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 Welcome Back RV Park must be properly licensed, registered, and covered by liability insurance as required by the State of Texas. RVs that are older than 10 years from the date of move-in must be pre-approved by Management. To maintain a certain standard, we have a limitation on RV appearance and only accept well-maintained RVs, which we do at our sole discretion. No modification to RVs (including paint schemes) beyond what the manufacturer has installed is allowed.

RENTAL

Rental rates are daily, weekly, and monthly and are published at our premises office as well as on 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 or any prepaid rent or applicable fees. For our monthly guests, if you move in after the 1st, your first month's rent will be prorated. All payments are due prior to the move-in date. Monthly rent is due on the 1st of each month, and a late fee of \$35 will be charged if received after the 3rd day. An additional \$10 per day will be charged until the amount is paid in full. Welcome Back RV Park may terminate this Agreement at its sole discretion by providing written notice to vacate the site as allowed by Texas Law if you or your visitor(s) violate the rental terms or any of the Rules and Regulations of our park. Additionally, Welcome Back RV Park can issue a 72-hour eviction notice if a guest is in default of this Agreement.

CONNECTIONS

Water and Sewer connections must be tight and lead-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. All sewer lines must be up and off the ground. Management will notify you if your sewer hose is in violation and must immediately remedy the problem to be in compliance with all EPA regulations and applicable Texas codes. Welcome Back RV Park will provide for the winterization of water pipes up to the connecting spigot. We encourage guests to winterize their water line from the supply to their RV connection. If a water leak is observed on the "guest" side of the water supply, water will be turned off by management 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. Water pressure sometimes varies and can exceed the capabilities of your RV. You may purchase a water pressure regulator at any supply store. The electrical connection to our pedestal must be appropriate for the power usage intended. No adapters without prior permission. No corroded or exposed wires will be allowed. Welcome Back RV Park does not perform any electrical repairs to your RV. You are responsible for any damage to our pedestal.

WI-FI INTERNET

Wi-Fi internet is available for an additional fee. Please get in touch with management for details and access information.

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VEHICLES

PLEASE OBEY ALL POSTED SPEED LIMIT SIGNS! The speed limit throughout Welcome Back RV Park is **10 mph! This is STRICTLY ENFORCED** for the safety of our guests. ALL guest entries to the park will STOP at the Stop sign. A few sites will accommodate more than one vehicle. One vehicle can be parked at the front of the RV, and another can be parked at the rear. No vehicle should be parked alongside the RV. There is also extra parking available on the side of the office. If you have a 2nd vehicle, a small tow car, a motorcycle, or a scooter, you may park it inside your designated parking area if it will fit completely inside your site's parking space. Golf carts are allowed but must be parked within your site area when not in use. No parking is permitted in roadways, on grass, or on vacant sites. Working on vehicles is not permitted. You may wash your RV as needed, but please limit water use. Storage of vehicles is prohibited, as well as open/enclosed trailers, tow dollies, utility trailers, or boats. We do not allow the use of 4-wheelers or dirt bikes. On-site storage lots are available for a monthly fee. (See Park office for details). All vehicles must be properly licensed, insured, and registered per state laws. No abandoned or inoperable vehicles are allowed.

RV SITE AREA

RV site areas are required to be kept neat and free from unsightly clutter. Foil on windows and window units is not permitted. Items stored outdoors are to be kept to a minimum, and to those items that are designed for RV living. Any steps, landings, and storage buildings that are constructed need prior approval. Approval requests must be in writing. Extra rooms or tarped extension areas cannot be installed. Only "slides" that are manufactured on the RV are allowed. Absolutely no tarps on or around your RV are permitted unless there is a need to temporarily cover in case of a water leak. All tarps must be approved, and the leak must be repaired in 3 days, with the tarp removed. Gardening is limited to 2-4 small flowerpots. Please do not install flower beds, gardens, border materials, or items that will scar the ground without written permission. Please do not nail or attach items to trees or shrubs. No clotheslines or outdoor laundry is permitted at any time. Please use the on-site laundry facility. Please consult management for any yard carpet for your site. Trash must be placed by the guest directly into the designated trash bins. If it does not fit into a standard trash bag, it is not permitted to be placed in the bins. Guests may keep covered containers at their campsite as long as they are kept clean. No advertising or soliciting is permitted at RV sites. You may submit advertisements to the office for approval to be posted on the Community Board.

SMOKING & ALCOHOL

Cigarette butts and their disposal are **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 extra care to see that butts are entirely extinguished before discarding. No smoking inside the office, laundry, or restroom facility! Alcoholic beverages are to be kept strictly at your site area. When outdoors, please use a cup or koozie. **NO EXCEPTIONS**. No alcoholic beverages allowed in the office, laundry, or restroom facility per Texas State laws. Drunkenness and disorderly or abusive conduct will NOT be tolerated, and eviction may occur. Any belligerence will be handled individually and may include law enforcement at the discretion of management.

CHILDREN

Parents and Guardians are responsible for the actions of their children, including the destruction of property, whether owned by the park or other paying guests. Instruct your children to refrain from entering other guests' sites or crossing between RV sites and vehicles. Please **DO NOT** allow your children to play in any areas that are undergoing construction or renovation. Do not allow children to play on or around any construction equipment. Please obey all warning signs. Children must always be supervised by an adult at the park. **USE AT YOUR OWN RISK**. No wheels on the sidewalks, please. (Skateboards, bikes, scooters, etc.).

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PET POLICY

Welcome Back RV Park allows pets, but we have certain restrictions. Prior to the arrival of pets, guests are required to submit a copy of their vaccination records to the office. Your pet(s) must always be kept on a leash while outside your RV, and you must remain with your pet when exercising it. No outside pens, cages, or doghouses are allowed. Pets may "go freely" in the provided Dog Runs that are available in the park. **PLEASE CLEAN UP** after your pet. There will be a \$25 fine per incident if you are caught not picking up after your pet(s), payable before leaving the park or with your next rent payment. Management reserves the right to make the final decision should there be any questions regarding certain pets.

RECEIVING MAIL

If you wish to have mail or packages sent to the RV park, use this address: 4453 St Hwy 31 E, Athens, TX 75752. USPS, UPS, and FedEx will deliver here at the office. As a reminder, the office is open Monday through Friday, 9 am – 5 pm, and Saturday, 9 am – 2:30 pm, by phone. It is closed on Sundays. Closed all major holidays. All mail/packages will be out by 4 pm daily, Saturday's mail will be put out on Monday, providing the postal carrier has delivered by that time.

CONDUCT

Quiet hours are from 10:00 p.m. to 10:00 a.m. daily. Loud and disorderly conduct will not be tolerated at any hour and could be cause for eviction. Music and Media are to be kept at a level that does not disrupt your neighbors or their guests, especially during Quiet hours. Complaints regarding this type of violation are strictly enforced. Be considerate of your neighbors!

FIRES

Fires in approved manufactured metal pits/rings ONLY. No rocks, bricks, flashing, or sheet metal allowed. No leaf or pine needle burning. Sticks of wood are available for purchase at the office.

The Terms and Conditions of this Agreement are agreed to and accepted by:

Campground: Welcome Back RV Park
Address: 4453 St Hwy 31 E
Athens, TX 75752
Phone: 903-469-4477
After Hours: 903-681-3425

User (Print): _____

User Signature: _____

User (Print): _____

User Signature: _____

Credit / Debit card to be kept on file:

Credit Card #: _____

CC Expiration Date: _____

CC Security Code: _____

CC Complete Billing Address:

Initial _____ Initial _____