



## Amazing Texas RV Resort and Campground (ATRVR)

### Site Service Agreement &

#### Guidelines for everyone's safety and enjoyment

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**Site Assignment-** Sites are reserved and assigned by the office. Two vehicles and one camping unit per site. Please do not plug electric vehicles into RV pedestal. Please Park in designated graveled areas avoid vacant spots, grassy areas or on the roads to protect the grass and the privacy of your neighbors. We hope you found your site clean and welcoming. Please keep your site neat, clean and in good appearance.

**Condition of units-** Only units in good repair and appearance will be permitted. No Tarps, patches or window units allowed. No outdoor freezers/ fridges, indoor furniture or non- running vehicles allowed on site.

**For storage buildings,** fencing, porches or any other questions, please contact the office

**Water Pressure is Greater than 40 PSI to service all guests. Please use a water pressure regulator and Electrical surge protector for hook up to avoid potential damage to your unit.**

**Site Service Fees-** Site fees are to be paid in full and in advance. If you wish to extend your stay past the check- out date/time, you must contact the office in advance and pay in full for the extended period. If you fail to do so; you will have to abide by the original check out date. Each site is reserved for 2 adults and 2 children. Additional persons/children are \$5.00 per day. Maximum occupancy per site is 6 people.

#### **SORRY NO REFUNDS FOR EARLY CHECKOUT**

**Check- In / Check- Out Time- Check** -out time is noon. Check- in time is 2:00PM. Early check in or late check out may require additional fees. All vehicles, trailers, motor homes, camping equipment or personal belongings may be removed at the owner's expense when exceeding the check-out time limitation of ATRVR.

**Quiet Hours- 10:00PM to 6:00AM.** Please be considerate of your fellow campers and enjoy nature's night noises. ATRVR is a generator and ATV free park. Insured golf carts welcome driven by licensed driver only.

**Visitors-** Must Stop and register at the office before going to site. Guest are subject to all park rules and fees for overnight stays. Registered campers are responsible for their guest(s) actions.

**Speed Limit-** Protect all resort users by driving less than 5 MPH.

**Children-** Young'uns are a joy please keep them safe by physically supervising them at all times including at the playground, pool, fitness room and other common areas. Parents are responsible and liable for the actions of their children.

**Smokers-** Help us keep the environment clean and dispose of your cigarette butts in receptacles.

**Fireworks and Firearms-** Firearms and fireworks including sparklers are not permitted



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**Campfires-** Campfires are permitted only in fire rings and subject to local weather conditions including burn bans. Please do not move fire rings or burn any other items other than firewood free of screws or nails. Tend your campfire and extinguish before leaving or retiring for the night. Firewood is available for purchase at the camp store.

**Conduct:** ATRVR or any of its representatives, staff or owner will NOT be responsible for people of any age driving recklessly or under the influence. No criminal, domestic disturbance or drug related activity in or near the Park will be tolerated, You will be asked to leave immediately (ejected) and No Refund will be issued. If you do not remove your RV within 3 days from being asked to leave, then the RV will be towed at the RV Owner's / Camper's expense.

**Laundry** - Washers and dryers and laundry supplies are available in the 24-hour campground laundry. Outside clotheslines are not permitted. Please do not leave laundry unattended.

**Pool- Pool use for registered campers only, hours are posted. There is no lifeguard; swim at your own risk**

**Children under 18 years of age must be accompanied and supervised by an adult at all times,**

Proper swim attire must be worn, and floatation devices are required in the pool. No pool parties.

**Pets and glass containers are not allowed in the pool area. Pool Hours 10:00 AM - 9:00 PM or dusk.**

No jumping, running or diving in the pool area for the safety of all campers. Swimming only allowed in pool.

**Water conservation:** Washing Vehicles/ RV's, water toys, fountains, and sprinklers are not permitted.

**Litter-** Recycle appropriately and deposit trash in the dumpster directly. Please do not leave trash out overnight.

**Pet Policies-** We are a pet friendly park and welcome a maximum of 2 pets per site. Breeds identified by major insurance companies as aggressive or unfriendly including but not limited to Pitbull, / Staffordshire Terrier Doberman, Rottweiler, German Shepherd, or mixes of same breeds are not allowed.

Protect your pets by keeping them under control on a hand-held **leash** no longer than 6 ft. and attended at all times. Please be considerate of others and **clean up after your pets.**

Please use our dog park along with the pet waste station and the provided bags to clean up after your pet.

**Pets are not permitted in the restroom / shower room or recreational area including the pool.**



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**Local Critters** - Texas has a wide variety of critters not seen in other parts of the country, use caution when lifting brush, branches etc. Fire ants are an ongoing battle in Texas. If you find a fire ant mound in your site, please contact the office and we will treat the area.

Be cautious when walking pets, as fire ant bites can pose a risk to pets and people.

There are coyotes and snakes in the area. Please watch pets and small children, especially at night.

**Service Agreement- Rental of RV space does not constitute a Landlord/Tenant agreement. Payment for sites is entirely for services rendered under Host/Guest arrangement. You will not have any tenant rights if you are asked to leave the park for any reason. According to Texas Penal Code section 31:04 (b), any guest / camper who refuses to pay for site services when due is subject to criminal prosecution. We are providing service hookups for your RV and require full payment in advance, and violators can be prosecuted under the Theft of Services Law.**

**Indemnity and Waiver of Liability- Guest / Camper shall indemnify and hold Amazing Texas RV Resort and Campground L.L.C. and owners of said organization harmless from and against all claims, demands, costs and expenses, including attorney's fees, arising from any and all damages or injuries caused by fire, water, wind, civil strife, or acts of God, Owner and/or Guest's action, or in -actions (or those of their employees, agents or invitees), or any other cause related to Guest's use or occupation of the site or use of the park.**

**We reserve the right to refuse to accept further site service fees from any guests / camper who fails to comply with these rules and regulations and may request their site be vacated immediately without refund.**

**SORRY NO REFUNDS FOR EARLY CHECK OUT**