

ROCKY CREEK

RV PARK

GUEST OCCUPANCY RULES & REGULATIONS

Our Guest Occupancy Rules & Regulations have been developed as a community for quiet rural living. The spirit behind these regulations is in the Golden Rule: "Do unto others as you would have others do unto you." We trust we will have your complete cooperation to maintain these standards, which will also assure your neighbors have an equally enjoyable stay.

The Occupancy Regulations are a part of your Service Agreement for all guests. Please read these regulations and initial / sign this document, as they constitute a binding agreement between you and the management.

Arrivals & Departures, Fees

1. Monthly applicants must pass a background check.
2. Check out time is 11:00 am. Check in time starts at 2:00 pm.
3. Maximum occupancy of two (2) customers per site. Standard fee is based on two adults. Additional occupants are \$10 per person per night.
4. Guests must be over 18-years old. Children must be supervised at all times.
5. If a reservation is cancelled within two weeks prior to arrival date, the security deposit will become non-refundable.
6. Deposit for electricity is required for monthly reservations.
 - 6.1. Monthly RV lot rentals are metered and charged for electricity used at a rate of \$0.20 per KW.
7. Rent is due on the 1st of each month. A late fee of \$25 will be assessed on the 3rd and has an additional increase of \$7 per day for each day thereafter-until the balance of rent, reimbursements and fees are brought current. If all rent payments, reimbursements and fees are not paid by the 7th day of the month, your electricity and water services will be shut off and you will be required to vacate the park immediately.
8. A two-week written (or email) move-out notice is required for all monthly rentals.
 - 8.1. No refunds for early departure.
9. Security deposits are collected against default and damage to site, and will be returned within 30 days of departure with cleaned lot and all accounts current.

Vehicles

10. Two (2) vehicle limit on each site plus your RV. Overflow parking may be available. Contact the site management for more information.
11. All vehicles, including RV, must have current registration, inspection, and license plates.
12. All vehicles must be in operational condition.
13. Vehicles may not protrude from RV site into the flow of traffic.
14. No vehicle or RV mechanical repair is allowed on-site without management approval.
15. No washing vehicles on site.
16. Speed limit in the park is 5 mph.
17. Parking is allowed in designated parking areas only.
18. Semi-trucks, flatbed/other trailers, 3 or 4 wheelers or boats are not allowed in the park. Contact the site management for more information. Golf carts are allowed.
19. We do not guarantee the same site, if you choose to extend. Check with management.
20. Management can require that you move sites for maintenance or park improvements.
21. We are not responsible for damage to personal property (yours or others) sustained during move-in / move-out or during your stay.
22. Electrical surge protectors are highly recommended. We are not responsible for electrical issues that occur.

Pet Rules

23. Pets must be on a leash and accompanied by their owner when outside of the RV. No stake outs. No outside kenneling. Small portable fences are allowed only if the pet is always accompanied by their owner when allowed to run in the fence. Please clean up after your pet. Portable fences must be approved by management prior to erecting.
24. Frequent barking will result in your pet asked to leave.
25. Pet owners are legally responsible for their pets and injury or loss caused by their pets. Owner / management accepts no liability No more than two (2) pets per lot are permitted.
26. All pets are to wear identification collars.
27. Pets are required to be up to date on all vaccinations.

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Etiquette and Site Appearance

28. Management reserves the right to refuse service to any RV based on its appearance and/or condition.
29. Proper leveling blocks are to be used to level a RV.
30. Pressure regulators are recommended for your water connection.
31. It is mandatory that your sewer and/or gray water hose be kept in an accordion and have a sewer connection (sewer collar/donut) attached to prevent sewer gasses from escaping. Tank is to be kept closed, unless dumping.
32. RVs must be kept clean and washed on an as-needed basis.
33. Outdoor fires shall be in accordance with San Jacinto County burn regulations, and performed within the park-provided fire rings only. Burn bans are to be followed when in effect.
34. Outdoor items should be neat and orderly. Mats and satellite dishes should be kept on your pad or gravel.
35. Clothes lines are not permitted.
36. Your site must be neat and litter free. Trash should be deposited in the receptacle on site. Put all cigarette butts in the trash.
37. No storage containers are allowed on your site, unless they are under the RV and maintained in neat appearance.
38. No out buildings, fences or structures may be erected without approval from the management.
39. No A/C window units are permitted unless approved by staff.
40. All cords, cables, and hoses should be bundled.
41. Skirting is not allowed.
42. Roof-tarps are not allowed.
43. No aluminum foil allowed on windows.
44. No swimming pools, other than paddling pools, or trampolines are allowed on your site.
45. Holiday decorations must be removed within one (1) week after holiday.
46. Dispose of trash in dumpster provided. No individual trash cans outside RV.

General Rules

47. Quiet hours are from 9:00 pm – 8:00 am. Loud noise and/or music coming from your lot, RV, or car while driving in the community, at any time, is not allowed and can lead to a fine.
48. Subletting sites is not permitted.
49. To keep our sewer lines free, do not flush paper towels, diapers, baby wipes, feminine products, condoms, food, grease, etc.
50. Responsible drinking of alcoholic is acceptable. No illegal drug use is permitted.
51. Discharging or displaying firearms, paintball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
52. Guests will be held liable for any damage to buildings, grounds, lots or water/electric meters if damage is due to their or their guest's / visitor's negligence.
53. Onerous, noxious or offensive activity, excessive noise, abusive language, nudity, interference with other guests, disturbing the peace and willful or careless destruction of property in any manner will be cause for eviction. If law enforcement authorities are called for a disturbance at your site for any reason, you may be required to vacate the park immediately.
54. No smoking allowed in laundry facility.
55. Visitors: Guests are permitted to have visitors. However, visitors must follow regulations as outlined herein. Visitors are not permitted to spend the night without management approval.
56. Owner / management has the right to terminate this guest agreement with any guest, with or without cause, at any time.

Indemnity and Waiver

Guest shall indemnify and hold owner / management harmless from and against any and all damages or injuries caused by flood, fire, water, wind, civil strife, or acts of God, owner and / or guest actions or in-actions (or those of their employees, agents, invitees, or pets / animals), or any other related to guest's use or occupation from the RV site.

Theft of Service Law

According to Texas Penal Code Section 31:04(b), any guest who leaves without paying for site services or who refuses to pay for site services when due is subject to criminal prosecution. We are providing service hook-ups for your RV. We require full payment in advance and will prosecute any violations under the 'Theft of Service Law'.

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Disclaimers

Owner reserves the right to change the rules and rates without notice. See laundry facility bulletin board and / or website www.rockycreekrvpark.com for the most updated rules and regulations.

By law, Rocky Creek RV Park is a service-oriented business and, therefore, does not have a tenant/landlord relationship with any daily / weekly / monthly guests.

Acceptance of Rules

By initialing the box below, you fully understand and accept the rules and regulations of the park, as detailed in these Guest Occupancy Rules & Regulations, and agree to vacate the premises at the request of the owner / management if you violate these rules and regulations, without refund of any prepaid fees.

I AGREE

Host / Guest Relationship

By initialing the box below, you concur that this agreement does not constitute a landlord tenant agreement. Payment for site is entirely for services rendered under a host / guest arrangement.

I AGREE

Background Check

By initialing the box below, you concur that all parties represented in both the Short Stay Application and Long Stay Application forms have been identified, and acknowledge and approve a background check to be performed as part of that application.

I AGREE

Signature _____ Date _____