

Peaceful Acres RV Park



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PARK RULES

We at Peaceful Acres RV Park strive to provide all our guests with a safe, and enjoyable environment during their stay with us. The following is a list of our park policies and guidelines.

REGISTRATION

Please register at the office prior to going to your site. Management can be reached at the number above.

PAYMENTS

Cash, credit card, debit card or through our website peacefulrvpark.com (no personal checks – no refunds for early departures). A Recurring Payment Authorization Form may also be signed and left on file if you wish to have your site rental and/or electric usage charges automatically charged for you when they are due. See Management for details.

SITE DEPOSIT FEE

A \$50.00 Site Deposit Fee is required and is refundable provided that upon termination or expiration of the Site Agreement, the site is left clean, with no trash, no dog waste, nor any damages. Refunds, if any, will be refunded with the same form of payment originally used.

QUIET TIME

9:00 pm to 7:00 am Sunday through Thursday and 10:00 pm to 8:00 am Friday and Saturday. Please respect your neighbors (no loud or unruly parties). If the police are called to your site for disturbances, violent criminal activity, or drug-related criminal activity, it is grounds for immediate removal. There will be no refunds of any rent paid.

- If someone is disturbing you, please bring it to the attention of Management.
- No hunting or discharging of firearms, BB guns, or fireworks on this property.
- No public display of firearms allowed on this property.

PETS

There is a required refundable one-time deposit of \$50.00 per site for Guests with pets. Each RV is limited to two pets, dogs or cats only, after Management approval. Our insurance will not allow aggressive breed animals. Determination is made by Park Management. Pets must be up to date on vaccinations and provide the office with a current Rabies Vaccination Certificate before being brought on the property. Pets must be on a leash at all times. Always and immediately pick up waste and dispose of properly. Sites must be clean of all waste at all times. Outdoor cats are not allowed. Pets may not be left unattended outside the RV. Do not walk pets on any other site, occupied or unoccupied. No BARKERS. Some Guests are day sleepers. Peaceful Acres RV Park, its owners, management and/or representatives are not, and will not, be held responsible or liable for any bodily injury, property damage or medical payments to others caused by any animal, whether owned or not owned by Guests or visitors. No pets are allowed in park buildings. Violation of these rules is grounds for immediate removal. If Guests do not pick up their pet waste, a fine will be charged of \$20.00 for the first violation. The fine for a second violation will be \$30.00. The third violation will result in the immediate removal of the pet and/or the Guest with no refund.

DOG PARK

Guests are encouraged to use our new Dog Park. Dogs are not to be left unattended under any circumstances and must be accompanied by an adult 18 years or older. Dog waste must be picked up and put into the appropriate containers in the Dog Park.

PARENTS/CHILDREN

Parents are responsible for children's supervision and safety at all times.

SPEED LIMIT

5 MPH throughout the Park. Please watch out for children. Do not short cut across any other RV site or drive on the grass.

PARKING

No parking allowed on grass, in roadways or on empty sites. No loud motorcycles. One RV and two registered motor vehicles per site. (For information on the very few sites that can accommodate three vehicles, see Management.) For our new Pull-Thru Sites, one RV and three registered motor vehicles are allowed. Inoperable or unregistered vehicles are not allowed. For Guests on a site with more than the allowed vehicles, there will be an additional fee per vehicle and they must be parked in the area designated by Management. Contact Management for pricing. Utility trailers of any kind are not allowed on sites. Contact Management to discuss possible locations for them to be parked.

RV SITES

Cleanliness of the RV Park is important to us. Sites are to be kept clean and orderly as determined by Management. No outdoor freezers, storage boxes or buildings, outside water heaters, porches etc. are allowed. No tents or permanently constructed additions are allowed. Please don't hang laundry outside. Outside trash containers are not allowed strictly because of the chance wildlife will get into it. Outdoor furniture and/or a grill are allowed. No lawn ornaments or signs of any nature are allowed. If your site becomes overly crowded with personal items or clutter, the Management reserves the right to ask you to dispose of it or vacate the premises. Campfires are permitted in approved container pits and must not be left unattended. No ATV's or gas golf carts allowed. No plants or objects in grass that interfere with maintenance. No digging or erecting poles without approval (including satellite dishes). Connections to RV to be run under RV. If in doubt, please check with the office. Please pick up any fallen sticks on your site and place them at the end of your site for a park member to collect them. Preapproved sheds are allowed upon permission of Management for specific sites.

SEWER

An airtight sewer connection is required and must be closed at all times. Sewer hoses must be kept off the ground (as not to interfere with grass cutting and weed eater – placing within gutter material is a good idea). The Management will not be held responsible for damage to hoses or cables on the ground. No grease, plastic, etc. put in the sewer. Nothing except toilet waste. Do not discard any hazardous materials anywhere on the property. TEXAS LAW requires that a sewer hose be fastened using threaded connector or rubber donut. Spills to be cleaned up by responsible party.

RV'S ALLOWED

The exterior of your RV must be kept clean, and the RV must be in good condition (roadworthy). We reserve the right to refuse service to any RV based upon appearance, age and /or condition. Subletting is not permitted.

RV WASHING

RV washing is permitted. Vehicle washing is not.

POOL

Open 7:00 am until 11:00 pm. There is no lifeguard on duty so everyone swims at their own risk. Children under 14 must be accompanied by an adult. An adult is a person 18 years old and older. Diving into the pool is prohibited. No glass or pets in pool area. Pool will be closed during the winter.

SHOWERS/LAUNDRY

There is a shower (free) located in the coin-operated laundry room. Shower and the laundromat are for registered Guests only. Please pickup after using both.

UTILITIES

Do not attempt to repair – Notify management if there is a problem.

LONG TERM GUEST RATES

Rates are based on 2 adults and 2 children. There is an additional charge per month of \$25 per person for anyone 19 years old and under and \$50 per person for anyone over the age of 20. This rate includes water and sewer and must be paid on the first day of your stay. If you extend your stay to an additional month, and the payment is late, there is a \$25.00 fee and a \$10 per day fee for each additional day. After 3 days, you will be asked to vacate the premises.

MAILBOX KEYS

Mailboxes for long term guests are supplied in the Rec Hall. Keys will be assigned through the office and there is a \$5.00 deposit fee, which will be refunded when the key is returned. Contact Management for mailbox assignment and key.

ELECTRICITY

There is a \$100 electric deposit due upon arrival for Guests' use of electrical power on the RV Site. The electric deposit shall be applied to the Guests' final electric bill. A refund will be issued for any remaining electric use balance. Each site will be billed for its electric usage monthly. Electric bills will be issued on the first of the month and due on the tenth of the month. The monthly rate for electricity is computed according to the Texas Utilities Code. Late fees apply if payment is late.

TRASH

Guests are responsible for placing trash in the dumpster. Only household trash and garbage generated on your site may be disposed of in the dumpster. Due to limited capacity, large items such as furniture, fixtures, and/or construction materials are NOT allowed in our dumpster. Please close the lid after each use and be sure that there is no trash on the ground around the dumpster. Please don't use the trash cans throughout the park for household trash.

GUEST BEHAVIOR

Guests are responsible and liable for the behavior and conduct of all family members and visitors. Disorderly conduct, public intoxication and underage drinking are strictly prohibited. Any actions, behavior or disturbances that result in law enforcement being dispatched to Peaceful Acres RV Park, is considered a violation of park policies and may lead to immediate removal, without any refunds. All visitors of the guests are subject to these rules and regulations.

VISITOR PARKING

Guests' visitors are allowed to park at their site if the total amount of vehicles for that site has not been met. If the total of spaces allowed on the site has already been reached, then visitors must park at the rec hall. Vehicles parked anywhere that they are not allowed will be towed at the vehicle owners expense.

SMOKING

No smoking in any of the park buildings. Please do not leave cigarette butts throughout the RV park, dispose of them properly.

DAMAGE

Peaceful Acres RV Park, its officers, owners and representatives, are not responsible for loss or damage to guests' or their visitors' property due to theft, vandalism, fire, or any other casualty or act of God. Guest assumes all risk of such loss or damage and is responsible for carrying their own insurance. In addition, damages of any kind by guests or visitors of the park shall be billed to the guest or their visitors.

INDEMNIFICATION

Guests shall indemnify and hold harmless Klinewood Properties, LLC DBA Peaceful Acres RV Park, its officers, owners, employees and representatives from any and all claims, liability and expenses, loss, damage, costs including but not limited to attorney and other professional fees, award, fine or judgements for injury to person(s), loss of life or damage to property arising out of the guest's exercise of his or her rights hereunder, guest's alleged or actual or negligent act, regardless of such act is active or passive, except as may be solely caused by gross negligence or intentional acts of Klinewood Properties, LLC DBA Peaceful Acres RV Park, its officers, owners, employees or representatives.

IMPORTANT NOTICES:

RATES ARE SUBJECT TO CHANGE.

MANAGEMENT RESERVES THE RIGHT TO REASSIGN LOTS AT THEIR DISCRETION.

PEACEFUL ACRES RV PARK RESERVES THE RIGHT TO REMOVE GUESTS AND THEIR VEHICLES/RV'S FOR FAILURE TO PAY THE FULL AMOUNT OWED OR FOR FAILURE TO COMPLY WITH THE WRITTEN RULES AND GUIDELINES OF THE PARK.

THE MANAGEMENT RESERVES THE RIGHT TO MAKE NECESSARY CHANGES TO THESE RULES AND GUIDELINES WITHOUT NOTICE BY POSTING THE CHANGES AT THE PARKS MAIL ROOM.

NON-COMPLIANCE WITH THESE GUIDELINES MAY RESULT IN REMOVAL FROM THE PARK WITH NO REFUND.

MANAGEMENT RESERVES THE RIGHT TO REFUSE ANY RESERVATION OR MOVE-IN WITHOUT CAUSE.

EVERY GUEST, BY THE POSTING OF THESE RULES AND REGULATIONS, ACKNOWLEDGES THEIR AGREEMENT AND WILLINGNESS TO COMPLY WITH AND BE BOUND BY THESE RULES AND REGULATIONS.

I have read and agree to comply with all of the rules, policies, and guidelines stated above.

Signature of Guest _____

Date _____

Signature of Guest _____

Site Number _____