

The Patriot RV Park – Rules & Regulations

14841 County Road 546, Nevada, TX 75173 • Tel: (972) 544-6630

1. INTRODUCTION

Please read the Rules and Regulations carefully and keep them on hand as they constitute a binding agreement between you and the Park Management. **Park Management reserves the right to modify the rules at any time as needed to benefit the park with or without prior notice. GUEST(S) ARE LICENSEE AT THE RV PARK. THIS AGREEMENT DOES NOT CREATE A LANDLORD/TENANT RELATIONSHIP.**

2. RECREATIONAL VEHICLE STANDARDS

- A. Only one (1) RV may be placed on each RV Lot.
- B. Only fully self-contained trailers and motorhomes are accepted. No tents or truck-campers permitted.
- C. Each RV entering the park must be in good condition. There is no year limit, however each RV shall have:
 - Clean exterior. No missing or broken trim, doors, lights, or glass. No nonstandard writing on the RV.
 - No window unit air conditioning. No foil on windows. No tarps or covers.
- D. Monthly standard rent includes four occupants. For any additional occupant, there is a \$25 per occupant per month additional rent charge.

3. VEHICLES AND PARKING

- A. Each lot's parking area accommodates two (2) vehicles maximum.
- B. All vehicles need current registration. All large/commercial vehicles must be approved by Park Management.
- C. Guests are not allowed to perform mechanic work on vehicles or **wash vehicles** at the park.
- D. No boats or trailers are allowed inside of the lots or in the parking spaces.
- E. Parking in a vacant lot or in a neighbor's lot is prohibited.
- F. Speed limit must not exceed **5 MPH** inside the park and all signs posted by Park Management must be obeyed.
- G. Motorcycles are allowed but must be parked inside the lots or in the parking spaces.
- H. No off-road vehicles allowed, and no off-road driving of any kind is allowed.
- I. Any vehicle parked illegally is subject to being towed at the vehicle-owner's expense.

4. GUESTS

- A. **GUEST(S) ARE LICENSEE AT THE RV PARK. THIS AGREEMENT DOES NOT CREATE A LANDLORD/TENANT RELATIONSHIP.**
- B. Guests are personally responsible for the actions and conduct of their guests.
- C. No guest may stay more than seven (7) days unless approved by Park Management.
- D. If a Guest will not be present, then no guest(s) may occupy or use the Guest's Recreational Vehicle or lot without the park management's consent.
- E. Parents are responsible for the whereabouts, safety, and conduct of their children at all times.

5. ENTRY UPON PREMISES OF GUEST

- A. Park Management may enter a Recreational Vehicle without the prior written consent of a Guest in the case of an emergency or when a Guest has abandoned the Recreational Vehicle.
- B. Park Management and/or repairmen may enter a Guest's lot at any time to perform maintenance or repairs.

6. PETS

- A. The Park is breed restricted and no aggressive breeds are allowed on the property. These aggressive breeds include, but are not limited to, Pitbulls, Pitbull mixes, Rottweilers, Dobermans etc. No livestock or farm animals allowed.
- B. Pets are not allowed outside of the lots without a leash.

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Initial _____

Initial _____

Page 1 of 4

The Patriot RV Park – Rules & Regulations

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C. There will be no excessive barking, or animal noises, allowed at any time. **Each lot has a maximum of 2 dogs only.**

D. Dog park is for your convenience. Please do not allow dogs to fight. Privileges will be taken away.

E. Each Guest is responsible to pick up their own pet(s) feces immediately. Any Guest that does not pick up after their pet properly will be in violation of the Park Rules and may be asked to leave or remove their pet.

7. STANDARDS FOR ACCESSORY EQUIPMENT AND STRUCTURES

Conditions for specific equipment and structures are as follows:

A. Cabanas- The installation of any cabana or permanent building on the property is strictly prohibited.

B. Porches- Steps and porches may be installed but must be constructed under permit and meet the appropriate governmental building codes. Steps must have approved handrails, as required by law. The supports must not be anchored into the ground.

C. Exterior Storage Buildings- Any storage sheds or trailers are prohibited unless approved by Park Management.

D. Antennas and Satellite Dishes- Satellite dishes must be mounted on the RV or ground tripod. No in-ground installation of satellite dishes/antennas. Antennas and satellite dishes are also not allowed to be mounted to fences, or trees.

E. Sunshades, Windscreens and Privacy Screens- No tarps, windscreens or privacy enclosures are allowed to be hung on the trees or the fences.

F. Clotheslines- Clotheslines are not permitted on the property.

G. Carport Awnings/Coverings- No awnings or coverings are allowed outside of the lots in the parking spaces.

H. Firepits and Grills- Self-contained firepits and grills are allowed, however Guests must exercise caution in both the placement and use.

It is each Guest's responsibility to remove any accessory equipment/structure in which they install on the property upon the Guest's departure

8. GENERAL MAINTENANCE OF LOTS

A. Lots- **Each Guest is responsible for the maintenance and appearance of their private lot and recreational vehicle.** The lots must always be kept free of weeds, trash, and debris. Costs for the repair of damage or trash removal to lots caused by Guests will be at the expense of the Guest.

B. Trash Cleanup- Trash has to be cleaned up within 3 days of notification. If not complied with, you will be charged \$50 and Park Management will cleanup the trash.

C. Landscaping- Park Management will be responsible for mowing and trimming of the grass. Guests may not plant any tree or shrub in the ground without approval of Park Management. The existing drainage pattern and grading of the premises may not be changed or altered in any way.

D. Storage- Storage of any unsightly items beneath, behind or on the outside of the RV is prohibited.

E. Dangerous Materials- Anything which creates a threat to health and safety shall not be permitted on the property. No flammable, combustible, or explosive fluid, material, chemical or substances may be stored on the premises. (Except those customarily used for normal household purposes, which must be properly stored within the RV and/or storage building.) Spray painting is not permitted anywhere in the park.

F. Damage- To avoid damage to underground utility lines such as water, irrigation, septic and electric, Guests are prohibited from any digging or driving rods/stakes into the ground. If the exterior of the RV or any of its accessory equipment/structures/appliances, the vehicle used to pull the RV, or the premises are damaged, the damage must be repaired or replaced within thirty (30) days. Guests will be required to make restitution at its sole cost and expense for destroying/damaging any part of the community or other Guest's property.

G. The Park Management shall provide utility hook-ups to the lots for sewer, water, and electrical service. Guests shall not make any alterations to the electric, water or sewer connections provided.

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Initial _____

Initial _____

Page 2 of 4

The Patriot RV Park – Rules & Regulations

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H. If any utility service provided is interrupted for a reason beyond the Park Management's control such as an accident, repairs, alterations or power outages, the Park Management shall not be liable for any costs from damages incurred.

I. Garbage and Trash Disposal- Garbage must be placed in plastic trash bags and kept inside of the RV until deposited in the dumpster. Sanitary and health laws must always be obeyed. Combustible, noxious, or hazardous materials should be removed from the property and not placed in dumpsters. Lids on the dumpsters are to be kept closed. **Trash items must not be left outside of the dumpsters.** Bringing trash from outside the property to dump in the park's dumpsters is not permitted. **Construction debris and bulky items such as mattresses and appliances are NOT to be disposed of in the dumpsters.**

J. Septic System- NO OBJECTS THAT RESIST WATER MAY BE FLUSHED OR OTHERWISE DEPOSITED INTO THE SEPTIC SYSTEM. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO: FACIAL TISSUE, DISPOSABLE DIAPERS, PAPER TOWELS, NAPKINS, TAMPONS, COTTON BALLS/SWABS, CONDOMS OR ANY OTHER PRODUCT THAT IS NOT SEPTIC GRADE APPROVED. GREASE, COFFEE GROUNDS, AND SANITARY NAPKINS OR OTHER INAPPROPRIATE ITEMS SHALL NOT BE PLACED IN THE SEWER SYSTEM. GUESTS WILL BE RESPONSIBLE FOR ANY UNPERMITTED ITEMS PLACED IN THE SEPTIC SYSTEM, AND THAT PAYMENT WILL BE DUE AND PAYABLE UPON RECEIPT OF ORIGINAL INVOICE/BILL FOR DAMAGES.

9. LAUNDRY FACILITIES & AMENITY AREAS

A. These facilities can be closed from time to time at Park Management's discretion for any cleaning or repairs.

B. Washers, dryers, and all other laundry facilities are to be cleaned by the Guest, inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry.

C. **Dyes and bleaches may not be used in any of the washers at any time.**

D. No pets inside of the laundry facilities.

E. The washers and dryers are not to be used for pet laundry at any time.

F. No glassware may be taken into the laundry or amenity areas. Smoking is not permitted in the laundry mat and other enclosed areas of the park's common facilities.

G. Radios, CD players, boom boxes, televisions, and other such entertainment devices are not permitted in the laundry mat or amenity areas of the park, unless used with earbuds or headphones.

H. Park Management shall not be responsible for loss, theft, or damage of personal property left unattended at the laundry mat or amenity area.

I. Guests are advised to use the community facilities at their own risk. Ownerships accepts no responsibility for any injury.

10. INTERNET

Broadband W-Fi internet is provided by Park Management. Access is limited to four devices per user and the access requires renewal every 90 days. Illegal downloading and streaming are strictly prohibited. Any illegal internet activity will result in removal from the park and potential fees. You are held solely accountable for any and all legal ramifications.

10. ADDITIONAL REGULATIONS

A. Ownership will be held free from all liability imposed by law for the injury of people or damages to property.

B. After Guest departure, ownership will not be responsible for any items or equipment left behind.

C. Quiet Time shall be observed in the community between 10:00 pm and 8:00 am. During this time no loud music or loud noises will be tolerated.

D. All firearms shall be kept in compliance with all applicable State and Federal Laws. No items allowed that may be mistaken as a weapon. No fireworks or open campfires allowed anywhere on the property.

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Initial _____

Initial _____

Page 3 of 4

The Patriot RV Park – Rules & Regulations

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11. REQUEST TO VACATE COMMUNITY

Park Management reserves the right to refuse use of premises to anyone and to have any guest removed with or without prior notice for violation of Rules & Regulations, stated here or published hereafter. Failure to comply with a demand to depart may result in violation of trespassing laws and towing of Recreational Vehicle at the Guest's expense. The owners and/or park management are not liable for R.V. towing expenses, or any secondary damage to the unit.

12. RENT PAYMENT AND NOTICE REQUIREMENTS

- A. Rent is due at the first of each month. There is a \$10 late fee for every day late.
- B. If Rent is not received by third day of the month, you trailer will be towed at your expense.
- C. Failure to vacate the Park for non-payment of Rent will be a **Criminal Trespass**.
- D. Rent has to be paid on Guest Center App or you can access Guest Center through the website ThePatriotRV.com.
- E. **We do not accept Cash or Check payments.**
- F. RV lots are rented for a minimum of one (1) month.
- G. Guests may leave at any time at their convenience, but there will be NO REFUNDS FOR PARTIAL MONTH.
- H. Failure to provide a thirty (30) day notice will result in forfeiture of deposit.
- I. Failure to return the US Postal Service Mailbox key is a felony. Mailbox key has to be returned back to Park Management when you vacate the Park. There is a \$200 charge for lost key replacement.
- J. **Returned or rejected credit/debit card payment or ACH payment will be charged \$35.**

13. SPEED AND NOISE

Please do not drive more than 5mph in the Park and keep the noise to a comfortable level such that you are not disturbing other Guests.

I have read and understood the park rules and regulations.

Name:
Date:

Name:
Date:

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Initial _____

Initial _____

Page 4 of 4