

# Lazy Acres RV Park

## Rules & Regulations

*Your satisfaction is especially important to us. We appreciate that you have chosen to spend your time with us and want to make sure you and all our residents enjoy their stay. With this in mind, we have outlined basic RV rules and regulations to ensure that we keep a standard of quality in our park. The Rules and Regulations, as defined within this document, have been set up for the mutual convenience and benefit of all park residents.*

### GENERAL SITE RULES

- **Rent is due, in full, by the first (1st) day of each month, unless other arrangements have been made. Rent is considered delinquent if not received, in full, by the fifth (5th) day of the month. A late fee of ten dollars per day (\$10.00) from due date will be assessed if the payment is not received within 5 days of residents' due date.**
- Observe and obey all posted signs throughout the park.
- Please respect resident's privacy by not walking through occupied sites.
- All waste disposal hookups must be sealed with all hoses and connections free of leaks. Please do not flush anything in toilets other than RV toilet paper.
- Please use a monthly waste cleaner, i.e., Rid-X.
- Any resident's RV that has non-RV appliances, i.e., window a/c & heating units, household appliances, etc., will be charged a monthly fee in addition to their monthly rent, the fee amount will be determined by the park manager.

- Trash – Help keep a clean and tidy park, by not littering. This includes cigarette butts. Do not throw them on the park grounds, please dispose of trash in park dumpster. Trash pickup is every Tuesday.
- If you see any activity you believe to be of concern, call John @ **(903) 216-8855, only between 8AM and 7PM**, or **911** 24 hours a day. (No soliciting is allowed.)

## **PETS**

- Pets are welcome. Pets must be on a leash when outside of RV's. No pets over 20 pounds are allowed and a maximum of 2 pets per site is allowed.
- No pets are allowed in rental RV's or Cabins.
- A resident must go with pets when outside of the RV and must not be left unattended. Pets cannot be left outside.
- Park residents must pick up after their pets, no exceptions. Any residents observed not picking up after their pets will be assessed a \$40 fine for each offense.
- Pets should not be a danger to other residents or pets.
- The Park shall have no liability to family members or residents for any damage or injury to persons or property caused by any pet.

- All pets must have updated shots, i.e., Rabies and Distemper. Resident must keep current shot records for their pets, including puppies. Resident will be asked to remove the pet from the Park if the animal is not immunized accordingly.
- Any resident with a pet causing a disturbance, including excessive barking, will be asked to remedy the issue at once. If the disturbance continues, resident and pet may have to vacate the premises.

## **OUTDOOR LIVING SPACE**

- Only furniture and items intended for outside use are allowed and must be kept to a minimum.
- No clutter around your lot, such as boxes, tools, wood, empty flowerpots.
- The following are NOT allowed on sites (including under the RV):
  - No clothes lines or hanging of laundry.
  - No appliances outside the RV.
  - Open storage containers. (Plastic storage containers are allowed under your rig, if kept orderly.)
  - No concrete blocks to form structures or brace awnings (unless it has been approved).
  - Inside furniture prohibited.

- Enclosed cargo trailers are acceptable for storage only.
- Gas or charcoal barbecues may be used for outdoor cooking on site.
- Pet pens or kennels are not allowed, unless it has been approved.
- Tents or tarps are prohibited.
- No affixing to trees or excessive décor.

## **PERSONAL VEHICLES**

- Vehicles must be well kept (no oil leaks) and must run in a safe manner. Speed limit in the park is 5 MPH (miles per hour).
- Repairs or maintenance can be done in the park but must be approved by Manager first. Inoperable vehicles are not allowed in the park.
- TWO (2) standard size passenger vehicles are allowed per site. Additional boats, trailers, ATV's or UTV's may be allowed, only with permission from Park manager, and will be assessed no less than \$50 monthly storage fee, per vehicle.
- RV's, automobiles, and motorcycles must be currently registered, in good running order and run by a licensed driver. Issues considered to be in

general poor condition, including exterior, may not be parked at Lazy Acres.

## **RESIDENT RESPONSIBILITY**

- Any resident or guest destroying/damaging park or other resident's property will be needed to make restitution.
- If your RV has an electrical problem creating a problem with the Park's electric, and a certified electrician must be called, the resident will pay the cost of the electrician's service call and damages.
- The Park shall supply utility hook-ups at the site for sewer, water, and electrical service. Residents shall not make any alteration to the electric, water or sewer connections provided by the park.
- The Park's responsibility shall extend only to the point of connection and the Park shall not have any responsibility for the condition or functioning of any pipes, conduits or wires from such point of connection to the resident's RV. Wastewater must be disposed of properly. No dumping on the ground. Please use the proper sewer connection.
- The Park reserves the right to disconnect utilities in order that repair, alterations or additions may be made. Residents will be notified, when possible, of any planned utility system shutdown.

- The Park shall not be responsible for any loss suffered by any resident from planned or emergency shutdowns.

## **LAUNDRY ETTIQUETTE**

- Do not wash items such as pet beds, or pet blankets. Do not wash items with mud, or grease. These items can cause damage to the machines.
- Do not use any bent or damaged coins in machines.
- Do not overfill the washers. This will cause the machines to become imbalanced and can cause breakdowns of the machines.
- Clean dryer vents each time a dryer is used.
- Please respect other resident's possessions. If there are wet clothes in the washer for an extended time, please place in a dryer if not in use, or place on the folding table.
- If a resident is found abusing the machines, the park reserves the right to charge the resident for any damages.

## **CODE OF CONDUCT**

**Residents must always keep noise at a reasonable level, especially between *11:00 PM and 7:00 AM*.**

- **Intoxication, disorderly conduct, profane language, boisterous parties, loud singing, and loud talking will not**

**be tolerated. All residents and or guests creating a disturbance or being a nuisance may have to vacate Lazy Acres RV Park.**

- **No private businesses**, including in-home daycare, are allowed in Lazy Acres property.
- **No hunting or fishing** is allowed on any part of the property.
- **Weapons, and Firearms:** The discharge of any firearms within the park is prohibited. This is to include air rifles or BB guns. It shall further include knives of any sort, or any other type of weapon used to intimidate or cause harm to any person or property. Violation is subject to immediate eviction. Bows and arrows, slingshots and other projectile weapons are not to be used in Lazy Acres RV Park.
- No illegal, harmful or offensive activities shall be conducted at any site, including those that are or could become an unreasonable annoyance or nuisance to neighboring sites.
- We will not tolerate abusive or disruptive behavior, whether directed at management, staff, or other persons.

Received by Resident on (date) \_\_\_\_\_,

Signature of Resident: \_\_\_\_\_