

WELCOME TO COUNTRY VILLA RV PARK LLC

These RV park rules are not intended to inconvenience you, only to insure the safety of all residents, their family, guests and property. All residents, guests, and occupants shall comply with these rules. Country Villa is privately owned and reserves the right to manage the park for the benefit and safety of all. The right to evict any objectionable resident or refuse service is reserved by the Owners/Mgmt. Management is sole judge of such action.

RV PARK RULES AND REGULATIONS

GENERAL

All occupants must register at the office, including guests. All rents are payable in advance. Space is rented on a single-family basis. RV units older than 10 years must be approved by the management. No pop-up tents allowed. No extra storage for trailers/boats allowed.

Accounts are payable and due in advance. Form of payment currently acceptable is money orders, personal checks, & cashier's checks. Delinquent accounts will be charged an initial late charge of \$35.00 plus a late charge of \$5.00 per day after that date until paid in full. Partial rent payments will not be accepted. No refunds will be made for a partial month rental occupancy. RV space electric is due on receipt on or before the 7th day of each month. Check-out time 12:00 p.m. (noon).

The following miscellaneous rules are listed alphabetically for easy reference:

ANIMALS

Pets, very often, cause the greatest amount of friction among neighbors. It is, therefore, a requirement that permission **MUST** first be obtained from Owners/Mgmt. if the resident wish to keep **ANY** pet. If you obtain permission to keep a pet, the following rules must be adhering to:

The pet **MUST** have current shots. Texas law requires evidence of current rabies inoculation. All pets must be kept on a leash and with owner at all times when outdoors. Pets are not permitted to run loose, or to be tied or penned. Animal Control will be called in to catch loose animals. Pet residue must be removed immediately from ground areas. No more than two (2) pets per unit/space.

Due to insurance restrictions, we cannot accept any dogs termed or deemed vicious and no breeds to exceed 25 lbs. Please contact Country Villa RV Park for details. In addition, no wild or exotic animals including but not limited to pythons, boa constrictors, wild animals, monkeys, pigs, etc. are allowed on the premises. Again, any questions or details, please contact Country Villa RV Park to see if your pet qualifies under these conditions or will be allowed.

AUTOMOBILES

Each Unit space is allowed one to two-car in their own space. Any vehicle that is not drivable because of registration, insurance, license or inoperative and is not being used will need to be removed or will be towed at tenant's expense. Any vehicle accident to or caused by you or your visitor's car in the park is your sole responsibility. Do not park on your neighbor's or vacant rental space or block any driveway at any time. All mechanical repairs and maintenance must be done off premises that includes oil changes that may result in the spillage of petroleum products.

CLOTHES LINES

No clothes lines of any kind permitted. Hanging of clothes on exterior awnings, draping over fences, railing, porches, etc is not permitted.

CONDUCT

Profane language, drunkenness, drugs or immoral conduct will not be tolerated at any time. All persons causing a disturbance or being a nuisance may be required to vacate the community immediately.

DISPOSALS

Any "clog-ups" caused by disposal misuse will be corrected at resident's expense and Owners/Mgmt will not be responsible.

EVICTIONS for Non-Payments

Eviction Procedures for non-payment of rent after 30 days:

- Warning notice
- Towed away at owner's expense after 30 days

FIREWORKS

No fireworks permitted in the Park.

GARBAGE

Garbage pickups are on Monday, Wednesdays & Fridays. Trash must be bagged and secured. Cardboard boxes must be crushed/broken down before depositing in the dumpsters. Residents only permitted to use dumpster. Keep garbage dumpster lids closed at all times. Do not place any flammable or toxic materials, furniture, appliances, or auto batteries, etc.

GRILLS/BBQ PITS

Grills & BBQ pits are allowed. Do not empty ashes on the ground. Bag and dispose properly in dumpster.

GUESTS/VISITORS

Like all RV Residents, guests are also subject to the “Park Rules & Regulations”. Residents must inform park Owners/Mgmt of overnight guests. Overnight RV guests will be charged additional per person daily/wk/monthly (see Owner/Mgmt for park rates).

GUNS

No B-B guns, bows and arrows, firearms or any weapon activity shall be allowed on park property.

HURRICANE SEASON RULES

RV Owners must follow these directions:

1. RV must be kept in good operating condition and have annual inspections current at all times.
2. Must have towing vehicle on location and in good operating condition ready to remove RV upon request by management. **No excuses, No exceptions!**
3. Must remove all personal items from park. BBQ pits, Patio furniture, Flower pots, Flags, Steps, etc. We are not a storage facility. These items are projectiles in a hurricane. They endanger and destroy other people’s property. Anyone planning on leaving for whatever reason during Hurricane Season, June 1st through November 30th, must pull out and either take your equipment with you or store it offsite.

LAUNDRY

Laundry facility is for the use of our residents only. No pets allowed. Please remove clothes from washers and dryers promptly. Clean lint off dryers. Do not overload the machines. Call Owner/Mgmt and report machine malfunctions. Any misuse or abuse of facility can result in eviction this means no food, smoking or alcoholic beverages allowed at any time. Laundry facility hours of operation 8:00 am through 8:00 pm daily.

LAWNS

Lawns will be maintained by park Owners/Mgmt. Resident is responsible for keeping litter picked up on and around your unit space. No boats or flat bed/utility trailers allowed. Smokers are required to place a fire proof container for disposing of cigarette butts properly – no littering on grounds allowed.

LIABILITY

The park Owners/Mgmt is not responsible to tenant, guests, family, or occupants for any damages, injuries, or losses to person or property caused by fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, interruption of utilities, theft, burglary, robbery, assault, vandalism, or other occurrences or casualty losses. Please refer to "Liability Waiver".

RV SPACES

All RV units must be parked in a uniform manner. The appearance of the RV space must be kept neat and orderly. No window air condition units or aluminum foil permitted on RV windows. Upon leaving, RV space must be left in satisfactory condition. All blocks, pieces of wood, pipe, etc. must be picked up and removed.

OFFICE HOURS

Office hours are 8: 30 a.m. to 5:30 p.m. Monday thru Friday. Weekends by appointment.

QUIET TIME

Quiet time is between 9:00 p.m. and 7:00 a.m. No loud noises of any kind and no large crowds or gatherings allowed.

SATELLITE DISH

Satellite dish is permitted as long it's a portable type where no digging is involved because of our underground utilities.

SEWER HOOK-UPS

Proper hook-ups are required. Caution – Do not leave water connected to your holding tanks. Flush and disconnect water @ source or leave your dump valves open.

SPEED LIMIT

Speed limit is 10 miles per hour and must be observed at all times.
Speed limit will be strictly enforced.

SOLICITING

No peddling, soliciting, or commercial enterprise will be allowed from any RV Space or in the park.

Please sign acknowledgement page and return to Owner/Mgr to keep for your file.

Owned & Operated by: Roger & Glinda Pritchett

Telephone: 361-776-7534

These rules and regulations of the park are subject to change at any time by Owners/Mgmt. Any breach of this rules and regulations is cause for eviction.

We have read and understand the rules of Country Villa RV Park LLC and agree to abide by said rules.

Resident

Park Owners/Mgmt

Resident

Date

Date

RV SPACE # _____