
TBRV Park Rules & Regulations

Arrivals & Departures

- Full payment required at time of reservation for monthly guests,
- \$50 deposit will be collected on all reservations. Deposit will be refunded less any cost incurred by management related to Guest/occupant's violation of any rules within 15 business days upon move out after site has been inspected and approved by management
- Fees are for 2 adults and up to 2 children under the age of 18. Maximum guests per site is 4. See current rates for additional person charge
- **Monthly guest payments are due in full on the 1st of each month**
- **\$15.00 daily late fee will be applied on the next day if payment is not received. No refunds on early departures**

Parking and Vehicles

- Two (2) vehicle limit on each site plus your RV
- All vehicles including RV must have current registration, Inspection and License plates. All vehicles must be in operational condition
- Do not allow any vehicles to protrude from RV site into the flow of traffic
- No type of mechanical repair, whether to vehicle or RV is allowed on site
- The speed limit in The TBRV Park is 5 mph
- **Parking in vacant RV sites will result in being charged a daily rate and/or vehicle being towed**
- **Parking in any place other than the Guests designated/assigned site is prohibited. No parking of Semi-trucks, trailers, boats or 3 or 4 wheeler vehicles in The TBRV Park unless prior approval from Park Management**

Rig and/or Site Appearance

- We reserve the right to refuse service to any rig based upon its appearance and/or condition
- Pressure regulators are recommended for your water connection
- It is guests responsibility to insulate all water hoses. Park is not responsible for damaged hoses.
- **It is mandatory that your sewer and/or gray water hose have a sewer connection (sewer collar/donut) attached to prevent sewer gases from escaping. Tank is to be kept closed unless dumping.**
- No open flames or fireplaces, such as chimineas or open fire pits (small personal BBQ grills are allowed on gravel pad next to RV)
- Outdoor items should be neat and orderly. Mats and Satellite dishes must be within the site area. No outdoor clothes lines permitted.
- No tires, 55-gallon drums, generators, refrigerators, freezers, storage containers or coolers are allowed on your site. Storage containers under rig allowed if maintained in neat appearance
- Keep all cords, cables and hoses coiled and bundled. No light duty extension cords allowed. Properly size your electric line for your unit
- No A/C window units are allowed without prior approval.
- No swimming pools or trampolines are allowed
- Skirting is allowed if prior approval is give by management
- Holiday decorations must be removed one (1) week after such holiday

Pet Rules

- All pets must be on a leash in owner's hand at all times while out side of Guests RV.
- Clean up and proper disposal of pet waste in dumpster is required on your site and anywhere in The TBRV Park.
- Pets must not dig holes or otherwise create an unsightly appearance on Lot
- Pets are not to be left unattended outside the RV
- Constant or frequent barking or aggressive behavior will result in you being asked to leave
- Limit two (2) pets per lot unless prior approval from Park Management.

General Rules

- Quiet hours are from 9:00 pm to 8:00 am. Loud noise and/or music coming from your lot, RV, car, or while driving in The Park at any time will not be tolerated. Guests may be ask to leave.
- Guests will be held liable for any damage to buildings, grounds, lots, or water/electric meters if damage is due to their or their guests or their children's negligence. Onerous, noxious or offensive activity, excessive noise, abusive language, interference with other guests, disturbing the peace and willful or careless destruction of property in any manner will be cause for removal from the park. If law enforcement authorities are called for a disturbance at your site for any reason, you will be required to vacate The Park immediately.
- Parents are responsible for the conduct of their children and financially responsible for any damages incurred by their children. Children under the age of 12 must be supervised by an adult at all times while in the park.
- Guests must keep all property inside RV or confined to within their site.
- Discharging or displaying firearms, paint ball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
- The Park is not responsible for damages to Guests, children, or occupants or their property.
- The Park will not be responsible for theft or injury occurring during your stay . Guests should lock doors and secure/protect your property.
- Trash pickup is every 2 weeks. RV Site must be neat and litter free. Deposit all trash in The Park trash receptacle only.
- We are on a septic system. Do Not flush paper towels, diapers, baby wipes, feminine products, condoms, needles, food, grease, straws or other plastic items, or anything other than RV safe toilet paper.
- We are on a year-round water conservation program. Please do not wash RV's or vehicles on site or waste water at any time.
- All monthly guests are responsible for fire ant control at their site.
- We reserve the right to refuse service to anyone
- A criminal and financial background check will be performed on all guests prior to site stay.
- By law, TBRV Park is a service-oriented business and therefore we do not have a tenant/landlord relationship with any daily/weekly/monthly guests
- TBRV Park guests reside under Senate Bill 1268 and understand utilities will be cutoff for delinquent and nonpayment of charges and notice to vacate will be a 1 day process. TBRV Park will disconnect utilities and have RV towed at the guests expense.
- We do not guarantee the same site, if you choose to extend your stay. Check with the manager for possible extension
- You may not assign or sublet your site.
- There is a \$50 fee payable by cash or cashiers check for all return checks .
- **If payment is not received by the close of the 3th day after due date, power and water will be turned off. Guest will be responsible for \$45.00 reactivation fee**
- TBRV Park management or office personnel of the park is in no way liable for any loss or damage by fire, wind, theft, accident or any other cause to the personal possessions of tenant or their guests
- We reserve the right to refuse continued or future services to those who have violated The Park rules
- Guests are responsible for the actions of their visitors
- EMERGENCIES: call 911
- Owner reserves the right to change the rules without notice