

## Jim Hogg RV and Park Regulations

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Daily: \$30.00      Weekly: \$180.00      Monthly w/o cable: \$425.00      Monthly w/cable \$450.00

*Cable boxes are limited. Please call 903-763-2223 for more information.*

- **QUIET TIME:** 10pm to 7am
- **CHECK OUT TIME:** 11:00 am
- **SPEED LIMIT:** 10 mph
- **\$25 Return Check Fee**
- Failure to pay your monthly rent will result in eviction under Texas state law.
- No more than **2** propane tanks allowed.
- Vehicles and trailers must have current registration.
- **PETS:** please maintain control of your pets. The limit is 2 pets allowed on leash. owners must clean up after their pets. do not leave pets tethered on a leash or chain or in a pen outside overnight or when absent. This pertains to any type of pet {cat or dog} cats are inside pets only. if outside they must be always on a leash with the owner. These rules are for health reasons as well as respect for others. pets must be current on all shots. **NO AGGRESSIVE BREED DOGS ARE ALLOWED IN THE PARK.**
- **CHILDREN:** we want the children to be safe and have a good time but must always be under the watchful eyes of a parent or guardian. Please use good judgement if you decide to leave your child at the park while you are gone. you are liable for their behavior. We are not responsible for their safety.
- Roller skating, roller blading, or skateboarding are not allowed in the park. Nature trail is for foot traffic only.
- **TRASH:** dumpster located in the park is for personal trash only. All garbage must be bagged and tied; boxes broken down. **DO NOT** leave trash outside your RV. The cleanliness of the park is important to us. sites are to be kept clean and orderly as determined by management. Washing vehicles in the park is prohibited, however keeping your RV clean and in good repair is required.
- **NO FIREWORKS ARE ALLOWED IN THE PARK AT ANY TIME. FIREARMS WILL NOT BE OPENLY CARRIED.**
- **PARKING:** two vehicles only per space, and only if space is big enough. please park parallel to your RV out of the main drives. Parking on grass is prohibited. overflow parking can park in the south parking lot near the restrooms.
- **CLOTHES LINES ARE NOT ALLOWED.**
- **CONDUCT:** disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive, or vulgar behavior will not be tolerated. This will result in immediate eviction with no refund.
- **DRUGS:** illegal drugs of any form are prohibited on the property. persons caught in violation of this rule are subject to immediate eviction without a refund. person (s) knowing of any illegal activity are encouraged to notify the management immediately. any information reported will remain confidential.
- **ALCOHOL:** consumption is only permitted in or immediately next to your RV.
- **LIABILITY:** all park facilities and equipment in the park are intended for the convenience of the guests. All people using the facilities at their own risk and consent. park management is Not Responsible for accidents due to fire, theft, wind, flood, personal negligence, acts of God or other unfortunate circumstances. The registered guest is financially responsible for all individuals or pets at their site for all damage to the park.

MANAGEMENT RESERVES THE RIGHT TO EVICT OR REFUSE SERVICE TO ANY PERSON OR PERSONS WHO BREAK OR DISREGARD ANY RULES WITHOUT REFUND. MANAGEMENT RESERVES THE RIGHT TO MAKE CHANGES TO THE RULES, REGULATIONS AND FEES WHEN NECESSARY.

Guest signature \_\_\_\_\_ Date \_\_\_\_\_

Site# \_\_\_\_\_

Name \_\_\_\_\_ Phone: \_\_\_\_\_

Guest agrees to the following terms and conditions:

- A.** payment: 30-day camping payment is due on or before the 1<sup>st</sup> of the month in the amount of \$\_\_\_\_\_. initial payment will be prorated to this date. late payments are subject to a \$25 penalty. There is a \$25 return check fee. guests agree to pay the processing fee and replace dishonest checks with certified funds within 24 hrs. notice. failure to pay rent on time will result in eviction.

#### THEFT OF SERVICE LAW

According to the **Texas penal code section 31:04(b)**, any guests who leaves without paying for site service or who refuse to pay for the site when due are subject to criminal prosecution. We provide service hook-ups for your RV. We require full payment in advance and will prosecute any violations under the Theft of Service Law.

- B. RULES:** I agree to read and comply with all the rules in this agreement. It is my responsibility to secure a listing of all rules and regulations RV park may change rules at any time.
- C. AUTHORIZED VEHICLES AND OCCUPANTS:** The only RV, vehicle and occupants allowed to stay at my site are those listed in this agreement. any changes must be authorized by Jim Hogg Park
- D. INSURANCE:** I agree to carry my own liability and comprehensive insurance and vehicle registration during the terms of this agreement
- E. UTILITIES:**
- a. **WATER:** water hookup is available at the site. During the winter months I am responsible for keeping my hose for the spicket to my trailer thawed. RV park shall be responsible only for the water line to the spicket.
  - b. **ELECTRICAL:** an electrical receptacle is available at the site. Electricity is included in the monthly camping fee for my RV only.
- F. APPERANCE:**
- a. RV park limits vehicle age for extended stay (longer than 2 weeks) without prior approval, a RV more than 10 years old is not permitted for extended stay.
  - b. I understand my RV must be in good condition, washed on a regular basis, and well maintained.
  - c. Before erecting or building anything at my camp site, I must first get approval from the RV park. RV park reserves the right to charge for each additional structure on my site.
  - d. My campsite shall always remain neat and orderly.
  - e. No tarps are allowed at my campsite.

- f. Storage of material of any type under a vehicle is prohibited. My site must remain free from trash, detritus, and unused items other than a patio table, chairs, BBQ grill, umbrella, and awning. no outdoor rugs. nothing kept on grass so we can keep grass manicured.
- g. RV park reserves the right at any time to ask me to remove any item on my site or disassemble anything erected on my site.

**RATE INCREASE:** RV park agrees to supply me with written notification of any rent increase at least 15 days prior to the next payment date. rent may be adjusted at any time if taxes or utilities increase or decrease.

- h. **RECOVERY OF UNPAID BILLS:** Guests acknowledge that RV park is hereby given a lien upon RV and vehicles listed in this agreement to secure all site rental fees, repairs, hardware, materials, labor, or services rendered to or supplied to guest during the terms of this agreement. Any item left on RV park property 15 days beyond the expiration of this agreement will be offered for public sale to cover site charges.
- i. **PERSONAL PROPERTY:** I agree to release all interests and claims to ownership and possession to all personal property remaining on the site or RV grounds at 12:00pm the day following termination of this agreement. items left on the RV property shall become the property of the RV park immediately and as such RV park at its discretion shall have the right to dispose of said personal property within 24 hours.

**LIABILITY:** The use of the park facilities is at the user’s own risk. RV park guests are responsible for their visitors. RV parks assume no responsibility or liability for the safety and security of RV tenants, campers, or visitors. RV park is not responsible for loss or damage to RV tenants or camping guests’ property due to theft, vandalism, fire, any casualty, or act of God. registered guest and all other users of this property assume all risk and must carry their own insurance.

**DISCLAIMER:** RV park provides its service, including but not limited to its sites, utilities, and amenities on an “as is” basis and makes no representations or warranties of any kind, either expressed or implied. By staying at or using RV park you agree to these terms and that under no circumstance with the RV park be liable for direct, indirect, incidental or any loss or injury caused in whole or in part by our negligence or things beyond our control.

**INDEMNIFICATION:** RV tenants or camping guests shall indemnify and hold harmless RV park, its officers and employees from all claims, liability, and expenses, including but not limited to attorney and other professional fees, for injury to persons, loss of life, or damage to property arising out of the tenant’s exercise of his rights.

**RESERVATION OF RIGHTS:** Jim Hogg Park is private property. The park reserves the right to amend these rules without prior notice to residents or guests. The RV Park reserves the right to refuse entry on the RV park to any person and to evict current guests without a refund.

**BACKGROUND CHECK:** All tenants that plan to stay for one month or longer and over the age of 18 years old will undergo a background check.

Adult #1: Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Date of Birth (mon/day/year): \_\_\_\_\_

Adult #2: Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Date of Birth (mon/day/year): \_\_\_\_\_

Adult #3: Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Date of Birth (mon/day/year): \_\_\_\_\_

**RV Authorized to Park at Site:**

Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ Condition \_\_\_\_\_  
Color \_\_\_\_\_ Length \_\_\_\_\_ License # \_\_\_\_\_ State \_\_\_\_\_

**Additional vehicles authorized to park at site:**

Vehicle #1 Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_ State \_\_\_\_\_  
Vehicle #2 Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_ State \_\_\_\_\_

**Emergency Contacts:**

Name #1 \_\_\_\_\_ Phone# \_\_\_\_\_  
Name #2 \_\_\_\_\_ Phone# \_\_\_\_\_

My signature represents my total compliance with the terms set forth in this agreement.

I have fully informed myself of the contents of the Agreement by reading it before signing. I understand that the City of Quitman Jim Hogg RV Park is NOT a Mobile Home Park. My signature represents my total compliance with the terms set forth within this Agreement.

Tenant \_\_\_\_\_  
Date \_\_\_\_\_

RV Park Representative \_\_\_\_\_  
Date \_\_\_\_\_