

HEART OF TEXAS RV PARK  
300 E. 17TH , Brady, Texas 76825

## **RV REGISTRATION**

Rates may vary by site, day, and park capacity. Rates are subject to change without notice.

Total rent for the entire reservation term is due on the first day of reservation with the option of arranging weekly or monthly payments for extended stays.

We gladly accept payment by Visa, MasterCard or Discover.

Rent must be paid in US Currency by cash or credit card.

Reservation stays longer than four months will require a deposit of \$200.00. One to four month reserved stays may require a \$100.00 deposit.

We will do our best to hold the site specified in your confirmation letter, however, unless a site is LOCKED we can not guarantee that a site change will not be made. It sometimes becomes necessary during high capacity to make site changes in order to best best accommodate all guests.

For longterm reservations greater than two months a background check is required with an additional non-refundable fee of \$30.00.

RV's must be 10 years old or newer and at least 20' minimum and 45' maximum (exceptions may be approved by management)

The RV must be fully functional, well kept and in good condition.

Exceptions are made by the discretion of management, however, we reserve the right to deny entrance to any RV that does not conform to the park specifications.

1. Owners must possess a current legal valid driver license, registration and proof of insurance on RV.
2. All site rental fees are due and payable in advance.
3. Check in time is 1:00 pm.
4. Check out time is 12:00 noon.
5. Late checkouts may be accommodated depending on availability.
6. Guests must contact park management for a late checkout if they plan to stay after 12:00 noon.
7. Guests who have not vacated their sites by 2:00 pm or contacted park management will be assessed an additional nights rental fee.

## **VEHICLES**

- Registration tags must be visibly displayed on all vehicles and RV's while on Heart of Texas RV Park property.
- Cab-over campers may not be removed from the vehicle and placed on the ground.
- Tent camping, sleeping in cars or outside the RV is prohibited. Exceptions to tent camping may be arranged with management in advance.
- Sites are designated for a maximum of (1) RV and (1 or 2) motorized vehicles.
- Motorcycles are allowed and covers can be used if they are of a professional grade.
- Extra non-motorized towed units such as but not limited to, cargo trailers, boat trailers and utility trailers, require management approval to be parked at your RV site. Contact park management for possible accommodations.
- Daily guests may have non-motorized towed units on site provided the unit remains properly attached to the RV and does not exceed the site space.
- Wastewater must be discharged into authorized receptacles only and never discharged onto the ground. Sever collars or approved sealed sewer connections are always required.
- Vehicles must be parked at your assigned site or in designated parking areas only.
  - \* Parking on grass areas or in the street is prohibited.
- All RV's and personal vehicles must be capable of being moved within a 24-hour notice (this is for emergency evacuations).
- \* If an owner cannot move their vehicle or RV, the owner must seek out possible accommodations with park management or else have it moved by a third party, at RV owners expense.
- As a common courtesy, please refrain from walking through occupied sites.

## **SPEED LIMIT**

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1. The park speed limit is 5 MPH (miles per hour).
  - Because of the potential for significant harm, speed limits are enforced.
  - Depending on the severity of the violation, guests exceeding this speed limit may be immediately removed from the park.

## **SMOKING AND ALCOHOL USAGE**

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2. **Smoking (including the use of electronic smoking devices) is prohibited inside the Guesthouses, Cabins, Cactus Community House, and all offices.**
  - **Cigarette butts must be correctly disposed of and not thrown on the ground. Guests must provide and use fire safe containers on their site to dispose of cigarette butts and properly empty them into trash receptacles.**
3. **All alcohol containing beverages and intoxicating substances are to be consumed responsibly in accordance with legal age restrictions and maintained in secured containers that are not accessible to minors or others who are not permitted users.**
  - **Please dispose of all empty alcohol bottles, cans or other containers in designated trash containers. Do not leave empty containers outside your RV.**

## **RULES AND POLICIES**

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### **PROHIBITED**

1. Structures external to the RV and not an integral part of the RV are prohibited.
2. This includes, but is not limited to storage sheds, cabinets, enclosed gazebos, screen rooms, wading pools, workbenches, fences.
3. Picnic tables may not be moved without permission from management.
4. Gas cans of any size can not be left out.
5. Unsightly tarps and longterm use of tarps for rain protection is prohibited. Repairs should be made in a timely manner, management discretion may determine use of tarps.
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7. The storage of personal indoor items in plastic storage containers and/or bins outside around or under your RV is prohibited.
8. The storage or placement of indoor household furniture(couch, chairs, mattress, etc) outside of RV is prohibited.
9. Hammocks, swings, etc may not be tied to trees.
10. Guests are not permitted to cut or defoliate any trees, bushes, or plants on the park property.
11. Guests are prohibited from altering, moving or removing any Heart of Texas RV park property including but not limited to site pedestals.

12. Per McCulloch County Ordinance: Cooking in appliances designated for burning (such as a grill or barbeque pit) is allowed. No open fires shall be permitted without a burn permit.
13. Signs and other notices may not be posted in any areas unless the Owner/Manager has provided prior approval
14. Guests may not sell, advertise or offer services while in the Park.
15. The Owner/Manager must approve any outside business operation in the Park.

## PERMITTED

1. Propane tanks must be attached to grills, smokers, etc.
2. Any personal outdoor fire pits that are elevated and completely screened in, as well as charcoal or gas grills are acceptable.
3. Skirting around RV's must be commercial grade and have a professional appearance.
4. Screened awning extensions that are hemmed and not tattered are permitted.

## ENFORCEMENT

1. Overall aesthetics will be considered by staff and management in making the determination of a violation.
2. Staff and management will provide guests a written violation notice of their site and guests will be given 24 hours to rectify the violation(s).
  - Some violations will require immediate attention and will not be given a 24 hour timeline.
3. Failure to meet these timelines may result in removal.

## LIABILITY

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1. Park guests are financially responsible for any damage to Park property, intentional or accidental. Willful damage or defacing of Park property will be cause for immediate removal and prosecution.
2. Guests use the Park facilities and amenities at their own risk. The Park is not responsible for loss or damage due to fire, accident, theft, weather or catastrophic events.
3. Open and obvious conditions:

- The park is not responsible for guests who hit, drive into, bump into, fall or trip into open and obvious structures such as boulders, trees, shrubs, fences, fire hydrants with vehicles or by person.
- These conditions do not carry warnings because the obviousness of the danger is sufficient.

## PARK QUIET TIMES

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1. **“QUIET TIME” is between 10:00 pm and 8:00 am.**
2. **“QUIET TIME” evening hours may be extended for HEART OF TEXAS RV PARK sponsored events taking place determined by General Manager/Owner.**
3. Children under 18 years old are required to be at their RV sites during quiet time unless supervised by a parent or guardian.

## TRASH

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1. Trash is to be placed in City waste dumpsters located at the entrance to the park and at the turn around at the back of the park. If one dumpster is full please use the second dumpster provided for your convenience.
2. Do not dispose of hazardous waste items anywhere in the Park.

## PET POLICY

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1. There is a two pet limit per RV site. No exotic or oversized pets are permitted. This includes all reptiles or large birds.
2. Dogs and/or other pets must be on a leash and under your control when outside of your RV/camper or trailer.
3. Please clean up after your pet at both your site and park common areas.
4. A pet station is provided for your convenience at the front of the park and at the Red Hydrant Dog Park.
5. Excessive barking disturbs neighbors and may result in your being asked to leave without a refund.
6. Park guests may be asked to show proof of all their pets' current vaccinations.
7. Park is not responsible for and will hold accountable pet owner(s) for any injury/damage caused by their pet(s),
8. We reserve the right to refuse service to anyone whose pet is not considered suitable for the serenity/safety of our guests or the Park.
9. Pit Bulls and animals deemed aggressive by management are not allowed.

## LOST AND FOUND

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1. All items turned into the office located in The Cactus Community House as Lost and Found will be held for 60 days. After 60 days all items will be disposed of.

## MAIL AND PACKAGES

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2. Mail and packages may be received by Heart of Texas RV Park on your behalf. Management must be notified when you expect delivery. Please assure that delivery address is completed as follows:

Your Name (Site #)  
% Heart of Texas RV Park  
300 E. 17th St., TRLR 12  
Brady, TX 76825

## **CHANGES AND UPDATES TO THESE RULES**

The Heart of Texas RV Park reserves the right to make changes to the rules and policies at any time, without prior notice. When such changes are made all appropriate parties will be notified in a timely fashion. (ALL POLICIES REVISED 02/2024)