



GUEST HOUSING RULES AND POLICIES

ANY PERSON WHO FAILS TO ADHERE TO PARK RULES AND POLICIES MAY BE REMOVED FROM THE PARK AT THE SOLE DISCRETION OF PARK MANAGEMENT.

Security and Management personnel are responsible for monitoring adherence to and enforcement of these rules and policies. Violations of these rules and / or policies, depending on their severity, may result in the following: verbal counseling, written notifications and removal.

Code of Conduct

Show common courtesy between all persons in the Park

1. All guests and vendors are responsible for abiding by Park rules and policies
2. The following are cause for immediate removal and, when appropriate, referral to law enforcement for prosecution
 - Use or display of firearms, lethal weapons or fireworks
 - Profane, abusive or threatening language or actions directed at Park personnel or other guests
 - Any guest whose actions interfere with the operation of the Park
 - Guests exceeding the Park's 5 mph speed limit
 - Willful damage or defacing of Park property

Registration / Time Periods / Fees

1. Guests must be 21 or older to register for an RV site
2. All RV's must be RVIA or RVIC approved before entering the Park
3. Owners must possess a current and valid driver's license and be able to show same upon check in
4. All sites rental fees are due and payable in advance
5. Checkout time is 11:00
6. Check in time is 2:00pm
7. Late checkouts may be accommodated, depending on availability
8. Guests must contact park management for a late checkout if they plan to stay after 11:00am
9. An additional charge of \$15.00 per hour will be assessed for guests who are checking out/vacating their site after 11:00am
10. Guests who have not vacated their sites by 2:00pm will be assessed an additional night's rental fee
11. Park management reserves the right to refuse service to anyone

Vehicles

1. Tent camping, sleeping in cars or outside of the Guest House is prohibited
2. Tents or tent-like structures are not allowed on the property
3. Sites are designated for a maximum of two (2) motorized vehicles if space allows
4. Motorcycles are allowed and covers can be used if they are of a professional grade
5. Extra non-motorized towed units, such as, but not limited to, cargo trailers, boat trailers and utility trailers, cannot be parked around the Guest House. Contact park management for possible accommodations
6. Vehicles must be parked on your assigned site or in designated parking areas only
 - Parking on grass areas or in the street is prohibited
 - Vehicles parked in violation of these rules are subject to being towed at the owner's expense
12. 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 the owner's expense
13. As a common courtesy, please refrain from walking through occupied sites



Speed Limit

1. The Park speed limit is 5 MPH.
 - Because of the potential for significant harm, speed limits are strictly enforced with zero tolerance
 - Depending on the severity of the violation, guests exceeding this speed limit may be immediately removed from the Park with no refund of deposit.

Smoking and Alcohol Usage

1. No smoking is allowed within 25 feet of the community center entrance or office entrance
2. Smoking (including the use of electronic smoking devices) is prohibited in the Guest House, office, and community center
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.

Site Appearance Rules & Policies

Prohibitions

1. Picnic tables may not be moved onto the grassy areas of sites nor may rugs, carpets or any other items be placed on them
2. Gas cans of any size
3. Tarps
4. Storage of any items of any sort are prohibited
5. The storage or placement of indoor household furniture (Couch, Chairs, Mattress, etc) outside of the Guest House.
6. Guests are not permitted to cut or defoliate any trees, bushes, or plants on the Park property
7. Guests are prohibited from altering, moving, or removing any Heart of Texas RV Park property including but not limited to site pedestals
8. Per McCulloch County Ordinance: No open fires shall be permitted without a burn permit. Cooking in appliances designated for burning (such as a grill or barbecue pit) is allowed without a permit.
9. Signs and other notices may not be posted in any areas unless the Park Manager has provided prior approval
10. Guests may not sell, advertise or offer services while in the Park
11. The Park Manager must approve any outside business operation in the Park

Permitted

1. Propane tanks must be attached to grills, smokers, heaters, etc.
2. Outdoor fire pits that are elevated and completely screened in, as well as charcoal or gas grills are acceptable

Enforcement

1. Overall aesthetics will be considered by Security staff and management in making the determination of a violation
2. Security and management staff 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 will result in removal

Liability

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 trees, shrubs, fences, fire hydrants with vehicles or by person
- These conditions do not carry warnings because the “obviousness” of the danger is sufficient

Quiet Time

1. “Quiet time” is between 10:00pm and 8:00am.
2. Quiet time evening hours may be extended for Heart of Texas RV Park sponsored events taking place as determined by the General Manager
3. All motorized vehicles and bicycles must be equipped with a forward projecting light and rear reflectors for use after dark.
4. Unsupervised children under 18 years of age are required to be at their Guest House during quiet time

Trash

1. Trash is to be placed in waste containers located throughout the Park.
 - Park waste containers cannot accommodate large items. Guests are to dispose of large items elsewhere outside of the Park
2. Do not dispose of hazardous waste items anywhere in the Park

Lost & Found

1. All items turned into the Front Desk as Lost and Found will be held for 60 days. After 60 days, all items will be disposed of

Changes & 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