**12 OAKS RV PARK**

674 FM 2296

Huntsville, TX 77340

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(936) 294-6950

We at 12 Oaks RV Park strive to provide all our guests with a safe, quiet, and enjoyable environment to call “home.” The

following information is intended to answer some of your questions and to present some of our basic park policies

and guidelines.

**APPLICATION:** All prospective guests are required to fill out and return a completed application.

References and prior landlords will be contacted.

**TERM:** 12 Oaks RV Park is an extended-stay RV park. We rent our spaces on a weekly or monthly basis.

This is a week-to-week or month-to-month arrangement with no formal lease. In essence, pay your rent in a timely

manner and adhere to the “park rules,” and we will provide you with a place to park your RV with water, sewer,

and electric hook-ups.

**RATE: Daily - $40**  **Weekly - $150 Monthly - $300 (plus electricity)**

**DUE DATE:** Unless special arrangements are made with management, rent, electrical reimbursement, and any outstanding

fees are due by the **1st day of the month**. Invoices are delivered 5 days prior to the first of each month and will state your

electrical usage/cost and current rental rate.

**LATE PAYMENT FEES:** If payment is made after **the 5th day of the month**, a late fee of $25 shall be added; and, an additional

fee of **$10 per day** for each day thereafter until the balance of rent, reimbursements, and fees are brought current.

**UTILITY SERVICE CUT-OFF:** Unless special arrangements are made with management, if all rent payments, reimbursements,

and fees are not paid by the end of the 5th day of the month, your electricity services may be disconnected.

**EVICTION:** Unless special arrangements are made with management, if your rent payment, reimbursements, and fees are not paid by the 7th day of the month, you will be asked to vacate the premises immediately, and your deposit will be forfeited. Likewise, eviction may result if there is a violation of the park policies.

**PARK RULES**

**RV SITE:** Your site must be kept clean, uncluttered, and litter-free. Outside trash containers are not allowed. Outdoor furniture and/or a grill are allowed. **If your site becomes overly crowded with personal items or junk, the management reserves the right to ask you to dispose of it or move out.**

**RVS:**

1. The exterior of your RV must be kept clean, and the RV must be in good condition (roadworthy). Management reserves the right to determine if the RV is acceptable as to age and condition.
2. All hoses are to be properly connected with NO leaks. Sewer hoses must be kept off the ground (as not to interfere with grass cutting and weed eater – placing within gutter material is a good idea.) The management will not be held responsible for damage to hoses or cables on the ground.
3. No tents, exterior storage buildings or permanently constructed additions are allowed.

**QUIET TIME:** Quiet time is between the hours of 10:00 p.m. and 7:00 a.m. daily. Please be courteous to your neighbors. If the police are called to your site for disturbances, it is grounds for immediate eviction. There will be no refunds of any deposit or rent.

**GUEST BEHAVIOR:** Residents are responsible and liable for the behavior and conduct of all family members and guests. Disorderly conduct, public intoxication and underage drinking are strictly prohibited. Any actions, behavior or disturbance that result in law enforcement being dispatched to 12 Oaks RV Park is considered a violation of park policies and may lead to immediate eviction, without any refunds.

**SPEED:** Speed limit in the park is 5 miles per hour. Do not short cut across any other RV site.

**PARKING:** Limit of 2 cars per site. Park in the area designated on your site. **No parking in streets, grass, landscaped areas, or other sites.**  No inoperable or unregistered vehicles.

**TRASH DISPOSAL:** Only household trash and garbage may be disposed of in the dumpster. Due to limited capacity, large items such as furniture, fixtures, and/or construction materials are NOT allowed in our dumpster. Please close the lid after each use and be sure that there is no trash on the ground around the dumpster.

**ELECTRICITY:** Each site is individually metered and the tenant is responsible for electrical usage. A deposit for electricity is required at check –in for monthly renters. Meters are read close to the end of each month and the amount is added to the monthly site rental rate. Electricity is included in the daily and weekly rate.

**SEPTIC:** Do not flush baby wipes, adult wipes, Q-tips, or any hygiene products down any toilet. This is an expensive clean-up. Also, please use toilet paper created for septic systems. It is very common now and easy to find.

**SATELLITE/DISHES/PORTABLE ANTENNAS** – You may put out a satellite dish; however, all cable wires must be buried. Please check with the office prior to digging to make sure you don’t accidentally dig up a waterline.

**PETS:**

1. Each RV is limited to two pets.
2. Pets may not be left unattended outside the RV when no one is home.
3. You must clean up after your pet.
4. Do not allow your pet to use another RVer’s space.
5. All pets must be on a leash when outside your RV. Each pet owner is responsible for picking up and disposing of pet waste.
6. NO BARKERS. Some residents are day sleepers.
7. The breeds (or mixtures thereof) considered as “Bully Breeds” are not permitted in the park. Owner reserves the right to refuse service or request you to leave the park if in violation. Bully Breeds: pit bulls, English pit or mix of are not allowed. No Rottweiler or Dobermans.

**NOTICE:** This property is privately owned. The tenant accepts resident privileges with the understanding that he does hereby release 12 Oaks RV Park, its officers, and employees of all liability for loss or damage to property and injury to his person arising out of his use of its camping facilities, and agrees to indemnify 12 Oaks RV Park, its officers, and employees, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered tenant arising out of the use of its camping facilities.

**NOTICE:**

* If someone is disturbing you, please bring it to the attention of the campground host or call (936) 294-6950.
* No hunting or discharging firearms or fireworks in this area.
* No public display of firearms is allowed at 12 Oaks RV Park

The management of the 12 Oaks RV Park has the right to evict any guest who does not conform to the policies and guidelines set forth in this agreement.

I have read and agree to comply with all of the rules, policies, and guidelines stated above.