

Rules and Regulations for RV Park

1. **Check in** time will be determined on an individual basis. No bumper pull trailers, fifth wheel trailers or Park Model Homes will be allowed to check in after dark.
2. **Check out** is 12:00PM. If you are unable to check out by 12:00PM, call the park host at (903) 526-1717. Failure to check out by 12:00 without talking to the park host will result in you being charged for an additional night.
3. **Quiet hours** are from 10:00 PM to 8:00 AM. Loud and disorderly conduct will not be tolerated at any hour and could be cause for eviction. Music and media is to be kept at a level to not disturb your neighbors or their guests, especially between Quiet Hours. Complaints regarding this type of violation are strictly enforced.
4. The RV site area **Speed Limit is 10 MPH** which is strictly enforced. The drive into the park is **25 MPH**. Please obey all posted speed limits for the safety of all our guests and visitors. There are children playing in the area and pedestrians crossing the street! **Vehicles are limited to (1) at each site.** A few sites will accommodate more than one vehicle and Management can direct you on those sites. There is extra parking located in several areas around the park. Management will direct you to the area designated for your site. If you have a 2nd vehicle, small tow car, motorcycle or scooter you may park it inside your designated parking area at your site if it will fit completely inside your site's parking space. Golf carts are allowed but must be parked within your site area when not in use. No parking is allowed in roadways, on grass or on vacant sites. Washing or working on vehicles (including oil changes) is not permitted. Storage of vehicles is prohibited, as well as open/enclosed trailers, tow dollies, utility trailers or boats. We do not allow the use of 4-wheelers or dirt bikes. On-Site Mini storage and boat/trailer storage is available for a fee. (See park office for details.) Any vehicle brought onto the premises of Spring Creek RV Park must be properly licensed, registered and covered by liability insurance as required by the State of Texas. No abandoned or inoperable vehicles are allowed and may be subject to towing at your expense.
5. All guests, whether daily, weekly or extended stay agree that vacating your site early will not constitute a refund of any pre-paid rent, deposits or applicable fees.
6. For extended stay, there is a \$100.00 site deposit. If you move in after the 1st of the month, your site rent will be prorated. Thereafter, all extended stay guests will be invoiced for the upcoming month plus the prior month's electric usage. Extended stay rent is due the 1st of each month and a late fee of \$35.00 will be charged if received after the 7th day of the month and an additional \$10.00 per day thereafter. At the end of your extended stay, Management will inspect your vacated site for cleanliness. If you leave anything on your site that requires remediation, your site deposit will not be refunded. If your site is clean, your pre-paid site deposit refund will be mailed by check to the address given on the Site Services Agreement minus the remaining electricity usage due. Management will read the electric meter upon move-out to calculate the final bill due.
7. Please do not invade the privacy of others by crossing or cutting through other RV sites.
8. Occupancy at your site is limited to the names on the Site Services Agreement.
9. Your RV will not be vacant unless you have notified Management of your intent to be off-premise and the number of days you will be gone. Long term vacancy is not permitted.
10. Your RV must be adequately covered for physical loss either by personal financial responsibility or a purchased insurance policy that insures against any physical loss.
11. RV's that are older than 10 years from the date of move-in must be pre-approved by Management. To maintain a certain standard, we have a limitation on RV appearance and accept well-maintained RV's only and do so at our sole discretion. No modifications to RV's (including paint schemes) beyond what the manufacturer has installed are allowed.
12. RV's may be washed as needed but please limit water use.
13. **RV sites** are required to be kept neat and free from unsightly clutter. Items stored outdoors are to be kept to a minimum and to those items that are designated for RV living. No storage buildings, large storage containers, appliances, lawn mowers, fuel cans, trash cans, deep fryers, outdoor chimneys, large tools, saws, etc. are permitted. Any steps or landings that are constructed need prior approval. Extra rooms or tarped extension areas cannot be installed. Only "slides" that are manufactured on the RV are allowed. Absolutely no tarps on or around your RV unless there is a need to temporarily cover in case of a water leak. The leak must be repaired as quickly as possible and the tarp removed. Gardening is limited to small flower pots. Please do not install flower beds, gardens, border materials or items that will "scar" the ground. Please do not nail or attach items to trees or shrubs. No clothes lines or outdoor laundry is permitted at any time. Please use the on-site laundry facilities. No outside trash cans are allowed at your site. (Coyotes frequent this area!) Dumpsters are on-site for your convenience. Please consult management for any yard carpet for your site. The maximum size allowed is 8' x 10' and must be placed to minimize destruction of grass. Outdoor furniture must be camping/RV type furniture. **Management reserves the final authority regarding all outdoor items.**
14. No campfires allowed. Fire pits with covers and covered grills may be used on a limited basis. A fire proof barrier must be placed under fire pits. Do not locate fire pits on the grass.
15. Fireworks are not permitted on Spring Creek RV Park property.

16. **Water and Sewer connections** must be tight and leak-free at all times. A sewer hose “donut” or “L” connector is required and sewer lines must maintain a proper slope for drainage. Absolutely no “dips” in sewer hoses are allowed. Management will notify you if your sewer hose is in violation and you must immediately remedy the problem to be in compliance with all EPA regulations and applicable Texas codes. Spring Creek RV Park will provide for the winterization of water pipes up to the connecting spigot. We encourage guests to winterize your water line from the supply to your RV connection. If a water leak is observed on the “guest” side of the water supply, water will be turned off by management until the leak is repaired. Leaks do happen from time to time on either side and by working together we can resolve these problems as quickly as possible. **Electrical connection** to our pedestal must be appropriate for the power usage intended. No adaptors without prior permission. No corroded or exposed wires will be allowed. Spring Creek RV Park does not perform any electrical repair to your RV. You are responsible for any damage to our pedestal. Security lights on pedestals are to remain on at night. No tampering with these lights is allowed. **Water** connections are not allowed to have a “Y” connector installed due to Texas state law in order to protect the potable water supply. Water pressure sometimes varies and can exceed the capabilities of your RV. You may purchase a “water pressure regulator” at any supply store. If your RV does not have a backflow valve, we require that you install your own. This is an inexpensive item and can be purchased at most RV supply stores.
17. Basic **Wifi Internet** is provided free for our park guests through **Tengo Internet**. Reception is not guaranteed. Information is available at the park office. Additional internet bandwidth is available for purchase according to your specific usage needs. Gaming consoles are not supported, therefore are not allowed to access Tengo Internet. Free **Cable TV** is provided for paying guests. In order to access cable TV, you must contact Management and get a Cable Box for your TV. There is a \$50.00 deposit for each box which will be returned to you upon return of all undamaged equipment.
18. Spring Creek RV Park allows **pets**, but we have certain restrictions. Your pet/s must be kept on a leash at all times while outside of your RV and you must remain with your pet when exercising it. Pets may not be tethered or ‘tied out’ without direct supervision. No outside pens, cages or doghouses are allowed. Pets may run off leash inside the Dog Park and you must remain inside the Dog Park with your pet. You are responsible for your dog while it is off leash. Pets may run off leash in the field areas but must be under your control. Pet owners are responsible for cleaning up after their pets both inside the Dog Park and inside the park/community area. Pets may be off leash and “go freely” in the wooded areas around the park. Pets are not allowed in the pool, inside the fenced pool area, laundry rooms, showers or bathrooms. We do not allow certain aggressive breeds, such as Pit Bull, Rottweiler, Chow, etc. If your pet is over 50 pounds OR one of these breeds they will not be allowed on the premises. Management reserves this right and will make the final decision should there be any questions regarding certain pets.
19. The **Pool Area and Bath House** are common areas for use by paying guests only. You may have only (2) visitors in the pool area at any one time. Children under 12 **MUST** be accompanied by an adult. There is **NO LIFEGUARD ON DUTY**. Swim at your own risk. An emergency phone is located on the bath house for 911 Emergency use. **No food, beverages or glass containers are permitted inside the fenced pool area**. This is strictly enforced. No group parties or loitering is allowed. If you need to “reserve” the common area for an event, it must be pre-approved by Management. **NO SMOKING** within 25 feet of the pool or bath house.
20. If you **smoke**, please extinguish your butts and dispose of them at your site in your own receptacle and not on the ground. Please take care to see that butts are extinguished completely before discarding. **No smoking within 25 feet of the pool area or the laundry rooms**.
21. **Alcoholic beverages** are to be kept strictly at your site. **NO EXCEPTIONS**. No alcoholic beverages are allowed at the pool house or in the vicinity of the pool area per Texas State laws. Drunkenness and disorderly or abusive conduct will not be tolerated and eviction may result.
22. **Parents and Guardians** are responsible for the actions of their children, including destruction of property whether owned by the park or other paying guests. Instruct your children to refrain from entering other guest’s sites or crossing between RV sites and vehicles. Please do not allow children to play on or around any construction or maintenance equipment. Please obey all warning signs!
23. Do not use the park address of 13390 CR 4134, Tyler, TX 75704 for receiving **mail**. This address is for administrative use only. Tyler has several PO Box options to receive mail. UPS and FEDEX will deliver to your site, but the US Postal service will not.
24. Site rental rates, Park rules and policies are subject to change at any time by Management.

By signing you acknowledge that you understand and will comply with all rules that apply to you during your stay.

Signature: _____ Date: _____