

**Spring Creek RV Park
Guest Information Sheet**

Site # _____

Move-In Date _____

Name _____

Mailing Address _____

City _____ **State** _____ **Zip** _____

Phone _____ **Alternate Phone** _____

Email address _____

Names of guests residing at site. (If child, please give age.)

Vehicle information

RV Year _____ **Make** _____ **Model** _____

Vehicle #1

Year _____ **License Plate** _____ **Color** _____

Vehicle #2

Year _____ **License Plate** _____ **Color** _____

Motorcycle

Year _____ **License Plate** _____ **Color** _____

Golf Cart

Color _____ **Gas** **Electric** (please circle one)

Pets

Breed _____ **Color** _____ **Weight** _____

Breed _____ **Color** _____ **Weight** _____

*I have received a copy of the **Code of Conduct** and **Rules & Regulations** of Spring Creek RV Park.*

Signature

Date

SPRING CREEK RV PARK

13390 CR 4134

Tyler, TX 75704

903-526-1717 Management

903-526-0802 Billing Office

CODE OF CONDUCT

Welcome to Spring Creek RV Park and we hope you enjoy your stay!!

1. 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!
2. Quiet hours are from 10 PM to 8 AM. Please refrain from disruptive noise, including loud music and racing of vehicle engines. Drunkenness and disorderly or abusive conduct will not be tolerated and eviction may result. Please keep alcoholic beverages within your site area only. Please drink responsibly.
3. Please use our Wi-Fi responsibly. Excessive gaming and streaming slows it down for everyone.
4. Parents and Guardians are responsible for 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.
5. Please be respectful in your use of our bathrooms, pool and laundry facilities. These are provided for your comfort and convenience. Please clean up after yourself. If you see something that needs our attention, please contact Management and we will take action as soon as possible. Dumpsters are located on the east and west end of the RV site area.
6. Take care of your pets. Clean up after them. Always have them leashed when outside.
7. Please stay out of areas that are under development. Do not allow children to play on or near equipment. For your safety and while we are under development we ask that you do not go in, around or onto the spillway or lake area.
8. Please do not enter or invade the privacy of others by crossing or cutting through other RV sites.
9. Rents can be deposited in the payment box located in front of our office (gray building as you enter the park).
10. If you have questions concerning your bill, please call the billing office or send an email to spring.creek@suddenlinkmail.com

www.SpringCreekRVTyler.com

RULES & REGULATIONS

Please read each section carefully. By initialing you acknowledge that you understand each section fully and will comply with all rules that apply to you during your stay.

NAME _____ SITE # _____

1. GENERAL

Your legal status is that of a guest. There is no Landlord/Tenant Agreement between guests and the Owner(s)/Management. You are being provided services under this Agreement and theft of services applies pursuant to all applicable laws of the State of Texas. We do not discriminate on the basis of race, sex, religion, nationality, disability, age, veteran's status or any other classification protected by law. You, as a guest of Spring Creek RV Park, determine if the property is adequate and safe for you and your visitors. You will be responsible for any actions of your visitors and any violations they may perform. Occupancy at your site is limited to the names on the Guest Application. You agree that you have reviewed Spring Creek RV Park and the site you are renting and are satisfied that the property and grounds meet your needs, including accessibility. You agree that 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. You may not assign or sublet your site. In exchange for rights granted herein, you agree to defend, indemnify, and hold harmless Spring Creek RV Park, its officers, directors, employees and agents from and against any and all losses, claims, damages, costs and expenses (including reasonable legal fees) that Spring Creek RV Park may incur arising or resulting from your use of the Site. Spring Creek RV Park Owner(s)/Management will not be responsible for accidental injury or death, or loss of property by weather, fire, vandalism, theft, wind or acts of God. You agree that your RV is adequately covered for physical loss either by personal financial responsibility or a purchased insurance policy that insures against any physical loss. 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. 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.

Initials

2. RENTAL

Rental rates are daily, weekly and monthly and are published at our premises office as well as on our park website. Prices are subject to change from time to time and will be published. All guests, whether daily, weekly or monthly agree that vacating your site early will not constitute a refund of any pre-paid rent or applicable fees. For our monthly guests, it is the regular practice of Spring Creek RV Park to collect an electricity deposit. If you move in after the 1st of the month, your rent will be prorated. Thereafter, all monthly guests will be invoiced for the upcoming month plus the prior month's electric usage. Monthly rent is due at the 1st of each month and a late fee of \$35.00 will be charged if received after the 7th day of the month. At the end of your stay, your pre-paid electricity deposit refund will be mailed by check to the address given on the Guest Application minus the remaining electricity usage due. Management will read the electric meter upon move-out to calculate the final electric bill due. Spring Creek RV Park may terminate this Agreement at its' sole discretion by providing written notice to vacate the site as allowed by Texas Law. You agree that you are in default of this agreement if you or your visitor(s) violate the rental terms or any of the Rules and Regulations of our park. Additionally, Spring Creek RV Park can issue a 72-hour eviction notice if a guest is in default of this Agreement. If a guest has not removed their RV and all items at the end of a legal eviction notice, Spring Creek RV Park will have the RV towed and items removed at the expense of the guest listed on the Guest Application pursuant to applicable Texas law.

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3. CONNECTIONS

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 adapters 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 RV supply store. If your RV does not have a backflow valve, we require that you install your own. This is a very inexpensive item and can be purchased at most RV supply stores.

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4. CABLE TV and WIFI Internet

Basic **Wifi internet** is provided free for our park guests through **Tengo Internet**. All guests will need to create an account to sign on, or use a coupon that is available at the park office. Additional internet bandwidth is available for purchase according to your specific usage needs.

Free **Cable TV** is provided through **Suddenlink Communications**. In order to access cable TV, you must contact Management and get a Suddenlink Cable Box for your TV. There is a \$50 deposit for each box which will be returned to you upon return of all undamaged equipment.

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5. POOL AREA

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 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.

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6. VEHICLES

PLEASE OBEY ALL POSTED SPEED LIMIT SIGNS! This is STRICTLY ENFORCED for the safety of all guests.

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 east of the pool house. If you have a 2nd vehicle, small tow car, motorcycle or scooter, you may park it inside your designated parking area 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. You may wash your RV as needed but please limit water use. 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) All vehicles must be properly licensed, insured and registered per state laws. No abandoned or inoperable vehicles are allowed.

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7. RV SITE AREA

RV site areas 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 decks, 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 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 facility. No outside trash cans are allowed at your site. (Coyotes frequent the area!) Two 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 properly placed to minimize destruction of any grass. **Management reserves the final authority regarding all outdoor items.**

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8. SMOKING & ALCOHOL

Cigarette butts and their disposal is **STRICTLY ENFORCED**. 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 extra care to see that butts are extinguished completely before discarding.

No smoking within 25 feet of the pool area! Alcoholic beverages are to be kept strictly at your site area. **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.

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9. CHILDREN

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 your children to play in any areas that are undergoing construction or renovation. Do not allow children to play on or around any construction equipment. Please obey all warning signs!

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10. PET POLICY

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 your RV and you must remain with your pet when exercising it. No outside pens, cages or doghouses are allowed. Pets may "go freely" in the wooded areas around the park. PLEASE CLEAN UP after your pet and please do not exercise your pet around the pool or bath house area. We do not allow certain aggressive breeds, such as Pit Bulls, Rottweilers, Chows, etc. If your pet is over 50 lbs 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 question regarding certain pets.

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11. RECEIVING MAIL

Please 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.

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12. CONDUCT

Quiet hours are from 10 PM to 8 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 disrupt your neighbors or their guests, especially between Quiet Hours. Complaints regarding this type of violation are strictly enforced.

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