

# Rules and Regulations – Extended Stays

IT IS YOUR RESPONSIBILITY TO READ AND ABIDE BY THE RULES AND REGULATIONS AS SET FORTH BY JCRV

**MONTHLY RATES:** JCRV rates are based on (2) persons per rig only. Children are not allowed to stay on a monthly basis, see management. YOUR SITE cannot be used by friends or family if you are not here. Sub leasing is not allowed. If you have guests or visiting family, there is a fee. Please see the office.

**PAYMENT:** Is due at check in. Payments on Monthly sites and Electric MUST be made in Cash or Check. Monthly rent is due on your due date (date you checked in) plus the electric used for the prior month. Failure to pay by your due date will result in a \$5.00 per day late fee. Non-sufficient funds will have a \$35.00 fee.

**GUESTS/VISITORS:** There is a \$6.00 per day per person charge age 6 and up for any visitor/guest using any of the facilities at JCRV. That includes day usage or overnight stays. Please limit your guests. The office must be notified of visitors/guests that you may have. They must park by the office, not in an empty site. YOU ARE OBLIGATED TO REGISTER YOUR VISITOR/GUEST AND PAY THE REQUIRED FEE.

**INTERNET:** Use of internet service at JCRV is for personal use only not business. NO VIDEO CHAT/SKYPE-ING OR STREAMING of movies or TV shows allowed. Please do not be a Bandwidth Bandit. JCRV reserves the right to block access to those streaming bandwidth. \*\*We provide free limited basic WIFI that is good for emails, shopping and surfing the net. We are in the country where our service is a co-op and it's all that is available. For any extensive internet experience, you may want to bring your own hot-spot.\*\*

**MAIL:** You may drop off mail in the office at any time. You may pick up your mail after 2:00 PM daily. Speak with the office before making any address changes to have your mail delivered here.

**PET POLICY:** We are pet-friendly, but do not allow aggressive or constantly barking dogs. Pets must be kept on a leash at all times. Pets are not allowed in any park buildings with the exception of the office – but the pet must be cat-friendly. OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR OWN PETS ANYWHERE IN THE PARK–INCLUDING THE ORCHARD. DO NOT WALK YOUR DOG IN OR THRU OTHER'S RV SITES. DO NOT leave dogs tied up outside when you are not home or OVERNIGHT. Do not walk your dog in the orchard when deer are present. Do not walk your dog or let it run loose inside the fenced area around the clubhouse. There is a 2 dog limit per rig for extended stay residents. Day, weekly, or short term monthly stays may request more than 2 dogs with management's approval.

NO Keeping of your pets in outside pens, compartments, or kennels of any kind allowed.

**CLUBHOUSE:** Is open to registered guests only. Group get togethers or reservations can be arranged through the office. No one under 18 is allowed without adult supervision.

**CLUBHOUSE RESTROOMS:** Should the clubhouse be reserved for a group or rally please do not enter.

**CLUBHOUSE RENTALS:** Reservations are accepted in the office with the required rentals fees/cleaning deposits made. Should the clubhouse be reserved for a group or rally, please do not enter.

**EXERCISE/FITNESS ROOM:** Persons under 18 are not allowed in this room. DO NOT use any of the equipment unless you have your doctor's permission. Use of the equipment is at your own risk.

**BATHROOM/SHOWER FACILITIES:** Bathroom and shower facilities are for overnight guests only. If you are a monthly or long-term guest, please use your own bathroom.

**FIRES:** NO ground fires allowed. This is still a working Pecan Orchard.

**FIREARMS:** NO loaded firearms including BB, pellet, or paint ball guns are allowed at any time.

**FIREWORKS:** NO fireworks of any kind allowed in the resort area at any time.

**WASHING OF RIGS OR VEHICLES:** Not permitted without management's approval. If approved, you must have a hose and nozzle with a shutoff, do not let water run freely. We ask that your rig and vehicle be kept as clean as possible. You will be advised if drought restrictions apply; no washing of sidewalks, watering of yards etc.

**PARKING:** All vehicles must be on your site. Do not block any portion of or park in the road, on the grass, or at vacant sites. There is additional parking for your guests beside the office or in front of the shower rooms and laundry. DO NOT use the road leading around the clubhouse or office. There is a limit of (2) autos per site on pull-thru sites. Utility trailers must be placed in storage area; there is a fee. If you are on a back-in site and have more than 1 vehicle management must approve parking for the second vehicle.

**MOTORCYCLES:** Are allowed only for transportation into and out of the park.

**GOLF CARTS/SCOOTERS/4WHEELERS/MOTORIZED CHAIRS:** You may request to bring and use your personal golf cart. You MUST furnish proof of insurance and sign a waiver with JCRV. LICENSED DRIVER ONLY. If it is medically necessary that you have a motorized chair, speak with management at the office. NO 4 WHEELERS OF ANY KIND ALLOWED.

**FLAGS:** DO NOT place flags into the ground. There are many types of lines running thru the sites. You may mount flags on your rig only.

**FOIL USE:** Aluminum foil may not be placed on the inside of your windows for sun protection.

**PLAYGROUND:** The playground is for children 12 and under only. Adults must be present at all times when children are playing.

**HARVEST TIME:** Pecans are harvested from late October through January. We ask that you not pick up pecans from the orchard as this is a working pecan orchard. You may pick pecans up in your own site only. Do not gather them in neighboring sites as other guests may wish to pick them up also.

THE ORCHARD: Whether you are walking your dog or yourself, please watch as there may be baby fawns present. Mother deer usually place the baby close to a tree early in the morning and return in late evening to feed them. DO NOT GO NEAR THEM OR TOUCH THEM. Mother deer have been known to attack humans if they see someone close to the fawns. DO NOT walk your dogs close to the fawns. PLEASE PICK UP AFTER YOUR PET IN THE ORCHARD. Please DO NOT walk your dog in the orchard if the deer are present.

AGE OF RIG OR VEHICLE: If your rig or vehicle is over 10 years old, it must be approved by management

OFFSITE STORAGE: Is available for \$2.00 per day; speak with someone in the office

ALCOHOL: DRUNKENNESS WILL NOT BE TOLERATED UNDER ANY CIRCUMSTANCES. We prefer you consume alcoholic beverages at your own site. If you bring bottles or cans to the clubhouse or patio area, we ask that you use an outside cover over the container (such as a koosie). NO large coolers, kegs, bottles are permitted at the clubhouse, Western Town Hall or the patio area without management approval.

HORSES: It is ok to feed them celery, carrots, apples; watch your fingers and keep your hands flat while feeding them. Do not cross over the fence into their pasture. Under Texas Law JCRV is not responsible for any injury.

THERE IS NO PRORATING OF RATES. If you are staying on a monthly basis and decide to stay on for a partial month, the partial month fee will be based on a combination of weekly and daily rates.

If you have paid for a month and decide to leave early there will be no refunds unless your stay is shortened by two weeks or less. The refund will be based upon the difference between the monthly rate and the combination of weekly and daily rates.

JOHNSON CREEK RV RESORT IS NOT RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES TO ANY GUEST OR GUESTS PERSONAL PROPERTY OR FOR LOSS OF MONEY OR VALUABLES OF ANY KIND WHILE VISITING OR STAYING AT JOHNSON CREEK RV RESORT & PARK.

SUMMARY FOR MONTHLY AND EXTENDED STAY: NO BOATS, JET SKI'S, OR TRAILERS PARKED ON YOUR RV PAD. THESE ITEMS MUST BE PLACED IN THE STORAGE AREA. PLEASE USE YOUR OWN BATHROOM FACILITIES, NOT THE CLUBHOUSE OR SHOWERHOUSE FACILITIES. NO PERSONAL COOKING IN CLUBHOUSE OR WESTERN TOWN HALL. DO NOT STORE PERSONAL ITEMS OUTSIDE OR UNDER YOUR RIG – MAKE ROOM FOR THEM INSIDE. DO NOT PLACE YOUR GRILL ON PICNIC TABLE OR RV PAD; PLACE ON GROUND WITH DRIP CATCHER AND/OR STAND TO HOLD GRILL. PLACE NO MORE THAN TWO PLANTS AT YOUR RV PAD SITE, PICNIC TABLES ARE NOT TO BE USED FOR PLANTS, MOUNT FLAGS ON YOUR RIG NOT

IN THE GROUND. ONE BIRD FEEDER PER SITE PLACED AT THE BACK OF YOUR PAD IF ON BACK ROW OR AGAINST YOUR PAD IF ON AN INSIDE ROW. NO MORE THAN TWO HANGERS FOR BIRD FEEDERS. NO YARD ITEMS DURING MOWING SEASON OF APRIL THRU OCTOBER. NO WIND CHIMES (NOISE CAN DISTURB OTHER GUESTS). NO PORCHES PERMITTED IN THE PARK (UNLESS MEDICALLY REQUIRED AND MUST BE APPROVED BY THE OWNER). NO STEPPING STONES OR RUGS ON GRASSY AREAS. SEE MANAGEMENT IF YOU HAVE MORE THAN ONE VEHICLE AND ARE ON THE BACK ROW. DO NOT PARK IN EMPTY SITES OR ON THE GRASS. KEEP YOUR RIG AND VEHICLE CLEAN. TAKE IN CONSIDERATION THE PRIVACY OF YOUR FELLOW RV'ERS AND DO NOT WALK YOUR DOG OR YOURSELF INTO THEIR AREA. TURN OFF YOUR PORCH LIGHT WHEN RETIRING AT NIGHT. WE APPRECIATE YOU KEEPING YOUR SITE CLEAN, NEAT AND NOT CLUTTERED LOOKING. THE APPEARANCE OF OUR PARK IS CRUCIAL, WE DO NOT WANT THE LOOK OF A PERMANENTLY LIVED IN RV PARK. WE HAVE BEEN NAMED THE #1 SMALL PARK IN THE STATE OF TEXAS FIVE YEARS RUNNING AND HAVE TOP RATINGS WITH WOODALLS. WE APPRECIATE YOUR PRIDE IN HELPING US KEEP THE PARK'S APPEARANCE AT ITS BEST.

JCRV reserves the right to re-evaluate up to one year of Extended Stay with us. At the one year time, JCRV will then make a decision upon reviewing the age and condition of the RV and the condition that the outside site area is maintained.

JCRV has the legal right to refuse or revoke service at any time under Texas Penal Code 30.05(a). JCRV reserves the right to re-evaluate up to one year of Extended Stay with us. At the one year time, JCRV will then make a decision upon reviewing the age and condition of the RV and that the outside site area is maintained.

JOHNSON CREEK RV RESORT & PARK RESERVES THE RIGHT TO ENFORCE THE RULES AND REGULATIONS IT HAS SET FORTH. SHOULD YOU NOT ABIDE BY THE RULES AND REGULATIONS, IT MAY RESULT IN YOUR BEING ASKED TO VACATE YOUR RV SITE, CABIN OR APARTMENT.

PLEASE INITIAL AND SIGN THEN RETURN THIS SIGNED PORTION TO THE OFFICE. THANK YOU.

CUSTOMER INITIALS: \_\_\_\_\_

We have read and understand the rules and regulations as set forth by Johnson Creek RV Resort & Park and agree to abide by them.

Name \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_ Site \_\_\_\_\_