



Rules & Regulations

520 River Oaks Road | Blanco, TX 78606

There are NO refunds!

GENERAL

- Registration and payment are due immediately upon arrival. No exceptions. Payment methods accepted are cash or check.
- All RVs must be fully self-contained, well-kept and in good condition. RVs 15 years or older must be approved by Park management.
- A 10 MPH speed limit is strictly enforced.
- Maximum of two (2) adults and up to (2) children; one (1) RV; and two (2) vehicles per site. Four (4) people included in Rates. Additional persons \$20 per person per night up to the maximum.
- No tent camping or sleeping in vehicles outside of the RV.
- No sub-leasing is allowed.
- No open campfires allowed. Manufactured outdoor cooking/charcoal grills with ash catcher in place are permitted. Manufactured above ground fire pits are permitted if there is a proper fire arrestor used. Receipt of management approval.
- No clotheslines; freezers/refrigerators; fencing; barriers or pallets; dog kennels, pens or dog runs allowed.
- No mats, rugs, etc., allowed on the grass.
- All water hoses/sewer lines must be free from leaks; and sewer hoses must have a "do-nut" or threaded attachment into the sewer.
- Solicitation or signs for the sale of products/services will not be allowed.
- The only thing permitted to hang on trees are birdhouses and wind chimes with nylon or rubber attachment. Do not cut or puncture any living trees. No swings or hammocks permitted.
- Driving and/or parking on the grass is prohibited.
- Please keep hiking and biking to the already established trails.
- Household trash ONLY in the dumpster. No furniture, chemicals, paints, automotive fluids or batteries permitted.
- Permission to use hiking trails, bluff picnic or play area, or riverfront can be rescinded for failure to follow rules.
- ALL public areas of River Oaks Ranch RV are use at your own risk and we expect guests to exercise caution, good judgement and neighborly behavior in public areas.
- No glass or Styrofoam is allowed at the bluff or riverside. It is illegal.
- Clean up after yourself when using public areas.

- Keep your site free from trash and clutter.
- Satellite dishes and/or antennas not allowed without management approval.
- Monthly site service payments are due on the 1st of the month. Failure to pay within 10 days of receiving your bill will constitute a late payment. Late payment fees are \$25/day, may be decreased at management discretion.
- Outdoor or under trailer storage prohibited.
- Guests must receive management approval prior to making any modifications to the site.
- Outdoor furniture must always be kept organized neat and clean.
- Any visitor of a guest that remains for more than 3 days in a week or 7 days a month needs to re-register as a co-occupant.
- Steps to the river park are treacherous and should only be used by sober and cautious individuals at your own risk.

CHILDREN AND VISITORS

- All visitors must check-in with the manager. Visitors must comply with all park Rules & Regulations.
- You are responsible for the safety and conduct of your children and visiting guests.
- Children under the age of 14 must have adult supervision in all common areas.
- Children must be supervised at all times and accompanied by a parent/guardian.

ALCOHOL, SMOKING, DRUGS AND FIREARMS

- Dispose of smoking materials in proper receptacles. Do not throw them on the ground. This includes your site area.
- Smoking is prohibited in any park building.
- Absolutely no discharge or use of firearms or fireworks is allowed.
- All weapons shall be kept in compliance with all applicable state and federal laws.
- No alcohol is permitted in any common area (unless approved by management).
- River Oaks Ranch RV, or any of its representatives, staff or owner will NOT be responsible for people of any age driving while under the influence.
- No criminal or drug-related activity in or near the park will be tolerated.

PETS

- All pets (dogs and cats) must be on a leash AT ALL TIMES. Wildlife/farm animals are not considered pets and not allowed.
- Pick up your pet's waste IMMEDIATELY and dispose of it properly. This includes around your site and anywhere within Park property. This is a health issue for everyone and if you do not comply you will be asked to vacate the Park.
- Management reserves the right to refuse pets based on breed/behavior.
- Animals are the exclusive responsibility of their owners. Noisy pets will not be tolerated.
- Pets may not be left outside unattended.
- BEWARE!! There are snakes in the area. Do not feed birds/wildlife. Do not leave food or trash out for any animals.

- All trash must be either immediately taken to dumpster or kept in a decent looking trash bin with attached lid.

VEHICLE RULES

- All persons must have a valid driver's license to operate any motorized vehicle on the Park property.
- No parking on the street or on the grass.
- Park your vehicle in your assigned site only. Any vehicle parked in a vacant site without management approval will be charged for the space at the daily rate.
- The operation of motorized scooters, ATVs, minibikes or any unlicensed motorized vehicle is prohibited on Park property.
- No repairs or washing of vehicles or RVs allowed unless approved by management.
- Golf carts must be well maintained and compliant with local laws.

BEHAVIOR AND NUISANCES

- Excessive noise/nuisance created by guests/visitors will not be tolerated. An after-hour disturbance fee may be assessed for any calls received.
- The quiet time is 10 PM-8 AM. All unnecessary external lights must be turned off at 10 PM as well.
- Common courtesy shall prevail between all persons on River Oaks Ranch RV property. Obnoxious, profane, abusive or threatening language, behavior and/or actions directed at River Oaks Ranch RV personnel or guests, or that could adversely affect the enjoyment of other parties utilizing our facility is prohibited; anyone engaging in such activity will be required to leave the Park immediately without refund at the sole discretion of Park management.

Property, responsibility & enforcement

Damage to Park property, including but not limited to: restrooms; utilities; landscaping; vehicles; street lights or signage is strictly prohibited. Guests will be held responsible for the repair of any damages. We reserve the right to refuse service to anyone.

River Oaks Ranch RV assumes no responsibility for fire, theft, vandalism, natural happenings, injury, accidents or losses from any cause.

River Oaks Ranch RV is not responsible for any damage to vehicles caused by other guests/visitor/maintenance crew/or acts of God. River Oaks Ranch RV is not responsible for any personal property. River Oaks Ranch RV reserves the right to limit the stay and number of persons per site.

Willful violation of these rules will result in termination of tenancy and barring from the property. These Rules & Regulations supersede any previously written or discussed. Rules & Regulations; and rates may be changed at any time without prior notice.

Please report any problems to Park management immediately. Please notify Park management of any incident or accidents as soon as possible. For emergencies dial "911".

Acknowledgment & Liability Waiver

Site service agreement

At all times River Oaks Ranch RV retains ownership and possession of all property. This is a site service agreement and NOT a lease. THIS IS NOT A TENANT/LANDLORD RELATIONSHIP. This agreement only gives you license to site service based on following the rules and regulations and payment of site service. Failure to pay for site service, electric usage, or fines for failure to follow rules and regulations, or restitution for damages caused by guests or visitors constitutes theft of service.

Acknowledgment

I/We _____ and _____, at Site # _____, hereby acknowledge that I/we have read and understand the foregoing Rules & Regulations and that I/we have been provided a copy of the same at the time of registration with the Park. Acceptance of the above Rules & Regulations is a condition of my/our space rental.

Liability waiver

I/we release River Oaks Ranch RV from ANY responsibility for any and all damages to my property or person or visitors' property or person for any reason while on River Oaks Ranch RV Property.

AGREED TO AND ACCEPTED: RULES AND REGULATIONS AND LIABILITY WAIVER

RV guest / Signature

Date

Co-occupant / Signature

Date

River Oaks Ranch RV management / Signature

Date