



Waggin' Tail Ranch RV Resort



Guidelines

Checkin: All guests must check in with the office upon arrival. Our management will escort you to your appropriate site and help guide you into place. Any guest attempting to navigate into a site without guidance may be subject to charges related to damage of the site or damage to surrounding areas. **Int.** _____

Payments: An invoice will be emailed to you two days before your due date. Please pay on the due date by cash, check, or we can charge your credit card on file. A late fee of \$15 per day applies afternoon on the due date. The after-hours payment box can be used anytime.

Parking: 2 vehicles per site. No parking on the grass or in empty sites. No overnight parking at the Laundromutt. No cargo trailers or any trailers other than RV's allowed in sites.

Speed Limit: Strictly enforced, 5 mph always.

Trash: Please place bagged household trash in the dumpsters. No large items. If throwing away a box, please break it down.

RV: All RVs must be in a fully operating condition. Appearance must be neat and clean (no broken windows, peeling paint, shredded awnings, window unit A/C, foil in windows, etc.).

RV Site: Please keep the site neat and clean. No rugs on the grass. No indoor furniture outside the RV. We allow one plastic tote only in the site, stored under the rig. All things must be movable for the landscaping crew. There will be a fee of \$50 or more for clean up of trash, pet waste, or abandoned items. Site or property damages caused by the guest (registered or visitors of the registered guest), pets, or vehicles will incur a fee of \$150 or more. Satellite dishes must be portable – no poles are allowed (unless authorized by park management).

Guest Improvements to RV Site: Subject to Resort rules and prior approval, Guests are welcome to consider adding temporary improvements or special features to their RV site at their own expense. PLEASE contact Resort manager to learn what improvements are allowed, and how to submit your plans for approval in advance of any work initiated on your site.

Quiet: Please honor our quiet hours 10 pm-7 am. Refrain from engine idling. You will receive one warning only for quiet hour violations.

Police: We have a ZERO TOLERANCE policy. If law enforcement is called for any reason other than a medical emergency, you will be asked to leave immediately with no refund at the discretion of the RV Resort owners and managers.

Pets: Your friendly pets are welcome! Please pick up after them, keep them on a leash when walking in the park and do not leave them outside when you are not home. We do not allow nuisance barking or running the fence lines. You are responsible for the damage done by your dog to the site and fencing. **We enforce a zero-tolerance policy for aggressive biting pets! You will be asked to leave the park upon the first offense! You will be liable for any damage or injury caused by your pet or your guests' pet.**

Animals: Our goats and chickens are here for your enjoyment. They are fainting goats and can be frightened and hurt easily. Please respect the Livestock Guardian dog that protects them, she (Clarabelle) is a working dog, not a pet. Keep your pets away from Guardian fence lines!

Laundromutt: Our beautiful laundry building is open 24/7.

Bath House: Bathhouse is for use in emergency situations or for overflow guests! They are not for the regular use of our long-term guests! All RVs must be in a fully operating condition.

Fires: No open wood fires are permitted. BBQ grills are permitted but cannot be on the picnic tables. Propane fire pits are allow

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Children: Children must be monitored and accompanied by an adult when playing outside. Please go over campground etiquette with them if they are new to living in an RV Resort.

Pool: Open dawn to dusk. Please accompany children under 18. No alcohol or glass allowed in the pool area.

Pavilion: Open dawn to dusk. This is a public use area for all guests at the park to enjoy. Please follow rules posted within the Pavilion regarding its use. Guests may rent this area for private functions with advance approval. For more information on how to make a reservation, please speak with our onsite management.

Water: No outside watering except for sprinkling potted plants. No vehicle or RV washing.

Check Out: Extended Stay Campers: Deposit will be refunded or applied to the last month's electric bill when you give at least 15 days' notice. Deposit may be applied to any amount due at the time of departure, including but not limited to electric usage, site fees, clean-up fee, site damages, and late fees. Any outstanding balance will be charged to the card on file. Check out is 12:00 noon. (Nightly / Weekly Guests – clean-up or damage fees will be charged to the card on file)

Sites/Fees: Site fees are structured for two adults per site. For long-term guests, a \$50.00 fee will be applied to your monthly invoice per additional adult. Some sites are considered "Premium" in nature and can be priced accordingly. Site fees are subject to change without notice.

Refund Policy: Weekly and Nightly reservations may be canceled 7 days prior to the arrival date for a full refund. Any cancellation after this period will be charged a cancellation fee of up to \$50.00. Reservations canceled less than 72 hours will forfeit any refund.

*Weekly and Nightly Guests: We do not refund any portion of your payment if you decide to leave early, please speak with our Park Management should an emergency arise. **Int.** _____

Lawn Maintenance: Our service crews are in the park each week. We ask that guests make sure their area is clear of all debris, outdoor furniture, and pet waste so crews can perform their duties without obstruction. Pets must be confined during the time crews enter the fenced area of your site.

Under Texas law, you are not a tenant with a lease or contract. Anyone who fails to comply with these rules that benefit everyone will be asked to leave with no refund. (Texas Penal Code 30.05)

NO LIABILITY: TO THE EXTENT PERMITTED BY LAW, USER (GUEST) HEREBY INDEMNIFIES, RELEASES, AND AGREES TO HOLD HARMLESS WTR, ITS OFFICERS, OWNERS, MANAGERS, EMPLOYEES, VENDORS, AND AGENTS (THE "CAMPGROUND PARTIES"), FROM ANY PROPERTY DAMAGE, PERSONAL INJURY, CLAIMS, CAUSE OF ACTION, DAMAGES, LOSS, EXPENSES, AND/OR LIABILITIES (HEREAFTER COLLECTIVELY, "LOSS") ARISING OUT OF OR RELATED TO USER'S USE OF THE RV SITE, THE PROPERTY AND/OR ANY CONDITION THEREON, REGARDLESS OF WHETHER SUCH LOSS WAS CAUSED BY THE NEGLIGENCE OF ANY OF THE CAMPGROUND PARTIES.

I have read these rules/guidelines and agree to accept and abide by them.

Signature:

Date:
