

Waggin' Tail Ranch RV Resort Guidelines

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 full operating conditions. 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 may be a \$150 clean-up fee applied to the last invoice if items are abandoned in sites. There may be a \$50 clean-up fee applied to monthly invoices when dog waste is not cleaned up regularly. Satellite dishes must be portable-no poles allowed.

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 remove your pet from the park upon the first offense!

Animals: Our goats are here for your enjoyment. They are fainting goats and can be frightened and hurt easily.

Laundromutt: Our beautiful laundry building is open 24/7. Quarters may be purchased in the office.

Bathhouse: Bathhouse is for use in emergency situations or for overflow guests! They are not for the regular use of our long-term guests!

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

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, and late fees. Any outstanding balance will be charged to the card on file. Check out is 12:00 noon.

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 5 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 24 hours will forfeit any refund. Extended Stay Guests should refer to their Site Agreement for refund details.

*We do NOT refund any portion of your payment if you decide to leave early for any reason.

Lawn Maintenance: Our service crews are in the park on Tuesday and Wednesday 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.

Doggy Day Care: We have service providers at the park who can provide convenient onsite services such as Doggy Day Care. For more information on these services please ask our management staff. We will be happy to provide you with contact information of the individuals who offer these services.

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)