



# FLYING PIG RV PARK RULES & GUIDELINES

- RVs older than 10 years and FEMA trailers are not allowed.
- All tenants must have their own form of transportation.
- FLYING PIG RV PARK is on a septic system. All RVs must have empty holding tanks upon entering the park. No plastic items (i.e. condoms, tampon dispensers, straws, etc.) can be flushed. An airtight sewer connection is required at all times. Leaks must be repaired or replaced immediately. There will be a minimum charge of \$50.00 for sewage cleanup.
- No mail/deliveries should be sent to the Flying Pig RV Park address. Nearest Post Office is located at: 312 FM 718, Newark 76071
- A noise curfew from 10:00 PM to 8:00 AM. Tenants shall not infringe, annoy, or disturb any other tenants in the park (this also includes loud motorcycles and vehicles). Please respect your neighbors. Violation will result in immediate eviction.
- No guests after 10:00 PM. Drugs or drug-like activity is strictly prohibited. High traffic RV sites will be asked to leave.
- Gatherings/parties are prohibited unless approved by management.
- Tenants that have any cop or regular emergency vehicle activity will be immediately evicted.
- Requests must be submitted to management for any person wanting to move-in with an existing, established tenant in order to reside at FLYING PIG RV PARK. Approval is not guaranteed and additional charges may be assessed.
- No tenants under 18 years of age. NO KIDS ALLOWED.
- No more than 2 tenants, 2 vehicles, and 2 pets (additional monthly cost) per RV.
- No tenting or sleeping in vehicles (i.e. cars/trucks).
- No hot tubs/pools.
- No washing/repairing of RVs and/or vehicles.
- No clothes lines/hanging laundry.
- No use of electric adapters or outside appliances including window AC units.
- No open fires.
- No smoking in public areas.
- No outside storage is permitted. Each spot is allowed 2 chairs and a grill only. Other patio furniture items may be submitted for review (approval is not guaranteed). Storage space for trailers can be requested at an additional monthly cost.
- Do not drive, park, or place grills on any turf/grass areas.
- All tenants are responsible for keeping their own lot clean, safe, and free of debris. All personal items must be stored inside your RV.
- A park speed limit of 5 MPH will be strictly enforced.

## **PET POLICY**

Aggressive breeds will not be allowed in the park. Weight limit of 45 lbs. There is a maximum of two animals per site. Each pet is an additional monthly fee of \$50.00. All pets will be required to be on a leash at all times and cannot be tethered outside at any time. Pet owners are required to clean up after their pets including common areas around your RV. A fee of \$50.00 will be assessed if staff has to clean up after your pet. Second offenses will be asked to leave.

## **INDEMNITY AND WAIVER OF LIABILITY**

Customers shall indemnify and hold FLYING PIG RV PARK harmless from and against any and all claims, demands, costs, expenses, water, wind, civil strife, or acts of GOD, actions or indications of other customers, guests, invitees, or licensee of customers or any other customer actions or inactions (or those of their employees, agents, or invitees), or any other causes related to customers' use or occupation of the RV site. The management assumes no responsibility for accidents, injuries, or loss from any cause.

## **RIGHT OF REFUSAL**

FLYING PIG RV PARK reserves the right to refuse service at any time and to have a guest vacated from the park property in the event of inappropriate behavior or infraction of this agreement without refund. The owner and management reserve the right to amend, to revise, and add to the rules and guidelines at any time.

## **PAYMENT POLICY**

Rent is due on the 1st of each month. We accept cash, money orders, and credit cards (money orders and credit cards will incur a 3% surcharge). A late fee of \$35.00 will be added to your balance on the 3rd day past due and \$15.00 added for every day thereafter until balance is paid in full. Services will also be subject to immediate termination as represented in Senate Bill 1268. No refund policy to onsite guests is maintained.

If rent is not paid in full 5 (FIVE) days after due date, the RV is deemed abandoned and FLYING PIG RV PARK has the right to disconnect electrical and have abandoned RV towed off site in accordance with Senate Bill 1268. FLYING PIG RV PARK tenants reside under Senate Bill 1268 and understands utilities will be cutoff for delinquent or non-payment of monthly charges and NOTICE TO VACATE/EVICTION will be a 1 day process. No refund policy to onsite guests is maintained.

According to TEXAS PENAL CODE SECTION 31:04 (b) any guest who leaves without paying for site services or refuses to pay for site services when due is subject to criminal prosecution. FLYING PIG RV PARK is providing service hook-ups for tenants' RVs. Full payment is required in advance and any violations will be prosecuted under the "THEFT OF SERVICES LAW".



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TENANT SIGNATURE

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DATE