

SOUTH TYLER RV PARK

Monthly \$325.00 plus Electric/ Weekly \$175.00 Electric Included /

Daily \$30.00 Electric included

WI-FI password: happycamper

This Lease Agreement, made this _____ day of _____, 20____, between the Landlord, South Tyler RV Park, 12851 Mills Dr., Tyler TX 75703 and the

Tenant Name

Email Address

Home Address State Zip code

Cell Phone # Home Phone # Work Phone #

1. Landlord agrees to lease to the Tenant, Camping Site No. _____ in the South Tyler RV Park.
2. Description of the UNIT to be placed on the leased site(s) is as follows:

Make: _____ **Model:** _____ **Year:** _____ **Color:** _____

Serial No.: _____ **Size:** _____ **Lic.No.:** _____ **tate:** _____

This RV Unit is titled in the name of: _____

The lien Holder, if any, is: _____

LANDLORD, or its agent, shall inspect the RV upon arrival and may refuse to admit the RV if it is damaged, unsightly, unsafe improperly registered, or otherwise unfit in the sole discretion of the LANDLORD to be in the park.

RENTS:

The LANDLORD rents to the original tenant only. No subletting is allowed. Base rent is for two (2) persons only. Tenants must be 21 years of age.

All rents must be paid in advance on the day due. Delinquent days will be charged at the current daily rent rate plus a \$25.00 late fee.

REFUNDS:

THERE ARE NO REFUNDS. Monthly rates are for one (1) full calendar month. All additional days will be charged at the current daily rate. Exceptions can be made with approval from manager and we will work with all tenants.

ELECTRIC:

Electric meters will be read at the end of the month and payment due. Electric will be charged at the current TXU rate per kilowatt. Kilowatt rate: \$0.12 Meter Reading: _____

VEHICLES:

All vehicles, RV's, Trucks, automobiles, vans and motor cycles must be kept in an operable condition. All vehicles must have a current License plate. Boats, Four Wheelers require the owner's permission before storage in the park. Additional charge may be assessed for any extra vehicles. No vehicles allowed on blocks. Do not Block Traffic areas. Speed limit is 5 mph enforced. Maximum of 2 vehicles per site.

SECURITY DEPOSIT: Tenants shall pay the amount of \$75.00 for a security and/or utility deposit, which shall be refunded upon termination of the Tenant(s)'s tenancy in the Park to the extent that the amount is not necessary to remedy the Tenant(s)'s default in the performance of this Rental Agreement and/or to repair damages to the space or Park caused by the Tenant(s), not including ordinary wear and tear.

LANDLORD shall retain the right to designate RV space. Every effort shall be made to assign Tenant the RV space of his/her choice; however, the rights of other Tenants and the LANDLORD's business judgment shall also be relevant factors in the assignment of RV space.

LANDLORD may refuse to rent RV space to any person for any reason.

All RV space rent shall be payable in advance.

INSURANCE: Tenant agrees to have the RV covered by a full insurance package. Tenant agrees to release and discharge LANDLORD from any and all responsibility or liability for injury (including death), loss or damage to persons or property in connection with Tenant's RV facility. This release and discharge shall cover without limitation any loss or damage resulting from LANDLORD's employees parking or hauling Tenant's RV, vandalism, theft, fire, hail, high/low water, wind, collision, ice, rain, or any other act of GOD.

WAIVER: Without limiting paragraph 11 hereof, Tenant he/she/its successors and assigns, except for damages arising from intentional acts of LANDLORD, hereby irrevocably waives any right he/she/it had, has or may hereafter have to make any claim against LANDLORD (or its insurer) for damages to TENANT's personal property, including damages to Lessee's RV or trailer, which is the subject of the Agreement or while said personal property is located on TENANT's property.

The failure of LANDLORD, on one or more occasions, to enforce any term of this agreement shall not act as a waiver of the TENANT's right to enforce that or any other term of this agreement at any time or any other occasion.

All Structures must be approved by the LANDLORD prior to construction including material and color. Any construction shall meet the local building codes.

By Entering this property, you agree to abide by the Campground Rules.

Tenant hereby agrees to abide by the terms of this agreement

Signature of Tenant

Date

Printed Name

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CAMPGROUND RULES

The following rules govern your use of the South Tyler RV Park facilities and are part of the terms of your lease. These rules may be amended from time to time as necessary and in the event that they are you will be given a new list of rules.

1. Campers under age 18 must be accompanied by an adult. After 9:00 p.m. children under the age of 18 are to be at their assigned and registered site.
2. All campers must register with the staff.
3. All campers are responsible for their visitors.
4. Quiet time is from 10:00 p.m. to 7:00 a.m. and is strictly enforced.
5. The Speed limit in the park is 5 mph and will be enforced.
6. Open Firearms and fireworks are prohibited. Discharging Firearms will be cause for automatic eviction.
7. The maximum number of RV's per site is one. The maximum occupancy of the RV per site is not to exceed two persons. In the event that you should have occasional guests that would exceed the maximum occupancy please obtain written permission from the LANDLORD. (\$2.00 per person/day additional fee will apply)
8. Tents are not permitted.
9. The maximum number of vehicles per site is two. Cars, trucks, motorcycles, boats and trailers are all considered vehicles. Additional vehicles must be parked in the storage area. No parking permitted on roadways. Additional storage fees may apply for the use of the storage area.
10. No use of unauthorized vehicles will be allowed in the campground. No commercial enterprise will operate from the campground. Extra work vehicles or equipment will be stored in the storage area for an additional fee.
11. Campers are responsible for keeping their sites clean and neat. No permanent attachments or cutting of trees is permitted.
12. Trash is to be disposed of in the dumpster at the edge of the RV park.
13. If necessary, tenants are responsible for obtaining a post office box to receive their mail. Personal mail is not to be delivered to the RV Park address. Packages should not be delivered to the Park Address.
14. No alcohol consumption by minors is allowed. Any drunk/disorderly person(s) will be removed from the premises.
15. The LANDLORD assumes no responsibility for personal property left at your site or in the overflow area.
16. We do not give credits or refunds due to discomfort of nature, weather or for early departure or eviction.
17. All local, state, and federal laws must be obeyed.
18. Pets must be kept on a leash, cleaned up after, and not left unattended at the campsite. All vaccinations must be up-to-date and the pet identified by a name tag. **Please reference the Pets Regulations Policy (SEE ATTACHED).**
19. You may wash your RV on site. Must see office for details before washing. No other vehicle washing allowed.
20. No temporary buildings, structures, outside appliances, window air conditioners, tarps, etc. without management approval.
21. Limit of two (2) Large Ice chests or Rubbermaid type containers on each site.
22. All property must be in the confines of the space. Parking on roads prohibited. Parking is provided at the office for use of the office only. No overnight or guest parking in the office parking spaces.
23. Outside of RV and Lot area must be kept clean and free of debris. Trash must be bagged and placed in dumpster.
24. Please no mats or rugs on the lawn.

25. No outside clothes lines are to be used.
26. No RV's that fall into a state of disrepair will be allowed to remain in the park. 10 year age limit cutoff to be eligible to gain long term entrance into the park.
27. No open fires except in barbeque grills or in small fire pits that are at least six inches above the ground. Homemade fire pits are not allowed.
28. Please respect your neighbor and do not cut through their site.
29. Each RV will use one space and hookups for that assigned space only.
30. A maximum of 2 pets per RV are allowed. All pets must be registered with office prior to bringing pet into park. Additional pet restrictions apply, see management for pet rules.
31. Visitors are not allowed to bring any pets into the park.
32. Digging of any kind is not permitted and before driving stakes of any kind into the ground, please contact the office. This is for your safety as well as that of our water, sewer and electric lines. A sewer hose support device is required.
33. Sewage and gray water must not run on the ground. A positive sewer seal is required at both ends of your sewer hose.
34. No soliciting or any commercial activity.
35. Renters and all other users of this property are liable for all property damages.
36. All Local, State, and Federal laws are applicable to all persons on the premises.
37. Rowdiness, loud music, abusive language, violent behavior, and drunkenness, possession or use of drugs will not be tolerated at any time and will be subject to eviction
38. Objectionable conduct of any kind or violation of any park rule or anyone causing a disturbance will immediately be asked to leave the premises and will forfeit all fees.
39. In the event of an emergency please immediately call 911. If the emergency does not relate to health or safety please contact the LANDLORD /Manager.
40. Fencing of yards is not allowed.
41. Parties are not allowed.

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RULES & REGULATIONS PETS

Special permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of residents of the Park. No more than two (2) dogs or cats, is permitted in addition, resident may keep a maximum of two (2) birds.

A) the types of pet permitted are: a domesticated bird, cat, dog, or aquatic animal kept within an aquarium. Only medium sized cats or dogs (which, at maturity, do not exceed 50 pounds in weight) are permitted. Pit bulls, Chow Chows, Rottweiler, Doberman Pinschers and/or aggressive breeds are expressly prohibited.

B) Non- house pets (including farm animals) are prohibited under any circumstances. Strange and exotic pets are not permitted.

C) After moving into the park, a pet may not be acquired without written permission from the park management. Park Management must approve all pets before application to rent is accepted.

D) If a pet is lost or dies, written permission to acquire a new pet must be obtained from Park Management.

E) If any of the rules regarding pets is violated, and such violation is noted by Park Management or a valid complaint is made by another Resident, the Resident owner of the pet will receive an official notice in writing stating that the right to keep a pet within the park may be terminated.

The following rules must be strictly followed by all pet owners:

- 1) Each pet must be inoculated in accordance with local law. Evidence of inoculation shall be submitted to Park Management within seven (7) days of receipt of written request for such information.
- 2) All pets must be registered with office prior to bringing pet into park.
- 3) Maximum of two (2) quiet well-mannered pets are allowed per site.
- 4) Pets must be on a leash when not inside the RV.
- 5) All pets are to be kept inside at night and are never to be left unattended.

- 6) Any pet running loose in the park will be turned over to SPCA or other authority. Recurring violations of this rule will lead to the loss of the privilege to maintain a pet.
- 7) Pets will not be allowed in any Park building at any time.
- 8) Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to, barking growling, biting or any other unusual noises or damage. Under no condition is a pet to invade the privacy of anyone's site, flower bed, shrubs, etc. Pet owners are responsible at all times for their pets, including injury, destruction, and annoyances to other Residents, and the Park Management shall not be liable for any loss, damage or injury of any kind whatsoever caused by Resident's pet.
- 9) No exterior pet housing is permitted in the Park. this includes, but is not limited to, any type of confining barricade, fencing or structure. Small temporary pet pens may be used as long as they are stored inside or under RV while not in use.
- 10) Visitors are not permitted to bring any pet into the Park.
- 11) Feeding of stray cats and other animals is prohibited.
- 12) The tying up of pets outside the RV and/or leaving them unattended outside is prohibited.
- 13) No tying up of pets to any park property at any time.
- 14) If Residents pet is allowed to exercise in Residents yard or elsewhere, all excrement must be picked up, wrapped in paper and placed in the trash immediately.
- 15) Park management encourages pets to be spayed or neutered. However, in the event of offspring, Park Management must be immediately notified and written permission of Park Management must be obtained for the offspring to stay in the park for a temporary period not to exceed eight (8) weeks.