



Park Rules and Regulations

Welcome to The Farmstead RV Park

BEFORE BOOKING YOUR SITE

- All guests over 18 must submit a background check prior to booking. For each adult over 18 click below to complete.
- If the background report is not approved, the guest will receive a full refund less the background service fee and the \$6.50 admin fee.
- All RVs must be 15 years or newer or be approved by management prior to checking in.

SITE FEES

- Site rates listed are for up to 2 adults, 2 children, and 2 pets. Additional fees apply for additional guests or pets. Maximum of 3 adults, 5 children, and 3 pets per site allowed.
- Extra Children Fee = \$2/daily, \$10/weekly, \$15/monthly. Maximum of 5 children per site.
- Extra Adult Fee = \$2/daily, \$10 weekly, \$15/monthly. Maximum of 3 adults per site.
- Extra Pet Fee = \$2/daily, \$10/weekly, \$15/monthly. Maximum of 3 pets per site.
- A \$6.50 admin fee is charged for all reservations and monthly for long-term stays
- To hold your reservation, daily and weekly guests will pay for the first night's stay. Monthly guests will pay the \$100 deposit.

CANCELLATION POLICY

- All Cancellations must be made 72 hours prior to Reservation or t deposit is forfeited. A \$6.50 admin fee will be retained on ALL cancellations. Monthly sites must give a 14-day notice in order to receive a refund of deposit.

GENERAL

- Pick up all cigarette butts and trash. No littering on the ground
- Loud, obnoxious, disorderly, or unlawful conduct or conduct that disturbs or threatens the rights, comfort, or convenience of others will not be tolerated. No discharging of guns or fireworks allowed
- Small Campfires are allowed in the sites only in covered fire rings and no burn bans are in effect
- Damage caused by you, your pets, or your visitors will be YOUR responsibility

SITES

- Site rent includes water, sewer, trash, and Wi-Fi services. Electric is billed separately
- The quality and stability of the Wi-Fi are not guaranteed
- A 5% late fee will be added to any payments received after the 5th day after the due date. Rates are subject to change at any time.
- Guests may occupy only the area located within their site. Use will be for residential use only

VEHICLES

- Sites are limited to (1) RV and (2) Vehicles. Park in site only. Do NOT park in the road
- Speed limit on all park roads is 5 MPH. Please watch for walking guests and pets
- No motorized bikes or ATVs are allowed on the property. Electric golf carts are acceptable
- No repairs or maintenance may be done in the community area. Inoperable, unregistered, or expired registration vehicles are not permitted in the community. Vehicles must be well maintained

COMMON AREAS

- Please help keep the pavilion, restrooms, and laundry area clean and tidy
- The laundry room is for guest(s) only. Do not allow visitors to use this facility
- Guests may fish in the pond on a catch-release basis. Absolutely NO Swimming or Wading allowed
- Children may play in the playground area. No Children are allowed anywhere else in the park without an adult

SEPTIC

- We are on an aerobic septic system. Only human waste or toilet paper can be put in the system. Do NOT flush wipes or feminine products. Please use the trash can for anything that is not human waste or TP

PETS

- Pets must not be listed on the Dog Breed Restriction List (see pet policy)
- All pets must be registered with the office and current vaccination records provided
- Pets must be leashed and with the owners when outdoors or in the pet play area.
- Guests may NOT allow visitors to bring their pets. Absolutely NO unapproved pets allowed on the property

HOST/GUEST RELATIONSHIP

- This agreement does not constitute a landlord/tenant agreement. Payment for a site is entirely for services rendered under a host/guest arrangement
- Guests shall not have the right to assign or sublet this site to any person(s).

RIGHT TO TERMINATE

- This agreement may be terminated by the host at any time and for any reason by providing the guest with a notice to vacate the site. Guests agree to render peaceful possession of the site within three days of the date provided on the "Notice to Vacate". The three-day notice shall not be required to terminate if termination is the result of an "Act of Default" (as defined in Section 11 below).

DEFAULT BY GUESTS - The following acts constitute defaults by guests ("Acts of Default")

- Failure to timely pay Fees or other lawful charges when due under this agreement
- Giving false information on any application to campground
- Guests, guest visitors, and/or occupants fail to comply with any park rules or regulations
- Guests hold over after giving notice of termination and intent to vacate

ATTORNEY FEES

- In the event any legal proceedings of any kind are instituted, The Farmstead may collect all reasonable costs and attorney fees incurred by the owner in pursuing such action.

WAIVER

- The Farmstead's failure to insist on strict compliance with the terms, covenants, or condition of this agreement shall not be deemed a waiver of that term, covenant, or condition, nor shall any waiver or relinquishment of any right or power at any one time be deemed a waiver of that right

HOLD HARMLESS

- Guests indemnify, release, and hold PLR, The Farmstead, LLC, its officers, owners, employees, and agents harmless from any property damage, personal injury claims, causes of action, damages, loss, expenses, and/or liabilities arising out of or related to guests use of the site and the park facilities, regardless of whether such loss was caused by the negligence of any park associates.

THEFT OF SERVICES LAW

- According to Texas Penal Code Section 31:04 (b), any guest who leaves without paying for site services or who refuses to pay for site services when due is subject to criminal prosecution.

RULES AND REGULATIONS

- Guests and their visitors and ALL occupants shall comply with the written rules and regulations provided to guests. Guests agree to comply with all state and federal laws, rules, ordinances, and regulations applicable to the property.

We look forward to having you at The Farmstead RV Park!

FOR QUESTIONS CALL/TEXT US AT 214-471-3041