

Southern Belle Ranch & RV Park Rules & Regulations

RENT: Monthly rent is \$500.00 a month (up to 2 people) and is due on the 1st of each month which includes water, sewer, electric (up to \$50.00), lawn care, garbage and basic WIFI (when available). If electric usage goes over \$50.00 a month, you will be charged for the overage at 8.5 cents per kWh. Rent is pro-rated from the day you arrive until the end of the month and due upon arrival. The monthly rent is not refundable when the Resident leaves any time before the final day of the month, or if the Resident has been evicted. A valid debit/credit card must be put on file prior to arrival.

LATE FEES: Late fees are \$10 a day starting on the 2nd day followed by a 3 day vacate notice if full amount is not paid. If balance is still not paid, then eviction will be filed.

EMERGENCY MAINTENANCE NUMBER: The telephone number of the person who may be contacted for emergency maintenance is: **972-210-3476**. Text preferred for faster response.

SECURITY DEPOSIT: Resident(s) shall pay the amount of \$125.00 for a security deposit, which may be refunded upon termination from the park if no damage has been done AND Resident gives at least 7 days' notice prior to leaving. **The Resident will have to send a self-addressed stamped envelope to Southern Belle Ranch & RV Park 4496 US-80 Lot 23 Terrell, Texas 75160 within 7 days of leaving the park to receive refund back. No exceptions!**

RENTING OR SUBLETTING: Resident(s) shall not sublease or otherwise rent all or any portion of Resident(s) recreational vehicle. Any person that is not listed on the agreement may not stay more than 5 consecutive days unless approved by Management.

PETS: 2 pets are welcome as long as they are pet and people friendly. NO AGGRESSIVE breed of dog will be permitted. All dogs must spend its primary existence within the RV. They are not permitted to be left outside unattended. Dogs must be on a leash at all times (unless in the dog park) and you must pick up after them! **THE PARK IS NOT RESPONSIBLE FOR ANY PET LEFT UNATTENDED IN THE RV AT ANY TIME FOR ANY REASON.**

RV LIABILITY & PROPERTY INSURANCE: Resident(s) must maintain Liability & Property insurance with coverage's at state minimums without any lapse in coverage. The insurance must cover the following: RV/Car Damage by tree breakage, flood, fire, theft, and/or other causes. Resident will be considered in default of their rental agreement if they do not maintain insurance coverage.

DISCLOSURE: As a privately-owned RV park we reserve the right to refuse admittance or service to anyone at any time and will not be responsible for any accidents that occur on the property.

COMMUNITY RESPONSIBILITIES: While the Management and Owners of the RV Park strive to assure the safety of the Residents and the property, they are not responsible for losses due to fire, theft, flooding, or any accidents. You the Resident are hereby notified that you assume personal risk in such matters. For any accident or injury on any RV site, the Resident of such RV shall indemnify and hold management harmless of any and all claims by any person(s).

Please take note of the following:

- No AC window units or space heaters are permitted at any time for any reason- they trip breakers!
- RV's must be 15yrs or newer (unless approved by management by sending a photo of the RV PRIOR to move in)
- No more than 2 Residents and 2 pets are allowed per RV
- Sewer hose seals are required for all sewer hookups – this is State Law!
- Use of neighboring vacant lots for personal storage, parking, dumping trash, gardens, etc. is prohibited.
- Each RV must be maintained in a neat and attractive condition at all times. No appliances, mattresses, large tools, pop up tents, pools, sheds, porches, trampolines, fences, dog houses, kennels or any type of clutter are permitted. If it doesn't fit on your slab, you won't be able to bring it. (Nice outdoor furniture is acceptable). Any landscaping done to your lot must not interfere with the lawn care provided by the RV Park.
- **Wash house is to be kept clean at all times.** Destruction or theft of any kind will be grounds for immediate eviction. Children under the age of 16 must be accompanied by an adult. **IF SHOWERS ARE USED, THEY MUST BE CLEANED AFTER EVERY USE TO HELP PREVENT THE SPREAD OF COVID!**
- Do not leave any food or anything poisonous such as antifreeze, oils, etc. that may hurt animals. We love our animals!
- Do not dump anything down the sink or toilet to help prevent septic issues. This includes wipes, non-septic safe toilet paper, condoms, food, grease, etc.
- Washing of rigs or vehicles is not permitted. Do not allow water to run freely. If your RV has a water or sewer leak, take care of the leak immediately to prevent fines for access water usage.
- Residents are held liable for any damage to property caused by the move-in/move-out of the RV.
- Do not drive or park on the lawn at any time for any reason. Stay on the main driveway at all times.
- **If you have dogs you must pick up after them. This includes the driveway, the dog park, and your lot. Dogs must be on a leash at all times unless in the dog park area. Dogs may not be left outside unattended or be a nuisance to other Residents. ALL DOGS MUST BE PEOPLE AND PET FRIENDLY!**
- Do not cross over or lean on the fence into any pastures. Keep in mind some of our fencing is electric so keep a safe distance away from it.
- No loud parties, radios, vehicles, TVs and/or other unnecessary noise or disturbances. Quiet hours are from 9pm-8am.
- ALL RV's must arrive **NO LATER THAN 6PM** to get set up before dark.

- A maximum speed of 10 MPH anywhere in the park will be strictly enforced. (The dust and rocks are not good for our Residents or our animals)
- Repairs of automobiles, trucks, boats, motorcycles, and/or trailers are prohibited
- No Air rifles, BB Guns, fireworks and/or sling shots are allowed in the park
- Illegal drugs of any form are prohibited on the property of Southern Belle Ranch & RV Park. Person(s) caught in violation of this rule are subject to immediate eviction without a refund. Person (s) knowing of any illegal activity are encouraged to notify the management immediately. Any information reported will be strictly confidential.
- Disabled vehicles and/or vehicles without current registration that are not being used on a regular basis are not allowed
- Tampering in any manner with electric power sources or hookups, removing electrical breakers, modifying or altering electrical box, running extension cords from a different power source other than the one assigned is prohibited.
- Using a greater electrical load than the RV is designed or approved for or otherwise causing a dangerous condition or a fire hazard is prohibited.
- No drying or hanging laundry, towels, rugs, comforters, etc. outside
- No altercations in the park between residents or any employee of the park.
- Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive or vulgar behavior will not be tolerated.
- Be sure to like us on Facebook during your stay so you can be kept up to date of any important info regarding our park. 😊

Name:

Signature:

Date:

Name:

Signature:

Date:

Credit/Debit Card #:

Exp. Date:

CCV #:

Resident's card will be charged a pro-rated amount from whatever day you agreed to arrive on until the end of the month PLUS the deposit of \$125.00.