

Space # _____

Date: _____

Kountry Ranch RV Park
2433 Duncan Drive, Oyster Creek, Texas 77541
979-230-6101

Application

Name _____ Phone Number _____

Permanent Address _____

Driver's License Number _____ Exp Date _____

Check In Date _____ Check Out Date _____ # Of People _____

Electric Deposit Amount _____ Rent Payment Amount _____

Payment Type: Cash Check Money Order Visa Mastercard Discover

Name On Credit Card _____ Credit Card # _____

Exp Date _____ CCV Code _____

This Application is not complete and will not be approved unless you read the rules and regulations below and sign on page 2 to abide by it.

Rules and Regulations

1. **Current Rent**

- a. Prices are subject to change without notice. All new Guests will be charged full months rate for the first month and will pay rent again 30 days from the booking date. During the second month, tenants will be prorated so their rent is due on the first of the month. Rental rates shall be paid in full in advance of occupying overnight RV Space site. Monthly Tenants will be charged \$100 Electric Deposit. Electric Deposit will be refunded in full if account is clear when tenants check out. There will be 3% service fee for all credit or debit card payments.
- b. Full reservation amount will be charged to credit card at time of reservation.
- c. Cancellations may be made up to 7 days before reservation date. There will be no refunds for cancellations made within 7 days of scheduled check in date (14 days for holidays). Check in time is between 12pm and 6 pm and Check Out Time is 11 AM.
- d. There will be no refunds for early departure or for guests who fail to follow park rules.
- e. Rates are based on 1-2 adults and children 16 years or younger. Please Inquire about rates for more than 2 adults or children 17 and older.
- f. Rent and Electric Bill is due on 1st of the month for all monthly tenants. Rent and Electric Bill not received by 9 PM on Friday after the 1st of the month will be due with a \$25 late fee on Saturday and \$5 late fee for every day thereafter.

2. **Facilities**

- a. All tenants must register upon arrival at the RV Park. The responsible, registering tenant must register all persons in their group including any extra guests who may arrive at a later time.
- b. Tenants shall have the use of assigned overnight space site for one recreation vehicle and one additional vehicle. Temporary fences, walls, poles, signs, barriers, excessive ornaments, clothes lines or any structures of any kind are prohibited.
- c. Quiet time is between 10 p.m. to 7 a.m.
- d. No car or R V washing with R V Park water is allowed.

- e. Subleasing of RV is not allowed under any circumstances.
- f. Restrooms are available in the park. Code to wifi will be provided upon check in and is reserved for use of park tenants only. We have Direct TV Receivers available for rent for \$25. Please ask park manager for details. There are no prorations on Direct TV Receivers.
- g. All Sites have full hookups. All rigs must be self contained. Do not connect 50 amps to 30 amp service. All RV's must have a septic hose connector.
- h. Cleanliness:
 - i. No Open Containers or public consumption of alcohol on park grounds.
 - ii. Please do not throw cigarette butts on ground. Trash cans are easily accessible and trash pick ups is on Tuesdays and Fridays.
 - iii. Do not dump charcoal on park grounds.
 - iv. Bag up your fish cleaning remains and take to county dumpster.
 - v. No camping, tents or tarps are allowed. No appliances outside your RV are allowed.
 - vi. Weed eating and mowing around your RV is the responsibility of park guest. Austin's landing will provide a weed eater for your convenience.
- i. Tenants will not make any improper, unlawful or inappropriate use of the RV space or facilities of *Kountry Ranch* RV Park. Tenants shall honor quiet times, refraining from loud music or disruptive behavior. Tenant is responsible for behavior of all guests.

3. Pet Rules

- a. Small pets are allowed, but must be kept on a leash and never outside unattended.
- b. Please clean up after your pet and use pooper scooper. Do not chain pets outside. Pet owners must comply with all applicable state and local laws and ordinances, and shall confine pets to Tenant's RV space. All pets must accompany Tenants when they leave *Kountry Ranch* RV Park and at no time may be left unattended. Tenant shall remove pet from *Kountry Ranch* RV Park upon demand in the event that said pet shall, in any way, disturb other tenants.

4. Liabilities

- a. *Kountry Ranch* RV Park will not be responsible for loss or damage to Tenant's property due to theft, vandalism, fire, any other casualty or act of God.
- b. Tenant assumes all risk of such loss or damage and must carry his or her own insurance. In addition, damages of any kind caused by tenant or visitor of the park shall be billed to the tenant.

5. Indemnification

- a. Tenant shall indemnify and hold harmless *Kountry Ranch* RV Park, its officers and employees from all claims, liability and expenses, including but not limited to attorney and other professional fees, for injury to person(s), loss of life or damage to property arising out of the Tenant's exercise of his or her rights hereunder, except as may be caused by the gross negligence or intentional acts of *Kountry Ranch* RV Park or its officers and/or employees.

The Tenant acknowledges that Tenant has been furnished a written list of all park rules and regulations and agrees to abide by the same as they may be amended from time to time. _____ (Initial). The Tenant also agrees that failure to abide by park rules will result in forfeiture of security deposit. _____ (Initial).

Tenant Signature: _____ Date: _____