

# YOUR GUIDE TO VISTA RIDGE RV PARK

## FOLLOW THE GOLDEN RULE

Treat others how you want to be treated. Always be kind, courteous and respectful when addressing issues with your neighbor, office or camp host. We strive to provide a safe, quiet and relaxing park for all.

SEE FULL GUIDELINES ONLINE AT  
[www.vistaridgerv.com](http://www.vistaridgerv.com)



### OBSERVE CHECK IN/OUT TIMES

Check-Out 11:00am  
Check-In 2:00pm-dark  
No Check-Ins after dark



### RESPECT YOUR NEIGHBORS

Do not walk through other campsites and keep all items on your site.



### BE MINDFUL OF YOUR NOISE LEVEL

Keep all noise at a decent level at all times.



### OBSERVE QUIET TIMES

Please observe quiet time and be respectful of your neighbors, no outdoor music, outdoor games etc.



### RELAX AND ENJOY YOUR TIME

Observe the 4 3/4 MPH speed limit at all times. Be aware of people, children, and pets while driving.



### MIND YOUR CAMPFIRE

Please be aware of local burn ban restrictions and NEVER leave a fire unattended.



### KEEP A TIDY CAMPSITE

Please keep your trash in containers and away from wildlife.



### KEEP ALL FACILITIES CLEAN

Pick up after yourself and report any spills or broken equipment immediately.



### BE A RESPONSIBLE PET OWNER

Keep your pets leashed, under your control, and always pick your after your pets.



### FOLLOW ALL PARK RULES

Be aware of all park rules to ensure everyone enjoys their time and stays safe.

WE WANT TO HEAR FROM YOU!

We are here to make your stay memorable, please let the office know about any issues.

## ENJOY YOUR STAY

Our number one priority is to ensure all campers have a fun, enjoyable, and memorable stay.

### Please call 911 in the event of an emergency

If you call 911, please call the office so we can prepare to escort them to our site if able to.

### Park emergencies - please call 210-602-8808

For after hour emergencies, please leave a message, with your name and site #, and we will reply accordingly.

## THINGS TO SEE IN THE AREA

- San Antonio: Alamo, Riverwalk, Restaurants, Shopping, Six Flags, Sea World and more
- Graytown Park
- Helton Nature Park
- Victor Braunig Lake and Calaveras Lake
- Texas Tulip Farm and Lulling Lavender Fields
- Cycle Ranch
- San Antonio Raceway
- New Braunfels, Gruene and Schlitterbahn Waterpark
- Luckenbach and Fredericksburg
- Port Aransas & Corpus Christi's beaches
- Texas State Aquarium
- Navy's Air Museum — The Lexington
- **GOOD EATS** —  
Brick'n Dough Pizza  
Texas Pride BBQ  
Lockhart, TX - many BBQ options

## Welcome to Vista Ridge RV Park. We hope you enjoy your stay.

- Vista Ridge RV Park, LLC (VRRVP) has established our site services agreement or rules/policies/guidelines to help ensure your enjoyment and the safety of our guests, staff, and property.
- **Follow the Golden Rule** – Consider how you would like to be treated and treat others accordingly and be neighborly.
  - If something bothers you, talk to your neighbor, the office manager or camp host
- Vista Ridge RV Park is a family friendly park. Please act accordingly
- No persons who are listed on any sex offender registry are allowed on our property - guests or visitors
- Pay attention to the weather – the meadow can flood
- We have lots of trees – watch for limbs
- VRRVP is a BYOB establishment – please drink responsibly
- Security cameras are in use
- Use your RV surge protector when plugging in. Be aware of your amperage use and stay within your camper limits
- Always look at your camper steps to ensure they are clear before stepping on them
- VRRVP may change your assigned lot at any time, including in the middle of your reservation if needed
- We assume no liability, and you agree to hold us harmless for all damage, personal injury, loss or damage to property, or theft (collectively “Loss”) caused to you, your property, your vehicles, your RV, and your visitors. It does not matter how the Loss happened, including if the loss was caused by weather, wind, water, flooding, vandalism, tree breaking, freezing, fire, intentional acts, or other guests or employees. Guests of VRRVP are responsible for any damage caused by themselves, their guests, family, visitors, property, and/or pets

### **CAMPFIRES** –

- Wilson County, TX is very strict about burn bans during drought &/or high winds... please check with the office before setting up your firepit. If approved, the pit must be off the ground and not on our tables.
- Please ensure it is placed away from trees, have a water source/ fire extinguisher ready and NEVER left unattended.

### **GENERAL INFO:**

- Main phone number is 210.602.8808 / Office hours – 8:30am to 4:30pm daily
  - Appointments are available when possible – please arrange with the office.
- Check out **11:00am**
- Check in **2:00pm-8:00pm**
  - Please notify the office with your arrival eta so we may prepare to escort you to the site.
  - **NO check-ins after dark** – it is disruptive to neighbors, unsafe in the park & difficult on our staff.
- Quiet time – **10:00pm-8:00am**
- Courtesy to your neighbors is expected **24/7**
- Medical emergency – call 911 and if there is time, call the office so we may escort them to your site.
- Wilson County Sheriff - 830.393.2535
- After hour park emergencies - 210.602.8808
- **Cancellations.** Cancellations must be received at least 7 days before your reservation date. Cancellations are subject to a **\$15.00** processing fee. If you cancel less than 7 days prior to your planned arrival, your full payment is non-refundable.
  - If funds are held in camp credit for future use – they expire one year from cancellation

### **Storm/Tornado warning:**

- Best practice is to evacuate when weather alerts are imminent or have been issued
- Always bring in your awnings and secure outside items
- The clubhouse, laundry & fitness rooms are the most secure buildings if a safer space is needed.
- The meadow floods, even if we don't receive much rain – water flows our way. Please stay aware.

### **The following are NOT allowed on site:**

- Illegal drugs, public drunkenness, disorderly conduct, violence, threat of violence, use of profanity, aggressive pets, unsupervised children, or behavior that disturbs or threatens the rights, comforts, or convenience of others in or near the park. Such behavior will not be tolerated. If the sheriff is called to your site, ejection is likely
- NO smoking, vaping OR pets in park owned buildings/rentals, i.e., clubhouse, pool or hot tub area, pool decks or in laundry/fitness.
  - Dogs are allowed in the clubhouse on an exception basis, if not too crowded etc. Please use your judgement each time.
- The use of fireworks etc. are prohibited within the park
  - To note VRRVP may host firework displays July 4<sup>th</sup>, New Year's Day, etc. Self-use of fireworks is prohibited, please enjoy our show
- The use of firearms, BB-guns, slingshots, etc. is not permitted within the park
  - To note VRRVP may host shooting activities at the target range. Use at the range is allowed during a scheduled event
- The operation of a business is not allowed. Your site is used for your personal enjoyment only
- No pools or hot tubs on a site – please enjoy ours
- No solicitation within the property
- No subleasing or short-term rental of your site

#### **SITE OCCUPANCY:**

- Check out **11:00am** / Check in **2:00pm-8:00pm**. Do not arrive before 2:00p without prior approval
  - Please call the office if with your arrival eta so we may escort you to your site
  - **NO check-ins after dark** – it is disruptive to neighbors, unsafe in the park & difficult on our staff
- No gate entry without using your gate credentials after **9:00pm**. Please do not leave the park without them
  - Do not allow another car to enter behind you. Allow the gate to close and they will use their code or call office.
- Under 27 nights RV rates include 4 people, additional guests are an additional fee of **\$10.00** per day
  - No charge for little ones under 3 years of age
- Each site is limited to one RV & 1 vehicle that fully fits in the site. To note - some sites will only fit one vehicle
  - Some sites will accommodate 2 vehicles. if the second vehicle fits, that is fine
  - Sites 10-21 – can park nose-to-nose in front of their site, across from Shady Lane in front of the site
- No parking in a vacant RV site. Please coordinate parking with the office
- Please keep sound to a respectable level, remember you have neighbors and sounds carry
- Clotheslines/hanging laundry is only allowed for the temporary hanging of swimsuits and pool towels
  - Do not attach anything to trees.
- Only items intended for outdoor use is allowed on the site. No rugs, parking etc. on the grass
- Do not change your RV site location without approval from VRRVP
- No pools of any size or hot tubs on a site – please enjoy ours
- Water from RVs (including gray, black and sink water) must be disposed of via the sewer connection

#### **CHILDREN: Weekend & Monthly** - If staff must reach out regarding behavior, you may be asked to find a more suitable park for your family

- Supervise your children at all times. No access to clubhouse, pool etc. without your presence. If your children are left unattended, you may be asked to leave and find a more suitable park for your family
- Guests are responsible for their children's behavior & potential damages
- Please clean up after yourselves. Clubhouse games etc. are shared. Please return in good order
- Do not play outside of your site. The roads have traffic, and please respect other's sites
- All children, under the age of 14, must always be accompanied by a responsible adult 18 years or older

#### **WATER USAGE:** We use well water and are on a water conservation program, year-round. Do not waste water

- If there is a leak in your water hose – your water will be shut off until you repair/replace your hose
- VRRVP's pipes go to the spigots, you are responsible for the hoses, equipment, etc. from the spigot into your rig
- You will need to winterize etc. your rig accordingly when a freeze is expected
- Do not water plants, grass, etc. in the heat of the day

#### **SEPTIC SYSTEM: Septic system in use** – please allow only human waste & septic-approved toilet paper down the drain.

- **DO NOT DISPOSE OF** flushable wipes, non-septic friendly toilet paper, paper towels, feminine products, grease, or any other items down the sink drain or toilet

#### **SAFETY AFTER DARK:**

- Please carry a flashlight

#### **OUTDOOR LIGHTING:**

- Do not leave your outside lights on after quiet time begins
- If you are outside after quiet time, please use a flashlight or table lanterns

#### **TRASH:**

- Household trash only in the designated dumpster. Non-household trash needs to be taken to the landfill
- Breakdown your boxes and close the dumpster doors

#### **RECREATIONAL VEHICLES:**

- Bicycles & golf carts are allowed if operated respectively, with adult supervision & under 4 ¼ MPH
- No guest gasoline powered recreational vehicles allowed. i.e., gas-powered golf carts, ATVs, dirt bikes etc.

#### **VEHICLES:**

- Maintain the 4 ¼ MPH rule and operate in a safe manner
- Vehicle noise – Do not rev/idle your vehicle. Be respectful of your neighbors & keep engine noise to a minimum
- Vehicles are to be parked as designated - No parking on the street or outside of your site
- Only drive on the street - not on the grass or on/through other sites – even when vacant
- Electric vehicle charging will be an additional **\$20.00** per charge. Unless your reservation is booked as per usage
- Vehicles must be currently registered, inspected and running
  - Non-operational vehicles may be towed from the park at the guest's expense
- Vehicles must be well maintained and have no oil leaks
- No major vehicle repairs will be permitted in the park

#### **VISITORS:**

- Limited number of visitors are welcome, provided they check-in with the office upon arrival
- Please notify the office ahead of time if you expect a guest, so we may prepare for their arrival
- A day pass, of **\$10.00** per person is required when using the pool/hot tub, clubhouse, or community facilities
- Visitors must leave the park, by **9:45p** - before quite time begins at **10:00p**
- If you do not have space on your site for parking, your visitor will need to park as designated by the office
- Ejected or evicted guests are not welcomed as visitors. If they have been asked to leave, they are not welcome back in the park
- **Month to month guests** (over 27 days) – Visitors need to check in with the office each visit
  - A day pass of **\$10.00** per person when your guests use the pool/hot tub, clubhouse, and community spaces/facilities
  - A day pass is not needed when visitors visit only the site & do not use the pool, community spaces, etc.
  - Overnight guests must not stay longer than 2 consecutive nights

#### **PETS: We are pet friendly to friendly pets, and responsible pet parents.**

- No aggressive, badly behaved, biters, diggers, or excessive barking/noisy pets are allowed
  - This behavior can result in ejection without a refund/credit
- Always carry waste bags with you **and pick up after your pet**
  - Waste must be picked up immediately, including the park, meadow, dog park, & your site
  - Violators will be fined **\$25.00** and after the second violation may be asked to leave the park
- Well behaved dogs are welcome in the office for a treat & some lovin' & on the back deck of the clubhouse
- No pets in the pool/hot tub area, laundry, or fitness areas.
  - Dogs are welcome in the clubhouse on an exception basis – not too crowded, not when food is being served. Please use your judgment.
- Pets are to be with you at your site, the dog park or walking on a leash.
- Pets must be on a leash, no longer than 6 feet always when outside of your RV
- Pets must not be tied/tethered/kenneled nor left unattended outside
- Pets must be current on their vaccinations
- Guests are responsible for pet's behavior, waste, noise level and any damage that may incur
- **Month-to-month guests** - Maximum of 2 (total) Dog &/or Cats only per site

#### **LAUNDRY:** Please remove items promptly – unattended items will be removed from the machine and placed aside

- Do not use our laundry facilities to wash pet bedding, dye items or to wash bulky items
  - Use a commercial laundromat that can manage these items more efficiently

#### **SWIMMING POOL:**

- NO lifeguard is on duty - swim at your own risk
- Anyone behaving in an unsafe or destructive manner will be asked to leave the pool area
- READ AND FOLLOW THE POOL NOTIFICATION SIGNS
- The Pool & Hot Tub opens at **9:00am** and closes at **10:00PM**
- Absolutely NO glass bottles in the pool area
- No pets in and around the pool and hot tub
- NO unattended children at any time
- Pick up after yourself, no running, horseplay, diving, or excessive noise
- Music on headphones only. No external music
- Swim diapers are required for non-potty-trained guests
- Family-friendly bathing suits are required
- Towels are not provided, please bring your own
  - We do have towels for sale in the office
- TO NOTE - The pool & hot tub may be closed for unscheduled cleaning, weather & when deemed necessary

#### **GOLF CARTS:**

- Carts are available for daily rental – please see the office for details. Personal vehicle insurance and waiver are required.
- Carts are not to be operated by any other than who is listed on the insurance card
- You damage it – you bought it... TO Note replacing a cart can be very expensive
- Dangerous usage will not be tolerated, and your rental will be revoked without refund
  - Do not exceed the seat capacity; overloading carts causes long-term damage
  - Please use the carts with care and safety in mind
  - Please be very cautious when driving carts and especially after dark

**Bringing your own electric cart?** **\$5.00** per electric charge. We appreciate your honesty

- Our Park rules apply – Please see the office before using your cart so we can give you a map, etc.
- No one under 18 may drive your cart and your insurance needs to be on copy in the office

#### **ELECTRIC CARS:**

- Please be conscious of our electric usage and let us know if you charge your car
  - You wouldn't expect us to buy you a tank of gas, please be considerate
  - \$20.00 is the average full charge. We are charged .15 per KWH.

#### **FLOODING/BRANCHES:** The meadow can, and has, flooded. Please be aware of your surroundings

- Be aware of falling tree limbs
- Please pay attention to the weather and prepare accordingly
- Vista Ridge is not responsible for your property or any damage

#### **RV DELIVERIES:** Please let us know if your RV is being delivered and by what company

- Please communicate our check-in & out times to the company
  - If not picked-up on time, you will be charged for extra time, as late pick-up may cause issue with an incoming guest on the site

#### **POLICIES & MISCELLANEOUS:**

- Policies/Guidelines & Rates are subject to change at any time
- No refunds for early departure, for any reason
- We reserve the right to enter any site, at any time
- The primary guest is the "responsible party" & accountable for the actions of all family, pets & visitors
- We reserve the right to eject any guest, without refund or deposit refund; for behavior, threats directed at or caused to, guests, visitors, employees, property, unpaid site rental fees, theft of services, violation of the rules/policies, repeated violations etc.
- Subletting is not allowed

#### **REPAIRS:**

- All site repairs, including emergencies, require a call to our main office number at 210.602.8808
- If guest, their visitors, pets, or property cause damage to VRRVP, the guest will not try to repair it themselves
- VRRVP will be responsible for determining whether a repair is needed or if an item will be replaced
- VRRVP will not reimburse for any repairs that the guest undertakes themselves without prior approval

#### **GATE CODE:** NO entry after 9:00p without you using your gate credentials. Please do not leave without them.

- Gate system – use your smart phone or pin code and # for access.
  - Access will be arranged by the office after arrival.
  - Look for an email from Openpath for phone app installation details.
  - Do not allow another car to enter behind you. Allow the gate to close and they will use their code or call office.

#### **MAIL:**

- No mail service is available
  - UPS, FedEx, Amazon on occasion are ok, please be on site when delivered
  - We are not responsible for your package
- Month-to-month guests – NO mail/USPS allowed. We are not your permanent address. Please arrange to have USPS mail delivered to the post office, UPS store, etc. Do not use park address for any mail, documentation, registration etc.

#### **EXTENSIONS:**

- Stay extensions must be approved by the office and we will do our best to accommodate
  - You may need to relocate to another site if the current site has been reserved by the next guest
  -

#### **EVENTS:**

- To note – VRRVP hosts events in the meadow, clubhouse, and park, please see event calendar for details
  - Please plan for temporary closures/disruption

#### **Cleaning / Damage Fees –**

Cabins, guest house common areas and park property – you will be charged a cleaning and/or repair fee for damage you, your visitors, vehicles, or pets cause

#### **FITNESS ROOM USE –**

- Vista Ridge RV is not responsible for any injuries – please use equipment as intended and safely
- Please wipe down equipment after use
- Please turn off AC and lights when you leave the building

**Month-to-month guests only – Stays over 27 days:**

**If your stay is longer than 27 days, our process and guidelines are different.**

**Please review so you are aware of our park expectations for month-to-month guests.**

- Please submit photos of the 4 sides of your rig, & a copy of your insurance to [info@vistaridgerv.com](mailto:info@vistaridgerv.com)
  - Please include estimated reservation dates, and any other pertinent information
- All RVs require approval by management. Approval of an RV's eligibility is the sole discretion of VRRVP
  - Rigs need to be in great condition and subject to managers approval
- 2 adults max per site – additional charge for a third person
- 2 vehicles max per site (some sites will only accommodate 1 vehicle)
- Always supervise your children. No access to clubhouse, pool etc. without your presence
  - If your children are left unattended, you may be asked to leave and find a more suitable park for your family
- No more than 2 friendly pets – Dogs or Cats only
  - Pest waste must be picked up IMMEDIATELY... we do not tolerate pet waste in sites, in the park etc.
- No one listed on the sexual registry
- Background checks may be conducted
- No USPS mail is to be delivered to the park, we suggest a UPS store or the post office
  - An occasional Amazon/FedEx/UPS package is acceptable
  - VRRVP is not responsible for your deliveries
- Do not make any changes/modifications to the RV site. i.e. no sheds, decking, stairs, fencing, etc. permitted without prior VRRVP approval
  - Any improvements that attach to the real property (e.g., you dig a post) becomes property of VRRVP & cannot be removed when you leave
    - If an approved pet fence is installed, you are responsible for mowing inside your fenced area, to our standards
- Mowing - We do our best to mow sites Tuesdays and Wednesdays – weather permitting
  - Please ensure there are no obstacles in the mower's way. We will not mow if there are obstacles
  - If there are hoses, pet feces, misc. items in the way, you may be asked to leave, your site needs to remain clutter free
- We want the best experience for all our guests. We will not tolerate an untidy site
  - Avoid clutter on the site – no outside fridges, tattered flags, tools, wood, empty flowerpots, etc.
  - Commercial wheel covers and RV skirts are allowed. Closed storage containers are permitted under your rig, if kept orderly
- Vehicles must be currently registered, inspected, well maintained, running and no oil leaks
  - Non-operational vehicles may be towed from the park at the guest's expense
- No major vehicle repairs will be permitted in the park
- No pools of any size or hot tubs on a site – please enjoy ours
- Do not use rugs, or park on the grass
- Septic hoses to be raised off the ground
  - *See other details within the rest of this package.*

## **VIOLATION OF THESE POLICIES/RULES/GUIDELINES:**

- FAILURE TO COMPLY WITH ALL RULES WILL RESULT IN THE TERMINATION OF THE RENTAL AGREEMENT AND REQUIRE YOU TO VACATE THE PROPERTY.
- MANAGEMENT RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE, LIMIT THE LENGTH OF STAY AND THE NUMBER OF PERSONS OR VEHICLES PER SITE AND/OR EJECT ANY PERSON OR PARTY WITHOUT REFUND.
- If you have caused damage, we reserve the right to deduct repair costs for the amount you have paid and from your credit card or method of payment on file.
- This agreement does not create a landlord/tenant relationship. We do not guarantee a site. We assign your site location based on the needs of the park, and we reserve the right to reassign your site within the RV park at our discretion, even in the middle of your reservation period.
- In the event any legal proceedings, of any kind, are instituted to collect unpaid monies, Vista Ridge RV Park may collect from guest or visitor all reasonable costs and attorney's fees incurred by VRRVP in pursuing such actions.

**AMENDMENTS:** These Rules may be amended and restated from time to time without notice. You agree to be bound by all future changes without notice. The current version of these Rules will be posted on our website.

## **Additional Rental Agreement Provisions**

**Site Rental Rates.** Our current deposit, electricity fees, and site rental rates are on our website. The rates on the website are fully incorporated herein and made a part of this Rental Agreement. If you renew this rental agreement, any changes in rates will take effect on renewal. Your rental amount includes water, sewage, and trash. Electricity is charged based on usage, unless previously discussed.

**No Refunds.** We do NOT give refunds or credits for ANY reason including early departures, changes during your stay, or changes to your employment or work status so please plan your stay accordingly. Please be advised that there are no exceptions to this policy. If you are uncertain of the length of your stay or the status of your job/employment, we suggest you pay the daily or weekly rate. In the event when a free amenity (such as the club house, fishing pier, swimming pools, bathhouses, gym, security gate, etc.) is temporarily closed, out of service, undergoing repairs, or is no longer offered there will be NO refunds or credits. The amount you pay is for the RV site or storage you are occupying only.

**Payment.** Payment is due when making the reservation. If you are paying for a month, your full reservation of the site is due on the day of arrival and any renewal of the rental agreement will be due on the 1st day of the next month. You must pay all rental amounts timely and without demand, deduction or offset, except as permitted by law. Payment will be accepted electronically, via Visa, MasterCard, Venmo/PayPal, ACH auto-drafts or money orders. No checks will be accepted if one is bounced. A charge of \$30 (thirty dollars) will apply for every rejected payment plus the amount of any fees charged by any financial institution because of a dishonored payment, plus any applicable late fee charges. If you leave the property without settling your bill, then we reserve the right to immediately charge your designated payment method for all rental rates, deposits, fees, expenses, or other charges you have incurred.

**Renewal and Termination.** Before you leave, please check out with the office. Unless you provide notice of termination of your reservation BEFORE the checkout time of the last date of your reservation, your rental agreement will renew for the same amount of time as the previous rental period. The rate of renewal may be adjusted to the new rental rates, as currently published on our website. You must provide notice of termination by the checkout time of your reservation. If you do not make a new reservation before the end of your current reservation, your RV site may have already been reserved by a new guest, or the Park may even be full, and you may be required to leave.

**Cancellations.** Cancellations must be received at least 7 days before your reservation date. Cancellations are subject to a \$15.00 processing fee. If you cancel less than 7 days prior to your planned arrival, your full payment will be forfeited.

**Deposits.** For stays over 27 days - A thirty (30) days' notice of surrender before VRRVP is obligated to refund or account for your security deposit. Any damages, late fees, cleaning or repair costs, or other fees or expenses will be deducted from the deposit. No interest will be paid to you on the security deposit. Deposits may be returned via credit card on file or by a mailed check.

**CLEANING FEE** - Park models of at least \$75.00 if rental is not left in appropriate condition and charge to the card on file, or to the deposit, if applicable. If more extensive cleaning or smoking remediation is needed more will be charged.

**PROPERTY DAMAGE** Park models, RV site or park, will be charge to the card on file as well.

**Theft of Service.** ACCORDING TO TEXAS PENAL CODE SECTION 31.04 (b), any guest(s) who leaves without paying for site service or who refuses to pay for site service when due is subject to criminal prosecution. We are providing service hook-ups for your RV and Rental Cabin/Park Models. We require full payment in advance and will prosecute any violations under the "THEFT OF SERVICES LAW." If you pull out of the park with an outstanding balance and did not properly check out with the office, your departure will be considered "theft of service," and you will be reported to law enforcement. Any gate access in your name will be deactivated, and you will not receive any refunds or deposits back. Any outstanding balances will automatically be charged to the credit card on your file including late and auto-bill fees.

**Late Payments.** If you are more than 5 days late in paying the amount due, then you will be charged an initial late payment fee of \$25 on the 6<sup>th</sup> day and then \$15 per additional day after for up to 25 additional days.

**Application of Funds.** Regardless of any notation or communication included with a payment, VRRVP may apply funds received from the guest first to any non-rental obligations of the guest, including but not limited to late charges, dishonored payment, repairs, fees and then to rental amounts.

**Insurance.** VRRVP does not maintain insurance to cover the guest's RV trailer, vehicles, property, personal property, or personal injury. The guest is encouraged to obtain their own insurance for losses to personal property or injuries due to theft, fire, tree damage, weather, water damage freezing temperatures, acts of God, etc.

**Indemnification.** The guest shall indemnify, defend, and hold VRRVP harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from the guest's use of the property or the RV site or from any activity permitted by the guest in or about the RV site unless caused by the gross negligence or willful misconduct of VRRVP. The guest shall further indemnify, defend, and hold VRRVP harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from any breach or default in the terms of this Rental Agreement or arising from any act, negligence, fault, or omission of the guest and from and against any and all costs, reasonable attorney's fees, expenses, and liabilities incurred on or about such claim or any action or proceeding brought on such claim. In case any action or proceeding shall be brought against VRRVP by reason of any such claim, the guest, on notice from VRRVP, shall defend it at the guest's expense by counsel approved in writing by VRRVP.

**Representations.** The guest's statements in this Rental Agreement are material representations. The guest is of legal age and competence to enter into a contract. If the guest makes a misrepresentation in this Rental Agreement, the guest is in default and has breached this agreement.

**Entire Agreement.** There are no oral agreements between VRRVP and the guest. This Rental Agreement contains the entire agreement between the parties and may not be changed except by written instrument.

**Governing Law.** This Rental Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Texas.

**Waiver.** VRRVP's past delay, waiver or non-enforcement of a rental due date or any other rule or right towards you as a guest or towards any other guest will not be deemed to be a waiver of any other breach by the guest or any other right in this agreement.

**Binding Effect.** This Rental Agreement Contract is binding upon and inures to the benefit of the parties to this agreement and their respective heirs, executors, administrators, successors and permitted assigns.

**Attorney's Fees.** Any person who is a prevailing party in a legal proceeding brought under or related to the transaction described in this agreement is entitled to recover pre-judgment interest, attorney's fees, cost of service, and all other costs of the legal proceeding from the non-prevailing party.

**Counterparts.** If this agreement is executed in multiple counterparts, all counterparts taken together constitute this agreement. Copies of signatures to this agreement are effective as original signatures.

**Severable Clauses.** Should any court find any clause in this agreement unenforceable, the remainder of this agreement will not be affected and all other provisions in this agreement will remain enforceable.

**Joint and Several.** All guests are jointly and severally liable for all provisions of this Rental Agreement. Any act or notice to, or signature of, any one or more the guests regarding any term of this Rental Agreement, its extension, its renewal, or its termination is binding on all guests executing this Rental Agreement.

**Evictions/ Ejections/ Removal.** In the event of non-payment, delinquent accounts, theft-of-service, trespassing, continued violation of rules & regulations, breach of this Rental Agreement, failure to use the park's property or amenities as what it's intended for, abuse of the facilities and amenities, harassment or intimidation of staff, illegal activity, domestic disturbances, felony charges, or unspecified reasons management may at any time revoke a guest/customer's privileges, services, and account. Management may use a variety of options including a forcible entry and detainer, eviction filings, request ejection, theft-of-service charges, or trespassing charges in an attempt to remove the guest/customer from our property. Depending on the course action we are instructed to follow, VRRVP will ensure to do everything in accordance with the law and give adequate notice to the guest/customer being ejected.

**Entry into RV site or RV.** VRRVP shall have a right of entry upon the land on which a recreational vehicle is situated for maintenance of utilities, maintenance of premises, and the protection of VRRVP at any reasonable time. However, such entry shall not be in a manner at a time which would interfere with the guest's quiet enjoyment. VRRVP may enter a recreational vehicle without the prior written consent of the occupant in the case of an emergency or when the occupant has abandoned the recreational vehicle.

**VISTA RIDGE RV PARK, LLC MANAGEMENT RESERVES THE RIGHT TO EVICT OR REFUSE SERVICE TO ANY PERSON OR PERSONS WHO BREAK OR DISREGARD ANY RULES WITHOUT REFUND. VRRVP MANAGEMENT RESERVES THE RIGHT TO REFUSE ANYONE ADMITTANCE OR RENTAL ACCEPTANCE. VRRVP MANAGEMENT RESERVES THE RIGHT TO MAKE CHANGES TO THE RULES, REGULATIONS AND FEES WHEN NECESSARY AND WITHOUT NOTICE.**



**Application for Month-to-Month – over 27 days – please return to start your reservation process**

**Max 2 adults and 2 minors, no one on the sexual registry, and 2 friendly pets – dogs and or cats.**

**We reserve the right not to renew reservations.**

**I HAVE READ AND ACCEPT THE RULES AND ADDITIONAL PROVISIONS AND THE SITE FEE RATES.**

**I AGREE AND AM BOUND BY VRRVP's AGREEMENT:**

- Printed Name: \_\_\_\_\_ / Today's date \_\_\_\_\_
- Cell Phone # \_\_\_\_\_
- Email: \_\_\_\_\_
- Date of Birth: \_\_\_\_\_ Social Security Number: \_\_\_\_\_
- Billing Address \_\_\_\_\_
- Primary Guest Signature: \_\_\_\_\_

Second Occupant(s) Signature: \_\_\_\_\_

- Printed Name: \_\_\_\_\_
- Cell Phone # \_\_\_\_\_
- Email: \_\_\_\_\_
- Date of Birth: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

**Trailer info – will need a copy of your insurance as well**

- RV Make & Model \_\_\_\_\_
- Length \_\_\_\_\_ / Year \_\_\_\_\_ / Slide outs? \_\_\_\_\_ How many? \_\_\_\_\_
- RV License Plate number \_\_\_\_\_ / State \_\_\_\_\_ / Plate expiration date \_\_\_\_\_

**List vehicles parked at VRRVP.**

Make & Model \_\_\_\_\_ / Year & Color \_\_\_\_\_

License Plate Number \_\_\_\_\_ / State \_\_\_\_\_ / Plate expiration date \_\_\_\_\_

Make & Model \_\_\_\_\_ / Year & Color \_\_\_\_\_

License Plate Number \_\_\_\_\_ / State \_\_\_\_\_ / Plate expiration date \_\_\_\_\_

**Emergency contact:**

- Full name - \_\_\_\_\_ Relationship: \_\_\_\_\_
- Cell - \_\_\_\_\_
- Address - \_\_\_\_\_

**Pets –**

- Pet #1 – Dog or Cat (circle one)? Name: \_\_\_\_\_
- Pet #2 - Dog or Cat (circle one)? Name: \_\_\_\_\_

**Employment History (Primary Guest):**

- Name of Present Employer: \_\_\_\_\_
- Address of Present Employer: \_\_\_\_\_

**Employment History (Second Guest):**

- Name of Present Employer: \_\_\_\_\_
- Address of Present Employer: \_\_\_\_\_

**Has either Primary Guest or any Other Occupant(s) ever (check as applicable OR mark N/A):**

**DO NOT LEAVE BLANK – If yes, please provide details.**

- \_\_\_\_\_ Been convicted of a felony?
- \_\_\_\_\_ Are on the sex offender registry?
- \_\_\_\_\_ Been evicted, ejected, or asked to move out from previous housing situation?
- \_\_\_\_\_ Broken a rental agreement or lease contract?
- \_\_\_\_\_ Been, or are currently, delinquent for housing payment?

office to complete

Name: \_\_\_\_\_

Site #: \_\_\_\_\_

Deposit Due: \$ \_\_\_\_\_

Check in Date \_\_\_\_\_

Prorated to the 1<sup>st</sup> Rental Rate: \$ \_\_\_\_\_

Amount that will be charged now: \$ \_\_\_\_\_ (prorated rental amount & deposit)

Amount that will be charged on the 1<sup>st</sup> of the month: \$ \_\_\_\_\_ full site fee **plus Electricity Usage**

**Payment Method** – encrypted card information will be kept on file

- Credit Card Number \_\_\_\_\_
- EXP \_\_\_\_\_ / Security Code \_\_\_\_\_
- Billing Address \_\_\_\_\_
  - \_\_\_\_\_
- Visa / MasterCard / Discover / American Express Circle one

**Deposit** – \$200 refundable deposit is required when reservation is made plus, month site rental.

- \$200.00 is refundable when electric is paid, site fees are current, and site is clean upon leaving

There is no lease on the site – your reservation is month-to-month.

If leaving before the end of the month – there is no prorated refund. You are being charged a discounted monthly site fee. Please keep us updated on your check-out date.

**If applicable, your deposit will be applied, and additional charges will be charged to your credit card to pay for unpaid electric, site rental fees, damage, cleaning fee as needed when you vacate the site etc.**

\_\_\_\_\_ Signature

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Date