

Beach City RV Resort

9218 FM 2354

Beach City, TX 77523

281-303-0198 - beachcityrv.com

Rental Agreement/Rules & Regulations

1. Speed limit 10 mph inside Park. No unlicensed vehicles permitted on premises.
2. No canopies, Tiki torches, fire pits or any other fire hazards allowed in the park.
3. Renters **must get managers approval** on storing items outside their RV. Area outside RV must be kept clean and orderly. You may store items in the back of your RV as long as it's neat and not an eye sore.
4. Mow day is every Thursday. Please make sure there are NO items blocking mowing areas. If things need to be moved, you will be fined.
5. **All animals are to be on a leash at all times while outside. Owner MUST clean up behind their animals after going to the restroom. You WILL be FINED if you do not clean up behind your animal and it could result in eviction.** Dog walking areas for restroom breaks are located in the grassy areas in the front and center of the park. **DO NOT walk your dog on the grassy area in front of the waterfront, this is reserved for tents.** Please see the map enclosed inside your move-in packet for these designated areas. Animals must be restrained from making noises that would disturb other residents.
6. No animals permitted in park over 40 lbs. No Pit-Bulls, Dobermans, Rottweiler's or any other aggressive animals permitted. Must get managers approval on pets. Two animal limit per lot.
7. No working on or washing vehicles/boats permitted. You MUST keep your RV clean on the outside. You may wash your RV three times a year on our property.
8. Boisterous and/or belligerent conduct and/or behavior detrimental to the health or wellbeing and peaceful enjoyment of the other residents are not prohibited.
9. No public display of any type of firearms, weapons, explosives, or pellet guns are permitted.
10. Keep outside activities quiet after 10 PM, in order not to disturb other residents.
11. Place your trash in plastic bags and put in the dumpster. No storing garbage outside your RV. Trash cans are NOT allowed on your lot.
12. Any fish cleaning or bait is to be disposed in the bay waters. Clean up items on the pier before you leave. Do not leave bait or fish on the pier. No running, horse play, or diving/jumping from the pier. No Glass Allowed in the Park or on the Pier. No tampering with crab nets or fishing gear. Please turn pier lights off after fishing at night. No one under the age of 14 is permitted on the pier without adult supervision. **Residents are allowed 2 guests on the pier; if not fully occupied by residents.**
13. **Rates are based on 2 adults, 1 child under 5 years. Charge for extra people is \$5.00 per day, per person. All visitors must leave by 10 PM.**
14. **Visitors must sign in at the office and overnight quests must pay in advance.** Two extra persons per site maximum.
15. Two vehicles per site maximum. **DO NOT PARK IN VACANT LOTS OR BLOCK AREAS FOR NEW GUESTS TO MOVE IN.**
16. No public display of beer and/or alcoholic beverages.
17. No Sub-letting. Renter must not leave other person/persons in their RV while they are not on the site, without written permission from the owners/mgmt.
18. Water & waterfront areas not provided. "Use at your own risk." We DO NOT recommend swimming in the bay, it could be hazardous!
19. **Rent is due on the prorated date listed on your copy of the rental agreement.** We have a 3 day grace period on monthly renters. It is considered late the 4th day past your due date. The late fees are \$25.00 on the 4th day past your due date plus \$5.00 per day thereafter until paid in full. Rent MUST be paid within 4 days of your due date or you will be evicted. **Daily & Weekly Renters DO NOT have a grace period.** Late fees will apply **Electrical meters are the property of Beach City RV. They are read by the staff on the 15th of the month & billed by the 18th of the month. Payment is due by the 25th. Late fees apply to electric bills paid after the 25th of each month. Repeated late payers will be evicted.** When moving, renter agrees to pay electric bill before leaving the property.
20. Renter agrees to pay the fixed rate for 30 days, plus electricity. Any amount of time less than 30 days, weekly/daily rates will apply. NO REFUNDS.
21. #P16 Park Model is \$700 per month, \$250 per week, \$75 per day & \$500 deposit., renter pays electric.
22. Failure to communicate with management could result in eviction.
23. No trespassing on the pier or yard to the right of the waterfront (BLUE HOUSE). This is private property.
24. No Trespassing on property where TAN house is located. This is private property.
25. ALL tenants MUST provide management with a copy of a valid driver's license and credit card. Tenant/Tenants agree to provide management with current expiration date of credit card on file, when it expires. Management is authorized to make charges to your credit card in the event of: rent not paid by the grace period & electric bill not paid by the 25th of each month.
26. If you leave anything behind when moving out, damage our property, or you are served a vacate notice, your deposit will not be refunded. This could result in legal action.
27. Please check bulletin board outside the office periodically for Rental Agreement/Rules & Regulation Revisions. You may obtain a current copy at the office.
28. **Sewer Systems:** Please do not put cleaning chemicals, paper products, any type of feminine items or condoms in the septic system.

Theft of Service Law: According to TEXAS PENAL CODE SECTION 31:04 (b). any Guest who leaves without paying for site services or refuses to pay for site services when due is subject to criminal prosecution. We are providing service hook-ups for your RV. We require full payment in advance and will prosecute any violators under the "Theft OF Services Law."

I fully understand and accept the Rental Agreement/Rules and Regulations

Your Rent is due on the _____ each month

Signature

Date

Deposit Amt

Space #

Revised 6/04/15