SOUTH WACO RV PARK

6992 S IH 35, Hewitt, TX 76643 | 254-314-7001 | management@southwacorvpark.com

POLICY & GUEST AGREEMENT

OFFICE HOURS

- Monday – Friday: 8am – 6pm
- Saturday: 8am – 5pm
- Sunday: 1pm – 5pm

Questions about billing, rules, amenities, vending machines, ice, or propane purchases should be directed to the office during these hours.

AFTER HOURS

- For after-hours check-ins, guests must contact the On-Site Manager at 254-314-7001.

The On-Site Manager is available after hours for:

- Water, sewage, or electrical issues
- Noise complaints (Quiet Hours violations)
- Emergencies (fires, severe weather, hazardous leaks)

RESERVATIONS & CHECK-INS

- All guest(s) must check in at the office at the time of arrival and present their identification in order to receive a gate code.
- Late check-out may be available on request.
- No refunds for early departures, no-shows, or late arrivals.
- Monthly sites require a minimum 30-day stay.

CHECK-OUT PROCEDURES

- Check-out is by 2:00pm on your last day. Late check-outs incur a $10 fee.
- Need more time? Contact the Property Manager at least 24 hours in advance to request an extension.
- Please leave your RV site free of trash and pet waste.
- Guests are responsible for the cost of any site damages.

BACKGROUND CHECKS & CRIMINAL HISTORY

- Guests staying longer than one week are subject to a background check for all adult occupants. Applications may be denied, or occupancy terminated, based on findings such as:
  - Violent offenses or crimes against children
  - Sex offender registration
  - Drug manufacturing/distribution
  - Arson or human trafficking
  - Active warrants
  - Fraud, identity theft, or repeated property crimes
  - False or misleading information on the application
- All decisions comply with applicable laws and are based on legitimate safety considerations — never on race, religion, sex, disability, or other protected classes.

UTILITIES

- South Waco RV Park covers water, sewage, trash, and electricity up to $100 per month.
  - (Electricity rates are set by TXU Energy and Oncor; we do not markup utility costs.) Any electricity usage above $100 will be deducted from your Site Deposit, which you'll then need to refill each month.
- Security cameras monitor common areas; South Waco RV Park is not liable for lost, damaged, or stolen items.

VEHICLES & PARKING

- 5 mph speed limit, strictly enforced.
- One habitable RV plus two non-habitable vehicles per site, parked within guest's RV site.
- No parking on grass, gravel roadways, or in vacant sites; no driving through empty sites.
- No ATVs, UTVs, motorcycles, E-bikes, recreational scooters, or dirt bikes allowed.
- No on-site vehicle repairs.
- Valid driver's license and current insurance required for anyone operating a motor vehicle.
- No sleeping in vehicles or outside an RV.

SITE CONDITION

- All RVs must be: in good repair, free of visible damage and excessive rust, free of tarps or makeshift repairs.
  - Management reserves the right to reject any RV that does not meet park standards.
- All RV sites must be free of trash and pet waste.
  - Management will issue a warning to any guest that is not keeping their site clean. If a guest fails to clean the area by the end of day, a $15 Citation Fee will be issued per each occurrence.
  - After 3 citations for either trash or pet waste over the span of a month, a guest may be dismissed from South Waco RV Park without a refund.
- Patio furniture, pet fences, decks, and ramps are permitted as long as they do not disturb another guest's RV site.
- No storage sheds, tarps, clotheslines, or generators on site.
  - Only South Waco RV Park will provide solar shading at a premium cost.
- No hot tubs or outdoor appliances.

WILDLIFE

While the guest area is fenced, wildlife may enter the property. Guests acknowledge that birds, reptiles, insects, snakes, and other wildlife may be present. Guests assume responsibility for exercising caution when on the RV premises.

PETS

- **Proof of current vaccination for all pets is required (Rabies Vaccination Certificate, DHPP/DAPP Vaccination Record, Bordetella Vaccination Record).**
- Maximum of 4 pets per RV site; all pets are required to be on a leash while walking on the park premises.
- Owners must clean up after pets immediately.

- Pets may not be left unattended outdoors anywhere on the property. "Unattended" means no adult is outside with the pet.
- Pets may not be tethered, chained, or staked outside anywhere on the property.
- Pets may not be left outside unattended or kept in kennels/crates outdoors overnight.
- Pets may not be left outside unattended at the Dog Park.
- ***Failure to comply with our pet policies after three violations is grounds for dismissal.***

CONDUCT & SAFETY

- Quiet hours are 10 PM–7 AM, strictly enforced. Please keep music and noise down during this time.
- Be respectful — no profanity, violence, or disruptive behavior toward guests or staff.
- No fireworks, illegal drugs, or soliciting business on-site.
- No smoking or vaping in buildings or common areas. Smoking and drinking are allowed on your own RV site.
  - If you're worried about the smell of smoke, feel free to enjoy the property and walk amongst the trees!
- Dispose of cigarette butts properly (e.g., in a closed container or ashtray) — never toss them in the grass, as they can start a fire.
- All children under the age of 18 are required to be supervised by a parent or guardian outside of their designated RV site.

AUTHORIZATION OF PHOTO, VIDEO & PROPERTY DOCUMENTATION

South Waco RV Park may photograph or record RVs, vehicles, license plates, site conditions, damages, or rule violations for purposes including check-in/out records, damage or insurance claims, security, and legal proceedings. All documentation remains property of South Waco RV Park.

ELECTRONIC COMMUNICATIONS CONSENT

Guest agrees to receive communications (email, text, phone, or online portal) regarding billing, rule violations, maintenance, emergencies, reservations, and gate access. Guests are responsible for keeping their contact information current with management.

GENERAL

- Privately owned RV Park; management may refuse service or ask guests to leave, with no refund.
- Not liable for injury, property damage, or acts of nature, wildlife, or municipal issues.

Rules may be updated at management's discretion.