

Hideaway 23 Lakefront RV & Cabins

COMMUNITY POLICIES

Things to know Prior to Your Arrival

- All guests and/or guest visitors must contact the management team at 682-258-1959 or visit www.hideaway23.com prior to arrival for reservation information and to complete a rental application for reservation and required signature of community policies. Criminal background checks are required for guests staying 3 days or longer.
- All guests must be 18 yrs. of age or older and complete a criminal background check.
- Credit Cards will be required for all reservations.
- For long term guests, rental rates will be prorated if move-in occurs during the month, however, one full month's rental rate will be due at check in and will be due on or before the 15th of each month following check in.
- Maximum of 2 guests per site – 18 yrs. of age or older
- Rental rate and any electric usage charges will be charged automatically to credit card on file on the 15th of each month following check in.
- 2 pets maximum per site – no exotic or farm animals permitted
- RV must be less than 15 years old unless in extremely good condition and approved by management– pictures may be required and/or proof of registration/title - We do reserve the right to refuse accommodations based on appearance and condition of RV
- Long term guests will need to get a PO Box set up with the local post office. Guests will not be able to receive mail at the community address.
- Upon check out, final electric charge will automatically be charged to credit card on file
- **Guests of the park do have access to the lake for fishing / boating / swimming, however, there is **NO LIFEGUARD ON DUTY**. SWIM AT YOUR OWN RISK. NO DIVING under any circumstances as water is shallow.**
- **Visitors of any guests who are under the age of 18 may not be out on grounds unattended or in any of the common areas unattended at any time for any reason.**

Arrivals and Departures

- Check in time is between the hours of 12:00 and 3:00 pm.
- Check out time is 12:00 noon.
- Quiet hours are between 10:00 pm and 8:00 am. Please be respectful of other guests.
- Guests are responsible for the safety and conduct of themselves, their visitors and their pets.

- Guests are required to leave the RV site in original condition upon check out – guests will be charged for any damage to site or any trash/debris left on site upon exit.

RV Appearance, Equipment and Vehicles

- **The Community speed limit is 10 MPH and is strictly enforced.**
- Pressure regulators are highly recommended.
- Texas State Law requires that a sewer hose must be fastened using a threaded connector or rubber donut. Hoses not properly connected will be charged a fee for the proper connection.
- All Vehicles must be operable and up to date on inspection and registration. License plates on all vehicles shall be current and displayed.
- Only persons with a valid driver's license may operate a motorized vehicle with the Community.
- All RV's must be fully contained and in good working order.
- No LOUD vehicles/motorcycles
- The operation of motorized scooters, ATV's, golf carts, minibikes, remote control drones or toys is within the Community property is prohibited unless written permission granted by management
- Maximum 2 Vehicles per site unless approved by management– additional storage spaces may be available for an additional monthly charge – contact management for details
- Boats, trailers or additional vehicles must be parked in the overflow parking area– additional storage spaces may be available for an additional charge – contact management for details
- Please NO parking on the grass or on the street.
- Water, grey water or effluent may not be emptied on the ground.

Site Appearance, Use and Maintenance

- No tent camping or sleeping in vehicles outside of the RV
- No Subletting Allowed
- No clotheslines, or freezers/refrigerators, washers/dryers, storage containers, other small appliances, fencing, barriers, pallets, dog kennels, pens or dog runs are allowed to be stored outside of the RV unless guest gets written permission prior to installation
- Campfires are allowed in designated areas only as determined by management
- Keep mats off grassy areas.
- No business may be conducted from the site.
- All water and sewer lines must be free from leaks.
- Use only approved cords for plug-ins.
- Only UL approved electrical cords with proper grounding may be used
- No repairs of RV's or washing of any vehicle is allowed unless approved by management.

- Trash must be placed in trash bins daily. NO trash may be left outside overnight and trash may not be left next to trash dumpsters.
- Holiday decorations must be removed within 2 weeks of the holiday's end.
- Any large vehicles must park in the overflow parking area – additional storage spaces may be available for an additional charge – contact management for details
- No structure, shed, deck or patio may be constructed without written permission by management.
- No parking is allowed on vacant sites.
- Gas grills and charcoal grills are permitted but must be used 10ft away from any structure per local Fire code.

Laundry Facilities & Bath House

- Laundry is open 24/7/365
- Do NOT overfill the washer / dryer as this could damage our community property
- Clean the lid of the washer after using it.
- Make sure the dryer sheets and lint are thrown away after each use of the dryer
- Pick up any and all trash and dispose of it properly.
- Please Clean up after your shower and bath house use

Pets Rules

- All pets (dogs and cats) must always be on a leash
- No Exotic animals or Farm animals will be permitted
- Pick up your pet's waste IMMEDIATELY and dispose of it in proper bins. This includes around your site and anywhere within the Community. This is an important issue for everyone and if violated you may be asked to vacate the Community or remove your pet from the premises
- Management reserves the right to refuse pets based on breed/behavior.
- Noisy pets will not be tolerated
- Pets may not be left outside unattended.

Behavior and Nuisances

- Excessive noise/nuisance created by guests/visitors will not be tolerated.
- Common courtesy shall prevail between all persons in the Community.
- Profane, obnoxious, abusive or threatening language, behavior and or actions directed at the personnel or other guests or visitors is prohibited. Anyone engaging in such activity will be required to leave the Community immediately without refund.

Wildlife and Grounds

- Please don't feed the deer or other wildlife
- Please stay on trails/roads and do not wander into the woods or beyond fencing as there may be wildlife or other animals, poison ivy, poison sumac, poison oak plants in the area.

Smoking, Drugs, Alcohol and Firearms

- Smoking is NOT prohibited inside any building located within the Community.
- Proper Disposal of smoking materials in proper receptacles is required. Please do not throw them on the ground.
- Absolutely no discharge or use of firearms or fireworks is allowed including bow and arrow.
- Open carry of holstered side arms is allowed within the Community according to all current state and federal gun laws.
- All long guns must be stored securely in a vehicle or RV and are not allowed to be openly carried.
- All weapons shall be kept in compliance with all state and federal laws.
- Open carry of side arms while consuming or under the influence of drugs or alcohol is strictly forbidden and will result in immediate expulsion from the park.
- No alcohol is permitted within the roadways or common grounds
- No drug use permitted within the Community whether the drugs are legal or illegal.
- No criminal or drug related activity in or near the Community will be tolerated and violators will be asked to move from the Community.

Hideaway 23 Lakefront RV & Cabins reserves the right to limit the number of guests on any site as well as the length of stay of any guests. Notwithstanding the foregoing booking options, Hideaway 23 Lakefront RV & Cabins reserves the right to cease reservation to any guest of the park immediately for any or no reason at all and reserves the right to refuse service to anyone.

Damage to Hideaway 23 Lakefront RV & Cabins property, including but not limited to restrooms, utilities, landscaping, vehicles, streetlights or signs is prohibited. Guests will be held responsible for the repair of any damages. Hideaway 23 Lakefront RV & Cabins assumes no responsibility for damage from fire, theft, vandalism, wind, rain, flood or other natural disasters. Hideaway 23 Lakefront RV & Cabins is not responsible for any damage to vehicles caused by other guests or visitors or natural disasters. Hideaway 23 Lakefront RV & Cabins is not responsible for any guest, visitor, pet or personal property.

Failure to make payment for site reservation will result in the request of immediate removal of RV and any personal belongings on the personal property owned by Sellman 23 Investments, Inc DBA Hideaway 23 Lakefront RV & Cabins. If RV or personal property is not removed as requested by management, guests give authorization for management to remove RV or personal property off the premises.

Willful and repeated disregard for these Guidelines and Code of Conduct will result in termination of any reservation and guests can be forcefully removed from the Community if not willing to leave. The Guidelines and Code of Conduct may change for reason at any time without the consent of any guest or visitor providing notice is given to the guests or visitors prior to the change