

360 Frontier Drive • Hemphill, TX 75948
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RULES & REGULATIONS

Additional rules are posted as applicable throughout the Resort.

VEHICLE POLICIES

- **Speed limit within the Resort is 10 mph.** For the safety of all this rule is strictly enforced.
- No sleeping in personal vehicles, or anywhere outside of your RV.
- Vehicles in a state of disrepair will not be allowed to remain on property.
- One camper and one vehicle are allowed per site and must be parked completely on the pad within the site. Please do not park on the grass, gravel, mulch, along the roadways, or in vacant sites. If you have additional vehicles, please check with the Office. All vehicles must be registered at the Front Desk upon arrival.
- Dirt bikes, go-carts, 3 wheelers, ATVs or similar motorized vehicles are not allowed on property without prior approval.
- Boats and trailers must park in designated parking areas and will incur an additional fee at the current market rate per vehicle per month. All vehicles must be registered at the Front Desk upon arrival. Overflow long term parking is available at the front of the park, please inquire at the Office.
- No repairs or maintenance may be done on the Company's property, except by approved Company mobile services.
- Anyone operating any motorized vehicle must have a valid driver's license.
- Drive only on the roadways and never through an empty site.
- All vehicular noise is to be kept to a minimum.
- All vehicles on the property must have a valid registration and insurance.

SITE CONDITION

- Please keep your campsite tidy and debris-free, including oil and mud.
- Only outdoor or patio furniture and items intended for outside use are allowed outside the RV and must be kept to a minimum. Indoor furniture such as couches, recliners, and end tables are not permitted outside the RV.
- Clutter and eyesores such as garbage, boxes, tools, wood, empty flowerpots, etc. are not permitted.
- Window coverings must be tasteful.
- Flags must be tasteful and not offensive. No political flags, confederate flags or flags containing profanity are permitted.
- The following are **not** allowed on sites (including under the RV):
 - » Concrete blocks to form structures or brace awnings. Tarps are not permitted.
 - » Clotheslines or hanging of laundry.
 - » Appliances outside the RV, including hot tubs.
 - » Air conditioners not designed for RV use (e.g. window units or evaporative coolers).
 - » No Boats, Cargo, or other trailers are permitted on site unless approved by management.
 - » Operating a business from your site, not including "work from home" telecommuting.

PET POLICIES

- Non-aggressive pets are welcome and must be registered at the Front Desk upon arrival. There is a maximum of 3 pets per campsite and 2 pets per pet-friendly Cabin or Cottage. Pet fees apply for pets in pet-friendly Cabins or Cottages.
- Pets must be kept on a maximum 6-foot leash at all times while within the property.
- Pet kennels, pens, fencing, corrals, or crates, etc. are not permitted. Pets may not be left outside unattended.
- Guests are responsible to "clean up" after their pet. All pet waste must be properly disposed of in a trash receptacle.
- Guests should carry proof of pet's current vaccinations.
- Pets are prohibited in ALL Resort buildings, including restrooms.
- Noisy, vicious, or unruly pets are not allowed. Guests who are unable to control their pets must remove them from the premises, or the animal may be taken by local animal control authorities.
- The Company is not responsible for and will hold accountable pet owner for any injury or damage caused by pet(s). In addition, the owner of the pet that causes injury or damage to others is expected to resolve the issue directly with the injured party.



CODE OF CONDUCT

- **Quiet hours are 10 pm to 8 am.**
- Parents are responsible for their children's and visitor's behavior and compliance with Park rules.
- Children under 14 must be accompanied by an adult at all times while on park premises, including the lake, splash pad, pool and pavilion.
- Please be courteous to other guests around you and do not walk through other campsites.
- Loud, objectionable noise is not allowed at any time.
- Profanity, violence, or inconsideration towards other guests and/or Resort personnel will not be tolerated.
- Please leave the Resort facilities as you would like to find them. Please clean up after using Resort facilities such as rinsing the shower, sink, etc.
- No soliciting of business is allowed on company property unless specifically permitted such as a Resort-sponsored event. Signs for the sale of products, services and RVs are not allowed.
- **No smoking, including vaping, in any Resort buildings or outdoor recreational amenities. Smokers, please do not throw your cigarette butts on the ground. No possession or use of illegal drugs.**
- This is a privately owned Resort. Management reserves the right to refuse services, ask visitors to vacate or deny access to anyone under any circumstances it deems necessary. There are no refunds if you are asked to leave the Resort.
- Drunken and obnoxious behavior will not be tolerated. The legal age for alcoholic consumption in Texas is 21. Underaged consumption of alcohol on the premises is not allowed.

SECURITY

- Video cameras are in use in common areas of the property. These devices, or lack thereof, are not a guarantee of personal safety or protection of personal property and are not a guarantee against criminal activity.
- Management is not responsible for lost, stolen or damaged articles.
- Please be sure to keep your valuables and bikes locked when not in use.

SITE & RESORT AMENITIES

- Please report any issues with your site to the Office.
- Utility connections are to be made at the assigned site only.
- Sewer: All sewer connections must have an airtight seal as required by State and Federal law. All sewer hoses must be elevated and free of leaks.
- Electric: We recommend the use of a surge protector. Plug your RV power cord in firmly with no space between the plug and the chosen receptacle. Turn on the appropriate power breaker after plug has been inserted. Excess cord must be coiled neatly on the site pad. When departing, turn power breaker off before disconnecting your plug from the receptacle.
- Water: We recommend the use of a water pressure regulator. Excess hose must be coiled neatly on the site pad.
- Refuse: Place your bagged refuse at the front of your site before 7:30 am daily, but NO EARLIER than 5 am to avoid wildlife interaction. A member of our team will collect trash once per day. Refuse is limited to normal household trash, no large items.
- Fire Pits: Never leave a campfire unattended and fully extinguish campfires when you are done enjoying them.
- Please do not use portable grills on the picnic table without protecting the table from heat and food splatter.
- Additional and/or specific rules for the playground, swimming facility, marina, swimming beach and other amenities will be outlined in the rental agreement or posted near the amenity.
- BBQ pits should be emptied into a metal trash can once fully extinguished, not dumped on the ground.

NATURE

- Toledo Bend:
 - » There is NO LIFEGUARD ON DUTY!
 - » Life jackets are available for rent at the office for adults and children.
 - » No jet skiing, waterskiing or similar motorized water activities on the coves surrounding the Resort.
- Please do not cut, trim, or otherwise disturb the natural vegetation in and around the Resort. No nails, screws, or bolts in Resort trees.

EMERGENCY AND SAFETY

- If you need to call 911 and time allows, please call the Front Desk so that staff can be prepared to escort the emergency personnel to your site.
- If you observe any activity you believe to be of concern, please call the Front Desk, 409-404-9972.
- **FIREARMS and FIREWORKS are PROHIBITED.**

The above rules & regulations were established to maintain high standards of cleanliness, safety, and maintenance, with a "Good Neighbor Policy" in mind. Since every contingency cannot be covered in a set of rules, we reserve the right to update the Rules and Regulations at our discretion. Your compliance is very much appreciated and will ensure a pleasant stay for all.