

Pearwood RV Park Site Application

Site	Arrival Date	Departure Date
Length of Stay <input type="checkbox"/> Nightly <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly		Amperage Needed <input type="checkbox"/> 30 <input type="checkbox"/> 50

Applicant Information

Name:		Phone:
Email:		Driver's License # & DL State
Address:		
City:	State:	ZIP Code:

Occupant Information

Name & Date of Birth:	Name & Date of Birth:
Name & Date of Birth:	Name & Date of Birth:

Anyone have a criminal record? If yes, explain:

Pet Information

How Many Pets?	What Types?	If Dogs, List Breed:
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Unit & Vehicle Information

Unit Type:	Unit License:	State:	Year:	Size (length by width):
Vehicle #1 Type:	Vehicle License:	State:	Year:	
Vehicle #2 Type:	Vehicle License:	State:	Year:	

Agreement

For Loss or Injury: Management assumes no responsibility for accidents, injuries, or loss from **ANY** cause. RV Tenant shall indemnify and hold harmless PEARWOOD RV PARK, its officers, owners and employees from any and all claims, liability and expenses, loss, damage, costs including but not limited to attorney and other professional fees, award, fine or judgment for injury to person(s), loss of life or damage to property arising out of the Tenant's exercise of his or her rights hereunder, Tenant's alleged or actual negligent act, regardless of whether such act is active or passive, except as may be solely caused by the gross negligence or intentional acts of PEARWOOD RV PARK or its officers, owners and/or employees.

I have read, fully understood and agree to these basic rules and regulations of PEARWOOD RV PARK. I have read and agreed to the indemnification clause as stated above. Certain violations of agreement could possibly result in prosecution. Any additional rules or regulations whether written or oral will be at the discretion of the management, as needed. I agree to vacate the premises at the request of management if I violate these rules and regulations, without refund of any prepaid fees. This agreement does not constitute a landlord/tenant agreement. Payment for sites is entirely for services rendered under a host/guest arrangement.

Signature of Applicant:	Date:
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Pearwood RV Park

Rules & Regulations

Monthly Rate: \$495.00+ Electricity

The following rules are general and basic and effective immediately. We have the right to remove anyone from the property at any time, for any reason. Rules and regulations may be adjusted by the management as needed without notice

Arrivals & Departures:

- \$200 deposit required for reservation. Full payment due upon move in; \$25 insufficient funds check.
- Office hours: 10am – 6pm
- No loud parties, excessive noise, big groups or large gatherings tolerated, as determined by management. Quiet hours are from 10PM to 6AM.
- 1 RV per site. 2 vehicles per site 2 adults per RV, maximum guests per site is 4. An additional \$100 per person for any additional guests staying 5 days or more in any 30 day period.
- Monthly guest payments are due in full on or before the same day of arrival each month.
- \$15.00 daily late fee will be applied beginning the day after due date and will continue until full payment is received.
- NO refunds on early departures
- All guests must register with office
- \$200 electrical deposit required – refunded if current with ALL charges upon move-out. Refunds less any electrical charges due at move out will be issued from the corporate office within 5 to 7 business days from move out date.

Parking & Vehicles:

- 2 vehicle limit on each site plus your RV
- All vehicles including RV must have current registration, inspections, and license plates.
- All vehicles must be in operational condition
- No type of mechanical repair, whether to vehicle or RV is allowed
- Speed limit is 5MPH
- Parking in vacant RV sites will result in being charged the daily rate and/or vehicle being towed.
- Park in designated areas only. No parking in grass.
- Pet Rules:
 - Pets must be approved by the management
 - Pets must be on a leash and with their owner at all times when outside – no exceptions.
 - Pets cannot be tied outdoors and left unattended and owners MUST pick up after their pet. Do not allow pets to “visit” other sites to do their business. Uncontrolled barking when left inside alone will not be allowed.
- Clean up after your pet always.
- Limit 2 pets per lot

Rig and/or Site Appearance:

- TEXAS LAW requires that a sewer hose must be fastened using threaded connector or rubber donut
- No plants or objects in the grass that interfere with maintenance.
- It is mandatory that your sewer and/or gray water hose have a sewer connection (sewer/donut) attached to prevent sewer gasses from escaping.
- No open flames or fireplaces, such as chimineas or open fire pits (small personal BBQ grills are allowed with)
- Extra vehicles, boats, etc. are not allowed.
- Current renter may not sublet RV, and if sold or given to someone else, the RV must be moved immediately.
- One RV per space with a maximum 2 adults per RV. An additional \$100 per person for any additional guests staying 5 days or more in any 30 day period.
- No disturbance to the existing trees or landscape of any kind (i.e.; nails, screws, posters, bird houses, etc.).
- Treat your neighbors and the management with respect.

- Owners & management suggest tenant to provide their own 30/50 amp GFCI receptacle to protect their trailer; if tenant chooses not to, tenant releases Pearwood RV PARK and any of its representatives from all liability for any damages.
- We reserve the right to refuse service to any rig based upon its appearance and/or condition.
- No tents or pop up trailers are permitted in park
- Outdoor items should be neat and orderly
- No tires, 55-gallon drums, generators, refrigerators, freezers and other storage containers under rig allowed maintained in neat appearance.

General Rules:

- Gray water must be contained.
- No loud motorcycles.
- Children are to be supervised and parents/guardians are to assume responsibility for all actions of their children and their guests’ children.
- No large steps or porches of any size unless approved by the management.
- Please help conserve electricity and other utilities.
- No digging or erecting poles without approval of the management (including satellite dishes).
- No tampering with the electrical boxes. Notify management if there is a problem.
- Please put household garbage in dumpsters.
- No grease, shop towels, plastics, disposable wipes, etc. put in the sewer.
- Hazardous materials or foreign chemicals, including any kind of grease, cleaners, paint thinners, batteries shall be discarded properly and not anywhere on property.
- Do not pour any substance out onto grounds, specifically near or around extensive tree roots. We wish to preserve the health and beauty of existing trees.
- No swimming pools or water features (sprinklers, slides, etc.)
- Keep grass free of all items.
- The Park is not responsible for damages.
- We reserve the right to refuse service to anyone.
- By law, Pearwood RV Park is a service-oriented business and therefore we do not have a tenant/landlord relationship with any daily/weekly/monthly guest.
- No swimming or fishing in ponds
- No boats may be parked in park
- We reserve the right to refused continued residency privileges to “offenders” of park rules.
- Emergencies: CALL 911
- No harassing, disruptive, aggressive, or threatening behavior toward our staff/employees/contractors or toward other registrants and their guests. Violating this rule will result in your removal from the RV park.
- Management and Pearwood RV Park is not responsible for loss or damage to any guest’s property due to theft, vandalism, fire, accidents or any other casualty or act of God. Guests of Pearwood RV Park expressly assumes all risk of such loss or damage and is responsible for carrying his or her own insurance. In addition, damages of any kind caused by guests or visitors of the park shall be billed to the daily/weekly/monthly guest.
- No working on or maintenance of vehicles in the park at any time.
- Any additional questions or concerns should be directed to the management.
- THREE STRIKE RULE: Third warning for same violation, either verbal or written, you will be required to leave the park.

SIGNATURE: _____ Date: _____

***Please help keep PEARWOOD RV PARK a peaceful, clean and wonderful place to be!
THANK YOU!***