

**Check-In and Out Time:** Check-In Time: 1pm, Checkout Time: 11am. Campers desiring to check-in early or checkout late may do so, depending upon availability and by paying an early "check in" fee of \$5.00 per hour. Late "checkout" fee is \$5.00 per hour if pre-arranged. Late checkout fee is \$5.00 per each 15 mins if not pre-arranged by scheduling before 9am on day of scheduled departure.

**Unit Requirement:** Park Staff will perform an inspection periodically, during course of stay. *Current campers at Hidden Acres on 5.1.20 will be grand fathered in and permitted to stay as previously approved. We ask that campers do their very best to become and stay compliant when able to do so.* Camping units older than 15 years old are only accepted by individual approval by management. The following items may result in camping not being permitted or a "request to repair or vacate"; damage to the exterior of the unit, broken windows, leaks, missing panels, dents, rust holes, mold, mildew, exposed wiring, missing components, offensive/unsightly graphics, tires that are not inflated completely and/or flat, makeshift repairs using tape, tarps and/or other materials not factory installed, unable to be relocated on own power or tow vehicle not available at all times, units that are not self-contained, all trailer tongues or hitches must be in working order and unlocked, 30/50 amp electrical plug from the RV must be in safe working condition, connections free of calcium build-up or corrosion and also be UL certified. Warped or melted plugs or protective sheath damage will not be acceptable, sewage lines must have proper flanges and connections with no leakage, sewer hose must be inserted into the drain with a plastic elbow or rubber donut only, Waste Tank Emptying Valve Handles are to remain closed & only opened to be emptied. Window AC, Fans and tarps are only permitted if preapproved by management. The camping unit must be positioned straight on the site and connections on the same side of the parks utility connections.

**Campsite Occupancy:** Each campsite is limited to (1) camping unit and (2) additional units (vehicles/motorcycles/trailers etc.). Guests are to park at your site. If you need assistance with extra parking please contact us and we will do what we can to assist if possible. **Parking on the grass is not ever permitted. Parking on the grass may result in camper being assessed a fee to repair the damage to landscaping.**

**Minors and Guests:** Minors are not allowed to register for a campsite and must be accompanied by a registered camper at all times. Minors are required to be within their campsite by 10:00 p.m. and within their camping unit by midnight. Registered Campers are responsible for all conduct and safety of, or damage caused by any accompanying minors, adult and minor guests. Under no circumstances are minors under the age of 13 to be left unattended during daylight hours. Minors under the age of 16 are not to be left unattended during night hours. Minors are not to operate any motorized carts, bike or vehicles while on the property. **If authorities (police) are called as a result of a disturbance at your site. You will be required to vacate the park within 24 hours without refund of camping fees.**

**Campground "Quiet time":** A period of "quiet time" shall be observed in the campground area between the hours of 10:00p & 8:00a. During this time period, noise and other disturbing activities will not be allowed.

**Overnight Sleeping is prohibited outside of camping unit.** This includes in tents and vehicles parked on your site.

**Entry, Exit and Speed Limits:** Park entry and exit routes are to be used as designated. Speed limit within Campground is **5 mph** at all times. Failure to maintain speed may result in being required to vacate the premises without refund of camping fees. **PARKING AND DRIVING ON GRASS IS NOT PERMITTED.**

**Vehicles in Campground and Repairs/Maintenance of vehicles:** The following is not permitted: operation of a vehicle to create excessive noise or markings, repairs or maintenance. Flat tire and battery jumping is permitted with a 2 hour time limit for repair. Washing of camping unit is encouraged once every 3 months. When washing unit please use landscaping safe soap, do not create a hazard or disturbance to others. Vehicles must be intact and have current legal registrations. Vehicles are not to have missing fenders, fairings, doors, broken windows, etc.

**Pets in Campground:** Pets must be registered at the Park Office. Dogs must be kept on a 10-foot maximum leash. Current vaccination documentation must be readily available upon request. Dogs that are on the "Viscous Breed List", that snarl, growl, bark, snap, bite and/or are noisy are not allowed. Dogs may not be left unattended outside of camping unit, left outside overnight and may not enter park buildings. Staking or "tying up" outside is not permitted at any time. Dogs must be cleaned up after immediately. A \$25.00 fine will be assessed per violation. More than 3 fines will result in a required departure.

**Fires in Campground:** Fires are only permitted in commercially purchased BBQ/Smoker units and may only be used for cooking purposes. These units must be used and stored at assigned campsites only. Ground fires are never permitted. Campsite fire pits are allowed on gravel only with intact screen covers used at all times-FIRES ARE TO BE PUT OUT IF WIND SPEEDS ARE GREATER THAN 15MPH. All coals must be cooled/moistened and disposed of in cans. Coals are not to be dumped on the ground and live coals must not be placed in trash cans.

**Septic/Sewer:** Only use non-formaldehyde products and septic system approved toilet tissue. Feminine Hygiene products, diapers, paper towels etc. are to be discarded in trash cans only. Campers will be held financially responsible for damage to septic system as a result of pouring chemicals or non-biodegradable products of any type into system. (If in doubt, do NOT pour it down the drain. Notify the office and we will be happy to discard it for you). A sewer hose "donut" or "L" connector is required at all times. Please be considerate of hair waste and make every effort to place in trash instead of allowing to flow into the septic system.

**Electrical:** Campers acknowledge that they connect to park electrical sources at their own risk. Hidden Acres is not liable for damage or injury that occurs either directly or indirectly relating to electricity. Surge protectors are strongly encouraged.

**Camping Fee Payment Policy:** A payment of 100% of reservation fee is required at the time of booking. **Cash is not accepted. Payments by check, money order or bank check are accepted. Credit Card payments via the QuickBooks invoicing payment system will result in a 3% on-line service charge.** By providing a credit card number, you are authorizing Hidden Acres to bill your credit card for the full amount of reservation, including any costs accrued at the property, and outstanding balances not paid at the time of departure. Long Term campers will be invoiced monthly payment is due by noon on the last day of the current reservation period.

**Change Policy:** Service charges may apply for changes to this reservation. One change to reservation is allowed without incurring a service charge; all subsequent changes will be charged \$5.00 per change.

**RV Rates:** Camping Rates include 6 campers per site. Add \$2 per day for additional campers.



**Payments, Extending a Stay, Late Pay and returned payment Fee:** All fees are to be paid prior to connecting. Payment to extend a stay must be made prior to 9am on the expected departure date. Weekly and monthly campers are advised to reserve their next stay as soon as possible. Acceptance of extension will be based upon availability. Hidden Acres cannot guarantee availability until payment is received. A late payment charge will be accrued when camping/electricity fee has not been paid by the due date/time. Partial payment acceptance is at the discretion of management. Partial payments will not delay the accrual of late fees. Late fee is \$15.00 per day. Any site that is occupied 24 hours without written arrangements from management may have utilities disconnected and immediate action may be taken under the trespassing laws. A return or cancellation of any payment will result in a \$35.00 fee and a \$15.00 late fee for each day that the payment is late.

**Notice to Vacate:** Park Management reserves the right to refuse camping to anyone and to have any camper or guest removed with or without prior notice for violation of rules, stated here or published thereafter. Failure to comply with a demand to depart may result in violation of trespassing laws and towing of camping unit at the campers expense without liability to Hidden Acres for any secondary damage to unit. If any person refuses to vacate the premises, the police dept. shall remove them prior to the removal of the Camping Unit. Notice of the removal including the name, address and phone number of the towing/storage facility would be posted at the camp site and/or at the Park office. Signing of these Campground rules indicates your authorization for the (park management) to remove the RV/Trailer (camping unit) and contents to a licensed storage facility at camper's expense for failure to vacate when requested to do so. This request may be a result of and or nonpayment of camping fees

**Operation of Business:** The operation of a business on the RV Site or on the Property is prohibited.

**Campsite Cleanliness and Appearance:** Campsite cleanliness is required for aesthetic, sanitary and safety purposes. Your site must be kept litter free—including cigarette butts. Decorations for holidays are permitted as long as they are not disruptive to other campers and are within the site perimeters and removed within 10 days after the holiday. Items that are permitted at assigned campsites include: barbeque, bikes, lawn chairs, and camping related equipment. Straw Bale Gardens, clotheslines, storage under Camping Unit is prohibited. Portable camp awnings without sides or with net sides are permitted. (No tarp created sides) You are responsible for any and all damage that may be caused by your awning to neighboring units. **Staking and digging into the grass and gravel is not permitted.**

**Please remember that we have electric, water and septic lines buried thru out the park.** It is at the discretion of the Park staff to determine whether or not a campsite is in compliance. DO NOT MAKE ANY CHANGES TO THE RV SITE WITHOUT PRIOR WRITTEN CONSENT FROM MANAGEMENT.

**Decking and Skirting:** Decking or skirting that is erected or attached in any way other than snaps (no missing snaps) is not permitted. Decks are permitted only if prior written consent is obtained from park management.

**Disposal of Trash:** All trash/garbage must be in trash bags and tied before being deposited in trash containers at the site. Failure to do so may result in a \$25.00 per occurrence correction/handling fee by park staff.

**Trailers and Boats:** Trailers not being used as a camping unit and boats may accompany a camping unit on site. The trailer and or boat will be counted as (1) "other unit" and must be kept within the perimeter of the site.

**Smoking Prohibited:** Smoking inside the Office or Laundry Room is strictly prohibited.

**Firearms & Fireworks:** Discharging fireworks and Firearms are not permitted anywhere on the property. Displaying, discharging or possessing a gun, knife or other weapon in any way that may alarm others is not allowed and doing so WILL result in immediate requirement to vacate the premises without refund of camping fees.

**Behavior/Public intoxication & illegal drugs:** Illegal drugs, public intoxication, violence, threat of violence, loud obnoxious, disorderly, boisterous, unlawful conduct or conduct that disturbs or threatens the rights, comfort or convenience of others will not be tolerated under any circumstances and may result in the notification of police and immediate notice to vacate without any refund of fees paid.

**Cancellations:** We view a reservation as a "two-way" agreement. We agree to hold the space which you have reserved, turning away all further requests, in return for your payment. Refunds will be only as follows: Daily Reservations: Cancellations made greater than 7 days or more prior to scheduled check-in are subject to a penalty equal to one (1) day reservation fee. No refunds for reservations cancelled less than 6 days prior to your scheduled date of arrival. Weekly and Monthly Reservations: The reservation deposit for a weekly/monthly reservation converts to an electrical deposit upon check in and is refundable minus any outstanding fees. The reservation deposit is non-refundable if check in does not occur on scheduled date or if reservation is cancelled. No refunds for early departures, late arrivals, inclement weather, power outages or acts of nature.

**Damages:** Registered camper(s) will be responsible for any damages directly or indirectly caused by any of their campers, minors or guests. Fees will include all necessary replacement parts and repair Labor will be billed at a minimum of \$25.00 per person per hour. Emergency and holiday repairs will be billed at a minimum of \$40.00 per person per hour. Specialty repairs may result in higher costs. Campers will not be permitted to make or arrange for repairs to park.

**Loaning of tools:** Our insurance policy does not permit loaning of tools. Please do not ask.

**Mail and Package delivery** is not permitted for campers at Hidden Acres RV Park. Good alternatives are Escapees and local post office boxes.

**Payments/Late Payments/Returned Checks:** Fees not paid by noon on the last day of previous camping period is subject to \$15.00 per day thereafter. Returned checks will result in a \$35.00 handling fee, the late fee described until full payment is received by cashier's check or money order. Future payments will be required to be credit card or certified funds. Cash is not accepted. Please plan accordingly.

**Theft of Service Law:** You may NOT assign or sublet your site. According to Texas Penal Code Section 31:04 (b), any guest who leaves without paying for site services or who 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 violations under the "THEFT OF SERVICES LAW". You are NOT under a landlord/tenant arrangement.

**Refusal of Services:** We reserve the right to refuse service to anyone at any time. Any rights granted to overnight visitors in the park is through a revocable license, which may be revoked at any time. Under no circumstances should you consider yourself a tenant with a lease.

**Failure to Enforce is not a Waiver:** The failure of Hidden Acres Management to enforce at any time any provision of these rules shall in no way be construed to be a waiver of any of the rules listed above.

**As the name recreational vehicle implies, all rigs must be mobile and easy to move in the event of an emergency or at the request of management.**

My signature below indicates my understanding and my agreement to abide by all rules listed on page 1 and 2 of the Hidden Acres Rules along with the notices listed on the Hidden Acres camping agreement.

Signature: \_\_\_\_\_ Printed Name \_\_\_\_\_

Date: \_\_\_\_\_