McClain's Campsite Rules

The following rules are intended to provide an enjoyable family camping experience for you and your neighbors. Parents are expected to inform their children of these rules and are responsible for their supervision. Violation of these rules could mean early departure without a refund.

**Registration:** All campers, visitors, guests and pets must be registered at the office upon arrival and prior to entering the campground. All fees must be paid in advance. Registered campers are responsible for ensuring their visitors have properly registered in the office, and that all campground rules are followed.

**Campsite Check-In Time: 2:00 PM – Campsite Check-Out Time: 12:00 PM**

All balances due will be charged to credit card on file at 4:00 PM on reserved date of arrival. If checking in after 6:00 PM, contact office to make arrangements.

**Parking:** Registered guests must park on their assigned sites. We allow only one RV and one tow vehicle to a site. **No parking on the grass. No parking on the grass by the pond.**

Additional vehicles, trailers, etc. will be charged and additional fee. For overnight quests the fee will be $2.00 per unit. For Monthly tennents the fee is $10.00 per unit per month.

**Guests:** Facilities in this park are for use by RV guests only. Visitors are required to register at the office before entering the park. There can be no more than 6 people (maximum of 4 adults) registered to one site at any given time. All visitors must leave the park by 10:00 PM, unless registered as an overnight guest. Please register overnight guests by 5:00 PM in the office. All guests must obey all campground rules.

**Theft of Service Law:** According to Texas Penal Code Section 31.04 (b), any guest who leaves without paying for site services or who refused 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”.**

**Criminal Trespass:** According to Texas Penal Code Section 30.05 (a), a person commits an offense if the person enters or remains on or in property of another, including a recreational vehicle park, without effective consent and the person:

* Received notice to depart but failed to do so.

All rights granted to registered guests in our park are through a revocable license, which may be revoked at any time. Under no circumstances should you consider yourself a tenant with a lease.

**Rent and Utility Payments:**  Rent and payment for electricity are due and payable as per the terms of the service agreement. You will be charged a $25.00 late fee plus $15.00 per day past the due date if the total amount is not received in the office by the due date. (NO PARTIAL PAYMENTS).

**Returned Checks:** In addition to a $25.00 handling fee, the late fee described above (under Rent and Utility payments) will be charged until full payment is received. Either in cash, cashier’s check or money order. Future rent payments after an N.S.F. payment shall be in the form of CASH ONLY.

**RV Site:** The space you are renting is neat, clean and adequate for your recreational vehicle. Keep it that way and return the RV Site upon termination or expiration of your site service agreement in the same condition provided. Do not make any changes to the RV Site without the prior written consent of the park. Keep your campsite litter free, including cigarette butts. Do not let items accumulate under or around your unit. You may not assign or sublet your site. No major vehicle repairs will be permitted at your site. The operation of a business on the RV Site or on the Property is prohibited. No excess of ornamental items on your site.

**Condition of RV:** McClain's reserves the right to refuse service to any rig based on apperance.

No rigs over ten year of age. No FEMA units. No window air units.

**Drugs:** The possession, sale or manufacture of illegal drugs or drug paraphernalia on the RV site or anywhere else on the Property is prohibited.

**Speed Limit is 5 MPH.**

**Mail:** The Campsite does not provide mail services. The United State Post Office is just a few blocks away and they have mail boxes available for three months, six months, and twelve months. Any mail sent to our address will be returned to the US Postmaster.

**Washing RVs and Vehicles** is not permitted. Please visit the RV dealership, they can provide this service.

**Golf Carts & Four Wheelers/ATVs:** Kids are not allowed to drive golf carts. Only adults with a valid driver’s license are allowed to operate golf carts on campground property. Four Wheelers/ATV’s are not to be driven in the park.

**Mobile Technician Services:** McClain’s Longhorn RV, Inc. has RVIA certified trained technician’s that can provide repairs to your RV. Therefore we do not allow outside Mobile Technician’s to come onto our property without prior consent from The Campsite Management.

**Quite Hours:** **10:00 PM – 8:00 AM.** The quality of rest and relaxation is important to all campers, so please refrain from loud noises and disturbances during this period. All radios and TVs must be at minimum volume settings, and be aware that normal speaking voices carry. Please ensure your children remain at your site until 8:00 AM.

**Pets:** The Campsite is pet-friendly, but owners will be totally responsible for their pets at all times. The Campsite has a two pet minimum rule. NO EXCEPTIONS. Pets cannot be left unattended at any time, and must be on a leash when not inside your RV. You cannot turn any pet out to run free for the night. All pet litter must be cleaned up immediately, and any guest not in compliance will be asked to leave the park. Pet litter is NOT to be disposed of in the Pond. Anyone disposing of pet litter in the pond(s) will be asked to leave the park and no refunds will be given. Noisy pets will not be allowed to stay, and only one warning will be issued prior to request to remove pet from park. Pets and not allowed in the restrooms, laundry, swimming pool area, and the Campground club room. You are totally liable for your pet should there be any claim. Please have proof of current vaccinations for your pets.

**Campfire:** No fires are allowed at this time. Grills are permissible.

**Smoking:** Smoking is allowed in your RV, your campsite and designated areas. No smoking in any building, public space, the swimming pool, etc. Please do not throw cigarette butts on the ground. If you need a container for your cigarette butts you may purchase a container at the camp ground office. They are also available for sale at any hardware store.

**Sink (Grey) Water:** The discharge of grey water into the environment has been found to be a significant risk to public health. Grey water can have a population of bacteria approaching or exceeding the populations of black water. Please connect your wastewater outlets to the sewer pipe, and ensure that the connections are tight and do not leak. Please contact the office if you are unsure of how to perform this connection. Grey water is sometimes discharged into portable blue tanks. The contents of the blue tank must be discharged into the dump station.

**Dump Station:** Our public dump station is not open at this time.

**Swimming Pool:** WARNING! No lifeguard is on duty at the swimming pool and absolutely NO DIVING! Pool hours are 10:00 AM to dusk. No swimming after sunset. All swimming is at your own risk. No children under 16 years old are allowed in the pool without adult supervision. Pool rules must be observed at all times. There is no smoking, food, beverages or pets allowed in the pool. Toddlers in diapers must wear swim pants.

**Pond:** NO SWIMMING or WADING allowed in the pond. Please do not allow your pets to swim in the pond. Do not dispose of pet litter in the pond. Any guest disposing of pet litter in the pond will be ask to leave the park and no refunds will be given. Fishing is allowed, but please remember that it is catch and release. **No Parking on the grass by the pond.**

**Garbage:** Please bag your garbage and use the dumpster located next to the pavilion. Only household generated garbage should be placed in the dumpster. No hazardous or flammable items are to be thrown into the dumpster including ash from grills, cigarettes, etc. Broken furniture, grills, rugs, etc are not considered household trash and should be taken with you. PLEASE DO NOT LITTER.

**Bathhouse:** An adult should accompany children under the age of 18 years old to the bathhouse. We take pride in the cleanliness of our facilities and we would appreciate your help in maintaining them. There is no smoking, food, candy, beverages or pets allowed in the bathhouse. The bathhouse is closed periodically for cleaning. When the “Closed for cleaning” signs are out, please respect our cleaning staff and return at a later time. The water is not metered, but please be responsible in the use. The restrooms and showers are air conditioned and heated for your comfort, therefore please keep the doors closed.

**Laundry Room:** The laundry room is to be used by adults only. We take pride in our new equipment and we ask that your use care when operating the machines. There is no smoking, food candy, beverages or pets allowed in the laundry room. The laundry room is air conditioned and heated for you comfort; therefore we ask that you keep the doors closed.

**Clothes Lines:** Are not allowed in the park. Please do not use trees or the fence to hang clothes out to dry.

**Alcohol:** This is a family park and the use of alcohol is limited to your own site and should not be brought into any of our common areas.

**No Sparklers or Fireworks** of any kind are allowed. No shooting of firearms.

**Parents** – Minor children less than 18 years of age must never be left alone on camp ground property under any circumstance. Minor children under 18 years of age must not leave their campsite after 10:00 PM unless accompanied by a parent. Children are not allowed in the restrooms or laundry without an adult present. Your children must be supervised at all times. Children are not allowed at another resident’s site unless they were invited. DO NOT let your children knock on other tenant’s doors. Parents, please make your children aware of these rules. Disregard for campground rules, causing dissension among other campers, or conduce deemed improper by the management is cause for immediate eviction with notice or refund.

**Wildlife:** Since the RV Park is located in the country you may encounter wildlife. Skunks, snakes, armadillos, possums, feral cats and ants are just a few of the wildlife you might see. Never feed any wild animals and do not leave pet food outside. The campsite is not responsible for getting rid of ants or any other wildlife at your site.

**Anyone exhibiting behavior that does not promote good family values (e.g. excessive drinking, swearing, fighting, or any illegal activity) will be removed from the camp ground. Violence or the threat of violence will not be tolerated. No display, discharge or possession of a gun, knife or other weapon in any way that may alarm others is allowed.**

**Privacy:** Please respect the privacy of other campers and the owners by not walking thru or between occupied sites. Please use designated roadways and pathways when walking.

**Water:** We are on a water conservation program – year around – do not waste water.

**Mowing:** The grass is mowed and edged once a week in the spring and summer months. As needed in the winter months. While we make every effort to prevent damage to your unit we are not responsible for your RV, vehicles, golf carts, and personal property including your sewer line. We suggest that you encase your sewer line in PVC. If you fence off an area for your pet(s) you are responsible for mowing and edging that area once a week.

The Campsite cannot be responsible for injury or damage due to wind, water, fire or the negligence of you or others. Some of these rules were made by our insurance carrier, some by the state of Texas and some by us. They were made for your safety, and to ensure the enjoyment of your camping experience. Please obey them. They will be enforced.

