

REAGAN RIDGE RV - EXTENDED STAY POLICY and AGREEMENT

CHECK-IN TIME: 1:00 PM – 6:00 pm
(Please check-in at office upon arrival)
CHECK-OUT TIME: 11:00 AM
QUIET TIME: 10:00 PM - 8:00 AM

Reagan Ridge is an adult focused community providing a quiet and enjoyable experience to accommodate the discerning guest. Your stay will be enhanced with paved streets, concrete parking for both your RV and auto, private hotel quality showers, laundry, fast wifi and beautiful landscaping.

Please review all of the terms and conditions included in this email, and also the "Rules and Regulations" posted on the website to confirm our park is compatible with your needs.

Note that we have a "no-nonsense" approach to the rules ... comply or move on.

RESERVATION: \$150 deposit is required to reserve space.

REMAINING BALANCE(security deposit, monthly site service and other charges) are due and payable, **seven (7) days prior to arrival date**. Customer agrees any remaining balance due will be automatically charged to the payment method on file on the due date.

CANCELATIONS with a minimum advance notice of 30 days will receive a refund whereas notifications less than 30 days receive a credit on a future stay; both after deductions for a \$25 cancellation fee, background checks or other fees. No refunds for late arrivals, or no shows, and the campsite will be placed back in the available inventory.

BACKGROUND CHECK: Copy of government issued ID and Background check are required for EACH adult at a cost of \$20 per adult. You will be sent a link with instructions for the background check.

SECURITY DEPOSIT: \$150 must be maintained for entire stay.

MONTHLY RATE:

1. Monthly rate does NOT include electricity which will be billed based on metered usage.
2. Monthly rate is subject to change without notice.
3. Management may change the due date and prorate site services to the first of the month.

AUTO AND LATE PAYMENTS

1. Guest is encouraged to maintain a valid payment method on file and agree to auto pay for Site, electric and other charges. Guest understands that if auto pay is not selected, their account will incur a billing fee of \$5.00
2. Payments that are past due more than 3 days will incur a \$25 late fee plus \$10 for each day thereafter the account remains past due. If past due, Management has the right to terminate utilities and other services being provided and require guest to vacate the premises.

OCCUPANTS/VISITORS: **Only persons named in the booking may reside in the RV. No sub-letting or renting to others allowed**. Standard site fee includes two (2) persons per site. Additional persons, whether adults or children, incur additional charges and must be included in the booking. Max of 2 adults and total of 4 occupants. Copy of government issued ID is required prior to or at check-in.

PETS: A limit of two (2) pets per site and pets must be on a leash when outside. Owner must pick up pet waste immediately or incur a \$25 fine. Aggressive breeds or animals will not be allowed.

VEHICLES: No more than one RV and two passenger vehicles per site. RV's over 10 years old require approval prior to arrival.

MAILBOXES and PACKAGES

1. US Postal Service will only deliver mail to the Office, not individual spaces. Amazon, UPS and other services generally deliver packages directly to each RV but occasionally leave packages at the office. Packages and mail can be picked up at the office during normal business hours.

2. To facilitate access to mail on a 24/7 basis, locking mailboxes are available in the Laundry building for a fee of \$10 per month. You will be provided a key which must be returned prior to departure. Failure to return the key will result in a Replacement Key charge of \$20.
3. Guest agrees that any mail or packages delivered to, received by, and/or delivered by Reagan Ridge RV, are done so as a courtesy and Reagan Ridge RV makes no guarantees, nor does it assume responsibility for delivery, or for any damages, or loss that may occur.

CHECK-OUT PROCEDURE

1. **Departure Date:** Extended Stay bookings require a specific departure date. Guest understands that site will be booked to others after the scheduled departure date.
2. **Extensions:** If site is available, Guest may extend for minimum of 15 days at the prorated monthly rate or at the appropriate daily/weekly rate.
3. **Early Departure** requires a minimum of 15 days advance notice, otherwise the final bill will include a charge equivalent to the monthly rate prorated for 15 days from date Guest provides notice of departure.
4. Guest agrees to leave the site premises clean and in same condition as when guest arrived. Any required cleaning or repairs will be charged to Guest.
5. Guest must follow normal check-out procedures on the day you are checking out (Call, email, or check-out online)
6. Within 10 days after checking out, Manager will generate the final bill. The Security Deposit will apply toward amounts due with the final balance owing, or refund due, applied to the payment method on file.

Reagan Ridge RV will not tolerate any onerous, noxious or offensive activity of any sort that could interrupt and /or adversely affect the enjoyment of other parties utilizing our facilities. At the manager's discretion, any parties responsible for such activities will be required to vacate the space and/or leave the park immediately, without a refund.

ACCORDING TO TEXAS PENAL CODE SECTON 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 and require full payment in advance with said payments specifically rendered for services under a HOST / GUEST ARRANGEMENT. This agreement does not constitute a landlord / tenant agreement.

MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS, INJURIES OR LOSS FROM ANY CAUSE INCLUDING FIRE, WIND, ACCIDENT, THEFT, WEATHER OR CATASTROPHIC EVENTS. Guest use facilities at their own risk and should obtain appropriate insurance to protect their personal and property interest from loss. Guest specifically assumes full responsibility for injury and damages to other persons or property that are caused by Guest's pets, animals, vehicles, RV or other belongings. Guests shall indemnify and hold Owner harmless from and against any and all claims, demands, costs and expenses.

AFFIRMATION: Guest confirms that by booking and making payment for services at Reagan Ridge RV, they have read and agree to both : a) the park "Rules and Regulations" and b) the terms in this agreement.

Date: _____ Space # _____

Signed _____

Print name _____