**PARK RULES**

**PARK RULES, REGULATIONS AND GUIDELINES**

Please help keep Town and Country RV Park a peaceful, clean and wonderful place to be. We strive to provide a comfortable living environment for all guests. 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. Violation of any of the below Park Rules & Regulations may result in you being asked to vacate the park with no refund.

**GENERAL RULES**

* All RVs must be fully self-contained, well-kept and in good condition. RVs 15 years or older must be approved by Park management.
* **A 10 mph speed limit is strictly enforced.**
* Maximum of four (4) people (2 Adults, 2 Children); one (1) RV; and two (2) vehicles per site. Four (4) people included in Rates. Additional persons $10 per person per night up to the maximum. Overnight visitors must be reported to Management.
* No open flames or fireplaces. Manufactured outdoor cooking/charcoal grills are permitted.
* In order to maintain a pleasant environment for all guests, it is your responsibility to keep the site you are assigned to neat, clean and presentable. If the park is required to clean your site, there will be a minimum charge of $75.00.
* Hanging laundry outside is prohibited.
* Structures on your assigned site are not allowed (i.e., decks, outbuildings, dog fence/run, exercise equipment, appliances, tents, etc.)  5th wheel front-end covers are encouraged in order to store items out of sight.
* All water hoses/sewer lines must be free from leaks; and sewer hoses must be fastened using rubber donut or threaded connector into the sewer.  Sewer connections are mandatory at all times. If your raw sewage spills onto the ground, you will be charged a cleanup service fee of at least $75 and have no more than 24 hours to correct the problem. After 24 hours, the park will correct the problem and bill you, including labor charges
* Please do not flush baby wipes, adult wipes, Q-tips or hygiene products down any toilet. This is an expensive cleanup
* Additional trailers of any kind are not allowed to be parked at site.

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**PETS**

* All pets (dogs and cats) must be on a leash AT ALL TIMES. Wildlife/farm animals are not considered pets and are not allowed.
* Pick up your pet’s waste IMMEDIATELY and dispose of it properly. This includes around your site and anywhere within Park property. This is a health issue for everyone and if you do not comply you will be asked to vacate the Park.
* Management reserves the right to refuse pets based on breed/behavior.
* Animals are the exclusive responsibility of their owners. Noisy pets will not be tolerated.
* Pets may not be left outside unattended.
* BEWARE!! There are snakes and other wildlife in the area. Do not feed birds/wildlife. Do not leave food out for any animals.

**VEHICLE RULES**

* All persons must have a valid driver’s license to operate any motorized vehicle on the Park property including golf carts.
* All vehicles including RV must have current registration, inspections, and license plates.
* **No parking on the street or grass. Please use provided parking areas. Failure to comply will result in eviction.**
* Park your vehicle in your assigned site only. Any vehicle parked in a vacant site without management approval will be charged for the space at the daily rate.
* The operation of motorized scooters, ATVs, minibikes or any unlicensed motorized vehicle is prohibited on Park property.
* Vehicle maintenance and repairs are prohibited on the property.

**BEHAVIOR**

* Excessive noise/nuisances created by guests/visitors will not be tolerated. An after-hour disturbance fee may be assessed for any calls received.
* No loud parties, excessive noise, big groups or large gatherings tolerated, as determined by management. Quiet hours are from 10:00PM to 6:00AM
* Common courtesy shall prevail between all persons on Town and Country RV Park property. Obnoxious, profane, abusive or threatening language, behavior and/or actions directed at Town and Country RV Park personnel or guests, or that could adversely affect the enjoyment of other parties utilizing our facility is prohibited; anyone engaging in such activity will be required to leave the Park immediately without refund at the sole discretion of Park management.

**DAMAGE TO PARK PROPERTY**

Damage to Park property, including but not limited to: restrooms; utilities; landscaping; vehicles; street lights or signage is strictly prohibited.  Guests will be held responsible for the repair of any damages.  We reserve the right to refuse service to anyone.  Town and Country RV Park assumes no responsibility for fire, theft, vandalism, natural happenings, injury, accidents or losses from any cause.  Town and Country RV Park is not responsible for any damage to vehicles caused by other guests/visitors.  Town and Country RV Park is not responsible for any personal property.  Town and Country RV Park reserves the right to limit the stay and number of persons per site.  Willful violation of these rules will result in termination of tenancy and barring from the property.  These Rules & Regulations supersede any previously written or discussed.  Rules & Regulations; and rates may be changed at any time without prior notice.  Please report any problems to Park management immediately.  Please notify Park management of any incident or accidents as soon as possible.  For emergencies dial “911”.