



NO BAD DAYS RV, LLC

6210 Ave O, Santa Fe, TX 77510

Email: NoBadDaysRVLLC@gmail.com

RULES & REGULATIONS

The following rules are effective immediately and may be adjusted by management as needed. Management reserves the right to remove anyone from the property at any time and for any reason.

We take pride in maintaining No Bad Days RV, LLC as a clean, safe, and well-kept community for the comfort and enjoyment of all residents and guests.

1. **ARRIVALS & DEPARTURES**

- A \$200 deposit is required to hold your site for up to two weeks and will also serve as your electrical and move-out deposit. The deposit will be refunded provided your account is current and the site is left in good condition. In the event you do not move in within two weeks, the deposit will be forfeited, and your space will be marked as 'available'.

- *Full payment is due upon move-in of \$550 (Plus your electrical deposit of \$200). We will pro-rate your next month rent depending upon the date you officially move in.*

****Rent is due on the 1st of each month. Grace period is 5 days.**

Late fees of \$15/day will accrue automatically if we do not receive your rent by the 6th day.

- *All rent/deposits/electricity payments will be made through a software portal called DOORLOOP. This makes paying smooth and keeps record of all payments. You will receive an 'invitation' via email/text to set up your account.*
 - *(Tip: setting up your checking routing and acct number is the easiest) and fee is only 99cents).*
 - A \$35 fee applies for insufficient funds.
 - One (1) RV per site, with a maximum of two (2) vehicles and four (4) guests per site.
 - Additional guests are \$100 per person for stays of 5 days or more within a 30-day period.
 - Late fees apply to rent and electricity.
 - No refunds are given for early departures.
 - All guests must be registered.

- Refunds will be processed within 7 business days of move-out.

- All accounts must remain current. Rent will be considered 'late' after the 5th of each month.

2. PARKING & VEHICLES

- A maximum of two (2) vehicles per site is permitted.
- All vehicles, including RVs, must have current registration, inspection, and license plates.
- Vehicles must be in good operational condition with no flat tires.
- All vehicles and RVs must be maintained in a clean, well-kept, and visually acceptable condition at all times. No vehicles or RVs with excessive damage, rust, broken windows, missing parts, or that are otherwise considered unsightly or an eyesore will be permitted.
- No mechanical repairs to any vehicle, motorcycle, or RV are permitted on-site.
- Boats, ATVs, and utility trailers must be parked in designated parking areas only.
- The speed limit is 5 MPH and is strictly enforced for everyone's safety.
- Parking on the grass is prohibited. Vehicles must be parked in designated areas only.
- Unregistered or inoperable vehicles may be towed at the owner's expense.

3. PET RULES

- A maximum of two (2) pets per site is allowed, *subject to management approval*.
- Pets must always be leashed or kept in a fenced yard. No exceptions.
- Pets must be up to date on shots and no biting history.
- Pets may not be tied outdoors or left unattended.
- Owners must clean up after their pets immediately ("They poop, you scoop").
- Pets must not visit other sites or disturb other guests.
- Excessive barking or aggressive behavior will not be tolerated.

4. RIG & SITE APPEARANCE

- All sewer hoses must be properly connected with a threaded connector or rubber donut (per Texas law).
- No plants, decorations, or objects may interfere with maintenance or landscaping.
- Each sewer and water hose must have an approved connector.
- No open flames, fireplaces, or fire pits (small personal BBQ grills are allowed).
- Tenants may not sublet or transfer their RV site. If the RV is sold, it must be removed immediately.
- No damage to trees, landscape, or property is permitted (no nails, screws, posts, etc.).
- All tenants must provide their own 30/50 amp GFCI receptacle.
- Management is not liable for electrical or property damage.

5. GENERAL RULES

- No tents or pop-up trailers are permitted.
- ***All outdoor items must be maintained in a neat and orderly manner. No clutter, debris, or trash shall be visible from neighboring sites or the exterior of your lot.***
 - A \$25 fee may apply if the landscaper must clean the area before mowing.
- No tires, 55-gallon drums, generators, refrigerators, or storage containers under RVs.
- Discharge of firearms or fireworks is strictly prohibited and will result in immediate

eviction.

- Gray water must be contained at all times.
- Loud motorcycles are not permitted.
- Children must be supervised by parents/guardians at all times.
- No large steps or porches may be built without management approval.
- Digging or erecting poles (including for satellite dishes) requires management approval.
- Tampering with electrical boxes is prohibited.
- **Tenants are responsible for disposing of household garbage in dumpsters only.**

Large or improper waste disposal will result in fees or eviction. (such as mattresses, furniture, appliances, paint/oil, etc.)

- **Laundry facilities are for residents only.** Unauthorized use will result in a \$100 fine per occurrence. Do not tie up the laundry facilities, let others also use them.
- No hazardous materials (including grease, paint, or batteries) may be disposed of on the property.
- Do not pour substances or chemicals onto the ground or near tree roots.
- Management reserves the right to refuse service to any RV based on its condition or appearance.
- *Violations of park rules may result in eviction without refund.*
- Repeated violations will result in termination of residency. No refunds will be given.
- No disruptive, aggressive, or threatening behavior toward management, employees, or guests will be tolerated.

6. ZERO TOLERANCE POLICIES

- **Law Enforcement:** If law enforcement is called to your site (except for medical reasons), you may be asked to leave without a refund.
- **Violence:** Any physical or verbal violence will result in immediate eviction.
- **Aggressive Behavior:** Aggressive or threatening actions toward management or other guests will not be tolerated.
- **Drug use:** Any illegal drug use will result in immediate eviction.
- **Animal Disturbances:** Pets causing continual disturbances may result in eviction.

7. LIABILITY & RESPONSIBILITY

- Management and NO BAD DAYS RV, LLC are not responsible for loss or damage to any guest's property due to theft, vandalism, fire, accidents, or acts of God.
- Guests are responsible for carrying their own insurance.
- Damages caused by guests or visitors will be charged to the responsible party.

ACKNOWLEDGEMENT

I have read, understand, and agree to abide by all Rules and Regulations of NO BAD DAYS RV, LLC.

You can receive a copy of these Rules and Regulations. (via email) upon request.

Signature: _____

Date: _____