

## **Knights Park - Terms & Conditions**

### **Agreement to Terms**

Welcome to Knights Of The RV Park & Resort (“Resort”). These Terms & Conditions govern all reservations, site use, and guest conduct.

- By booking a reservation or entering the property, you agree to be legally bound by these Terms, all posted rules, and applicable policies.
- Reservations are not confirmed until full payment is received.
- Guests under 21 must be accompanied by a responsible adult.

### **Nature of Stay (No Tenancy)**

- All stays are temporary, transient, and recreational.
- No landlord-tenant relationship is created, regardless of stay length or payment frequency.
- Guests are licensees, not tenants, and waive any claim to tenant rights to the fullest extent permitted under Texas law.
- Maximum continuous stay is five (5) months unless approved in writing. No subleasing or third-party rentals (Airbnb, VRBO).

### **Check-In / Check-Out**

- Check-in: 3:00 PM CST
- Check-out: 11:00 AM CST
- Early/late times require approval and may incur fees.
- Site assignments may change prior to arrival.

### **Payments, Fees & Utility Charges**

All reservations must be prepaid.

- Prices vary by season, availability, and events.
- Booking, processing, and site lock fees are non-refundable.
- No refunds for early departure, weather, or rule violations.

### ***Reservation Charges:***

Guests authorize all charges to the card on file for purchases made during their stay.

### *Utility Charges:*

- Guests staying more than three (3) consecutive days may be billed for electricity based on metered usage in accordance with Texas Utilities Code §§184.034–184.036.
- Utility service may be disconnected for nonpayment.

### **Cancellation Policy**

- Within 7 days: No refund
- 8–14 days: 50% refund
- 15+ days: Full refund minus \$25 fee and card processing fee of 3%
- All cancellations must be made through the original booking platform.

### **Amenity Disclosure**

- Certain amenities may be unavailable or under construction, including but not limited to the pool and coffee shop.
- No refunds will be issued due to unavailable amenities.

### **Severe Weather & Other**

In case of severe weather, prepare, plan and seek shelter ahead of time. Our office is always available during these events if needed.

- Bring all belongings inside.
- Knights Of The RV will not be responsible for any acts of nature that occur in our park due to severe weather or acts of nature.
- We highly encourage our guests to have full coverage insurance for these unforeseen events.
- We love pets, so in the event of severe weather, please bring them with you.
- If there is a limb/branch you are uncomfortable with near your site, please request we remove it or change sites.

We value our park and constantly maintain our grounds to avoid any unforeseen issues, we will not be held responsible for any damages due to natural causes or weather, again, we highly encourage having insurance for these reasons.

### **Vehicles, RVs & Equipment**

- RVs must be in good condition; units over 10 years require approval.
- One RV and one vehicle per site unless approved.
- No tents, open generators, or vehicle repairs

### *Prohibited Vehicles:*

Box trucks, moving trucks, freight trucks, and large commercial vehicles are not allowed on-site and must be parked off property. Unless approved by management.

## **Cleanliness**

- We strive to appreciate the nature and beauty of our campground. To keep it this way, you must abide by the following rules. There will be a \$25 site cleaning fee added to your invoice and charged to the payment method on file if site is left unclean.
- Keep your site clean and free of debris.
- We do not allow interior furniture outside of your camper.
- No visible loose storage around or under your camper.
- No permanent structures are allowed.
- All temporary structures such as dog pens must be approved by management.
- Clotheslines are not permitted in our park.
- Tarps are not allowed.
  - Washing your RV is only allowed for our monthly guests only. Management MUST be informed prior to approve.
  - We allow washing once every 3 months.
  - We ask that you be mindful of your water usage and the effects that amount of water and soap have on your neighbors' site, nature, and your site while cleaning.
- No Bleach is allowed for cleaning as it damages exterior coatings on campers.
- Potted plants outside are allowed but not to exceed 5 per campsite. They are to remain on the concrete pad or underneath the camper.
- Other than the picnic tables provided in the grass or the fire ring, no heavy or permanent furniture is allowed on the grass due to lawncare services provided every week and preventing lawn damage.
- Management is not responsible for damage to personal items left on sites during lawn maintenance or landscaping services.

## **Clothing & Attire**

- Proper attire and (clothing must be worn at all times on the campground, this includes children of all ages.

## **Pet Policy & Liability**

- Maximum two (2) pets per site
- Pets must be leashed and supervised at all times.
- Guests must clean up after pets.
- Aggressive or disruptive animals may be removed immediately.

### *Pet Vaccines:*

Guests agree all pets are current on required vaccinations, including rabies.

### *Liability:*

Guests assume full responsibility for their pets, including injury, damage, or disturbances. Guests agree to indemnify and hold harmless Knights Of The RV from all pet-related claims.

*Service Animals:*

ADA-defined service animals permitted. Emotional support animals are not recognized as service animals.

**Guest Conduct & Quiet Hours**

- Quiet hours: 10:00 PM – 7:00 AM
- Disorderly conduct, domestic Disputes, illegal activity and excessive noise of any kind are all prohibited and can lead to removal of premises.

**Fires & Fireworks**

Open fires are not allowed in our park.

- Fires must be in designated fire rings. No fireworks.
- NO LEAVES, TRASH or FLY AWAY items.
- Fire Pit safety is one thing, above all else, that we are very strict on due to the massive damage that can occur if our guests are not responsible.
- Do not leave fires unattended
- Keep the fire small and manageable
- We REQUIRE our guests to have their own extinguishers near/in your camper in case of emergency. We want people to enjoy this place for years to come.

**Visitors & Resort Access**

- Each site includes three (3) resort passes.
- Additional visitors must register and purchase passes.
- Guests are responsible for all visitor behavior.

Electrical Use:

- Please be mindful of your amp usage, 50 amps is the max allowed.
- You are responsible for understanding how many amps you are using in our RV.
- Please notify the office if you have any electrical issues during your stay.
- Guests are not permitted to diagnose our electrical pedestals per insurance and safety requirements.

**Safety, Assumption of Risk & Liability**

- Guests use the property at their own risk.
- Risks include but are not limited to:
  - Uneven terrain
  - Wildlife
  - Water features
  - Recreational equipment
- Children must be supervised at all times.

- Knights Of The RV is not responsible for injuries occurring in any area, including playgrounds, bounce houses, or ponds.
- Knights Of The RV is not responsible for lost, stolen, or damaged articles.
- Keep your valuables locked up.
- Report any problems with your site to the Main Office immediately.

Due to the natural state of our campground, please watch for insects, animals, plants and snakes at all times while outdoors.

### **Septic Use:**

Septic system damage can be very costly and can even result in shutting down the campground.

- Please be mindful that any and all items going down your drains are going into our system.
- Do not flush grease, feminine products, toys, wipes, harsh chemicals or non-biodegradable items.

We recommend using RV approved biodegradable toilet paper to not only keep our system clean, but to protect the longevity of your own system as well.

### **Speed Limit**

- The park speed limit is 7 mph. This policy is to keep you, your children, and your pets safe.
- Exceeding this speed limit will result in a warning.
- Multiple warnings will require us to ask you to leave.
- Safety is our number one priority for our guests.
- Motorcycles must be at idle speed when traveling through the Campground.

### **Limitation of Liability**

- To the fullest extent permitted by law, Knights Of The RV is not liable for:
  - Injury or death
  - Theft or damage to property
  - Acts of other guests
  - Weather, fire, flood, or other events

### **Accidental Damages**

- Guests will be responsible for damages to their spot or in the campground. The costs can range depending on the damage but will be the "at cost" fair price
  - For example, if a guest backs into a waterline, they will be responsible for the pvc, fittings and new hose bib material cost.
  - If you back into or damage the meter, the guests will be responsible for repair cost or replacement.

### **Trash Disposal and Recycling**

Due to our natural environment, animals like possums and raccoons are attracted to exposed trash, to avoid dirtying our campground;

- Do not place your trash on the ground near the dumpster or at your site.
- Use the dumpsters that are located in the park for your convenience.
- Please tie trash bags closed and put your trash completely inside the dumpster.
- Do not dispose of wires, construction material, oil, furniture, mattresses, or any toxic waste or chemicals into our dumpsters

Let's keep our campground clean for everyone!

### **Children**

Please be sure to keep a close eye on your kiddos while visiting our campground.

- Children under 18 must be supervised by an adult at all times.
- Children under 12 may not use the restrooms without being accompanied by a parent or guardian.
- Children and parents must be aware of traveling vehicles and equipment at all times.

### **Parking**

- Guests are allowed 1 RV and up to 2 vehicles per registration.
- Do not park on our grass. Ruts caused in your site due to additional vehicles will result in damage charges.
- Boats, boat trailers, cargo trailers are not allowed on sites unless approved by management, car dollies are excluded from this.
- Do not park in the middle of the road
- Do not park on site you are not registered for unless approved by management. Additional fee may be required.

### **Repairs:**

- All major repairs to RVs are not permitted in our park.
- No oil changes or large repairs on site for vehicles.
- We are happy to recommend a local Mobile RV Repair service that comes out to your site to assist you with any repairs. If you would like our staff to help, they are not liable for any issues present and or future in regards to the repair. For this reason, we always recommend calling a professional.

### **Indemnification**

- Guests agree to defend, indemnify, and hold harmless Knights Of The RV, its owners, employees, and agents from all claims, damages, losses, or expenses (including legal fees) arising from:
  - Guest or visitor actions

- Pet incidents
- Violations of these Terms

### **Right to Remove Guests**

- Management reserves the right to remove any guest immediately, without refund, for:
  - Rule violations
  - Nonpayment
  - Unsafe or disruptive behavior
  - Failure to vacate may result in law enforcement involvement.

### **Weapons & Firearms**

- Firearms must comply with Texas law and posted signage.
- Open carry is prohibited where §30.07 signage is displayed.
- Discharge or misuse is strictly forbidden.

### **Fishing & Pond Use**

- Catch-and-release only.
- Fishing license required.
- Use of pond is at guest's own risk.

### **Mail & Deliveries**

- USPS mail is not accepted.
- FedEx, UPS, and Amazon deliveries may be received at the office.

### **Image & Likeness**

- Guests grant permission for use of photos/videos for marketing unless declined in writing.
- Due to lack of oversight and control for other's privacy, private drones are not permitted in the park.

### **Cameras**

- Only cameras that record your own RV are permitted. 360° cameras or cameras capturing other sites are not allowed.
- Guests must respect the privacy of others at all times.
- We do not monitor guest cameras, but any camera violating this policy must be adjusted or removed, further violation will result in termination of your stay.

### **Governing Law & Arbitration**

- These Terms are governed by Texas law.

- All disputes shall be resolved through binding arbitration.

**Acceptance**

- By booking or occupying a site, you acknowledge that you have read and agree to these Terms.