

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

### **1. 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.

### **2. 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).

### **3. 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.

### **4. 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.

### **5. Cancellation Policy**

- Within 7 days: No refund
- 8–14 days: 50% refund
- 15+ days: Full refund minus \$25 fee

*All cancellations must be made through the original booking platform.*

### **6. 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.*

### **7. 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.

### **8. Pet Policy & Liability**

- Maximum two (2) pets per site
- Pets must be leashed and supervised at all times.
- Guests must clean up after pets.

*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.

Aggressive or disruptive animals may be removed immediately.

*Service Animals:*

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

## **9. Guest Conduct & Quiet Hours**

Quiet hours: 10:00 PM – 7:00 AM

### **Prohibited:**

- Disorderly conduct  
Domestic Disputes
- Illegal activity
- Excessive noise

*Campfires allowed only in designated pits. No fireworks.*

## **10. Visitors & Resort Access**

Each site includes three (3) resort passes. Additional visitors must register and purchase passes.

Guests are responsible for all visitor behavior.

## **11. 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.

## **12. 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

### **13. 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

### **14. 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.

### **15. 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.

### **16. Fishing & Pond Use**

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

### **17. Mail & Deliveries**

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

### **18. Image & Likeness**

Guests grant permission for use of photos/videos for marketing unless declined in writing.

### **19. Governing Law & Arbitration**

- These Terms are governed by Texas law.

- All disputes shall be resolved through binding arbitration.

## **20. Acceptance**

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