

Royal Palms Community Rules

We are pleased to have you as a resident at the Royal Palms, the premier camper/RV Community of Central Texas and winner of the Keep Austin Beautiful Award. Community Rules are necessary to facilitate the safety, convenience, and comfort of all our residents. Your knowledge of, and cooperation in complying with all Community Rules is appreciated and a condition for the continued use of your Lot.

Availability and Use of Facilities

Only factory manufactured homes and camper/RV with fully self-contained and operational bathroom facilities, that are maintained in good condition, are allowed in the Royal Palms. Public bathrooms are open during posted Office or Pool Hours ONLY. This is not a lease agreement and there is no automatic right to renew. Registrant acknowledges that this is an At-Will, Short-Term Rental Agreement and may be cancelled or non-renewed by either registrant or Royal Palms without cause or without notice.

Camper/RV Placement on Lot

Please align left side of camper/RV parallel with and along edge of concrete patio with hitch no more than 2 feet behind sidewalk.

Consideration of other Residents

As a resident, you and your neighbors are entitled to undisturbed privacy. Residents are expected to keep all noise confined inside their camper/RV or vehicles. When parking, please allow a 10 foot minimum clearance between other camper/RV's. Please DO NOT walk thru other lots - use sidewalks.

Vehicle Use & Parking

Park on assigned driveway ONLY. No more than 2 vehicles, including boats, trailers, motorcycles, etc. are allowed per lot. All vehicle wheels must be on the driveway. Oversized vehicles are not permitted, if all wheels are not kept on the driveway. Parking is not allowed on the street, patio, lawn or vacant lots. Only Visitor Parking is allowed on the street for up to 4 hours; and a Visitor Permit, obtained from the Office, must be displayed between 10pm—9am. Commercial vehicles, inoperative vehicles or repair of vehicles is prohibited. Speed limit is 15 mph. Streets are for incoming and outgoing traffic ONLY. **VEHICLES NOT IN COMPLIANCE WITH ANY "VEHICLE USE & PARKING" RULES MAY BE TOWED AT OWNER'S OR OPERATOR'S EXPENSE.**

Pets

Domestic house pets under 15 lbs ONLY. **Pets, when outside, must be on a leash with the owner holding the leash at all times.** Pets may not be tied outside or allowed free at any time. Pet pens are not allowed. Owner must immediately collect ALL excrement, securely seal in a plastic bag, and properly dispose. Violators may claim their pet at the Austin Animal Shelter.

Pool Use/Privileges

Pool is Open from mid-May to mid-Sept. \$25 Pool Pass Deposit is required. All posted rules apply.

Lot Cleanliness & Outside Storage

The assigned lot & patio is not to be used for storage. Only outdoor patio furniture and live potted plants are allowed on patio and in yard. Clothes, rugs, etc., may not be hung outside. All other items must be stored inside or in a factory manufactured storage building not larger than 10'x12'. Should resident obtain a storage building, it must be at least 5 feet from any other structure & within boundary of assigned lot. ONLY household trash may be placed in dumpster. Fines may be assessed if resident places any items non-household items in dumpster or fails to keep lot clean from clutter, trash and unauthorized items. Fee schedule available at Office.

RV/Camper Appearance & Maintenance

The exterior condition of any RV/Camper must meet park standards at all times. Any modification or exterior change must be approved, in advance, by Office.

Renewal Rent or Check-Out Time

Check-out time is **NOON** on the due date. **DAILY RATE WILL APPLY FOR ALL DAYS, AFTER DATE DUE, UNTIL PAID.** Utilities may be discontinued if rent is not paid by 2 pm on the date due. Reconnect fee is \$20. If Rent Due Date is a Sunday or Holiday, please pay by Noon the day before.

Water Surcharge

WASHING OF CAMPER/RV OR VEHICLE/RV IS NOT ALLOWED IF YOUR LOT IS ON LA POSADA DR OR CORTO DR. \$50 fee for each washing infraction. Excessive water use may result in a surcharge. Repair leaks to avoid an excessive usage charge. .

Early Move-Out & Refunds

Weekly & Monthly Rental refunds, if any, will be determined by recalculating the rent as if resident originally registered as a Daily Rate occupant for the days the lot was occupied.