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MANUFACTURED HOME & RV COMMUNITY

"Enhancing a quality lifestyle"

Royal Palms RV Community Rules Agreement

We are pleased to have you as a resident of the Royal Palms, the Premier 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 residents. Your knowledge of, and cooperation complying with, all Community Rules is appreciated. Compliance with all Community Rules is a condition for the continued use of your Lot.

ALL RIGHTS GRANTED TO REGISTERED GUESTS IN OUR COMMUNITY ARE THROUGH A REVOCABLE LICENSE, WHICH MAY BE REVOKED AT ANY TIME.

UNDER NO CIRCUMSTANCE SHOULD YOU CONSIDER YOURSELF A TENANT WITH A LEASE.

The following RULES AND REGULATIONS are compiled to: 1) assure a pleasant environment in which to live, 2) maintain the Community in a condition where all Residents feel safe, secure, and comfortable, and 3) provide a Community, all Residents are proud to call home. It is the Resident's responsibility to cooperate in helping keep the Community a pleasant, safe, and desirable place to live. Management has established and will enforce compliance with these Rules, either by Notice, Fine, or Revocation of Right of Occupancy.

1. FOR YOUR CONVENIENCE & SAFETY: ALL persons 17 years or older MUST provide a valid photo ID at time of Application or within 24 hours of arrival. Persons with a record of sexual abuse, violence, illegal activity, theft, or ANY FELONY may not be allowed to reside in this Community! If this applies to you, or others **staying with you, please address the circumstances with Management, PRIOR TO REGISTERING; otherwise, upon any subsequent discovery, YOUR RIGHT OF OCCUPANCY MAY BE REVOKED, WITHOUT REFUND! Harboring unregistered or unapproved persons will result in immediate termination of Right of Occupancy, WITHOUT REFUND.**

2. AVAILABILITY AND USE OF FACILITIES: Only factory manufactured Campers, RV's & Motor Homes, with fully self-contained and operational bathroom facilities, are allowed in the Royal Palms. Truck or Camper Pop-Ups are not allowed on Royal Palms Property at any time. Factory installed or Central A/C Systems Only (no window A/C units allowed). Public bathrooms are open ONLY during posted Office or Pool Hours.

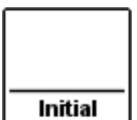
3. AUTHORIZED OCCUPANTS: All persons intending to stay overnight more than 3 nights/month are considered Occupants and must be Registered at the Office. \$50/mo additional rental for each adult occupant exceeding 2 persons. All persons 17 years or older will be required to provide a valid photo ID, for purposes of a background check. Office has the sole right to determine who may be authorized to reside in Royal Palms.

4. RV PLACEMENT ON LOT: Align side of RV parallel with and along edge of concrete patio, placing RV on top of caliche (road) base, with hitch as close as possible to, but remaining behind sidewalk. **DO NOT PARK ANY VEHICLE ON THE ROAD BASE, OTHER THAN THE RV/MOTOR HOME.**

5. USE OF UTILITY SERVICES: Do Not Tamper With the Royal Palms Utility Services (Electrical Pedestal, Sewer Cleanout, Water System/Spigots or Meters). A flexible sewage discharge hose may be used for the first 30-days; however, in accordance with Austin-Travis County Health Code, any flex hose must be replaced within 30 days of Move-In with 3", min, Schedule 40 PVC from the RV to the Royal Palms sewer discharge PVC "Y" on your lot (unscrew threaded cap on "Y" and save to re-install when vacating lot). Use a PVC threaded adapter to connect your PVC pipe to the "Y". Use PVC cement (PVC glue) to ensure all your PVC piping is air tight and free of leakage, but **DO NOT GLUE THE THREADED ADAPTER TO THE ROYAL PALMS "Y". Use blocks, as necessary, to ensure piping maintains a straight, downward slope from the RV sewer discharge to the "Y". Failure to properly install Schedule 40 PVC within 30-days may result in water lock-off, fines and possible non-renewal. Upon vacating the lot, you must remove and dispose of all your PVC pipe, connectors and threaded adapter (by City Ordinance, as a toxic material, none of the PVC sewage discharge materials may be placed in a Royal Palms disposal). Mechanical sewer connections or rubber boots are not permitted.**

6. 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 RV/Motor Home or vehicles at all times. When parking an RV/Motor Home, please allow a 10-foot minimum clearance between RV/Motor Home and any other structure. Please DO NOT walk thru other lots – use sidewalks. Resident is responsible for the actions of all their occupants and guests.

7. VEHICLE USE & PARKING: Resident Vehicles MUST display a Parking Permit, AT ALL TIMES. Resident vehicles must be Parked on assigned driveway ONLY. Resident vehicles MAY NOT be parked on the street, at any time. No more than 2 vehicles are allowed per lot. All vehicle wheels must be on the driveway. Vehicles may not block ANY driveway or park on any patio, lawn, or vacant lot. Open trailers and boats are not allowed. Guests must park ONLY on the street. No Parking on street between 1am – 9 am, without Guest Parking Pass obtained, in advance, from Office. Guests staying overnight more than 3 nights/month are not considered guests, but rather "non-registered



Occupants”, which are not allowed. Commercial vehicles, inoperative vehicles, or on-site repair of vehicles is prohibited. Speed limit is 15 mph. Obey posted signs. Community Vehicle Violation Fees, available at Office, apply. **VEHICLES NOT IN COMPLIANCE WITH ANY “VEHICLE USE & PARKING” RULES MAY BE TOWED, WITHOUT NOTICE, AT OWNER’S OR OPERATOR’S EXPENSE.** Contact Reliant Towing @ 512-363-5900 for towed vehicles.

8. PETS: Domestic, non-aggressive house pets ONLY are allowed. 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 to run free, at any time. Pet pens are not allowed. Owner must immediately collect ALL excrement, securely seal in a plastic bag, and properly dispose of it. Pets are not allowed on Clubhouse grounds, including playground, pool area, basketball court, or inside the building. Violators may claim their pet at the Austin Animal Shelter. Community Pet Violation Fees, available at Office, apply for any Pet Rule infraction.

9. POOL/USE PRIVILEGES: \$25 Pool Pass Deposit and completion of Pool Use Agreement is required. All posted Pool Rules apply. A \$3 Pool Guest Fee applies for any person accessing the Pool, who is not approved as an Occupant by the Office. A \$25 Pool Guest Fee applies, if guest fails to purchase a Guest Pass at Office or fails to Self-Register on Sign-In Board next to Pool Entry Gate.

10. LOT CLEANLINESS & OUTSIDE STORAGE: NO part of the lot may be used for storage, unless stored within an approved factory manufactured storage building, with a maximum size of 10’ x 12’ (*see office prior to placement*). Do Not place any items under RV or steps. Vehicles may not be used for storage. Only outdoor patio furniture and live potted plants are allowed on patio and in yard; and decks may not be enclosed, or have a gate. Clothes, rugs, etc, may not be hung outside. No fencing is allowed. ONLY household trash may be placed in dumpster. Do Not place trash bags or debris outside the RV, but place directly in dumpster. **DO NOT PLACE CONSTRUCTION MATERIALS, MATTRESSES, FURNITURE, TIRES, PAINT, OR OTHER TOXIC MATERIALS IN ANY DUMPSTER:** Community Clutter Violation Fees, available at Office, apply. **RESIDENT MUST KEEP THEIR LAWN AND ANY FLOWERBEDS MANICURED, RAKED AND BAGGED AT ALL TIMES, including watering of trees and grass.**

11. LOT MODIFICATION: BECAUSE OF UNDERGROUND UTILITIES, NO DIGGING IS ALLOWED, WITHOUT PRIOR OFFICE APPROVAL. PLANT MODIFICATION, SUCH AS TREE TRIMMING, IS NOT ALLOWED, WITHOUT PRIOR OFFICE APPROVAL.

12. RV APPEARANCE & MAINTENANCE: The exterior condition of any RV must always meet park standards, including being washed periodically. Any modification or exterior change must be approved, in advance, by the Office. City Health Code REQUIRES you install Schedule-40 PVC within 30 days of move-in. Failure to do so, may lead to fines and non-renewal.

13. RENEWAL RENT & CHECK-OUT TIME: Check-out time is NOON on the due date. If in-full paid renewal is not made, DAILY LOT RATE WILL APPLY THERAFTER. If any Occupant/Guest possessions remain on the lot past Noon on Renewal date, with outstanding payment due, any previously provided credit card or bank account information, may be used, to bring the account current and renew rental of the Lot for another term. If verifiable negotiable funds are not paid to Office by 2pm on the date due, utilities may be disconnected and your RV may be towed. Any items left on the lot will be disposed of and cleaning fees will apply and be deducted from the deposit on file.

14. EARLY MOVE-OUT & REFUNDS: A full refund will be made, if the Reservation is Canceled in writing, by email to info@royalpalms.net or via telephonic conversation (no voice message) by 5pm, at least 2 business days prior to the paid arrival date. If canceled within 2 business days, the Refund will be for the amount paid, less 2 Daily Rate Charges. **WEEKLY & MONTHLY RENTAL REFUNDS, DUE TO EARLY MOVE-OUT, WILL BE BASED ON THE POSTED DAILY RENTAL RATE, FROM THE SCHEDULED MOVE-IN DATE THROUGH THE MOVE-OUT DATE.** Rights to lot are terminated once the RV is removed from the lot, even if before the rental expiration date. No personal items may remain on the lot past the date RV is removed.

Royal Palms is privately owned. I accept that Royal Palms will not be responsible for loss of money, valuables, or damage to my property. I agree to comply with All Community Rules and be responsible for insuring any occupants and guests comply, as outlined above, or as otherwise established by the Royal Palms.

15. DEPOSITS: At the time of move-out, the final utility usage charges will be calculated and deducted from the deposit on file, along with any outstanding balances due, including damages, if any. Any deposit-carrying items must be returned to the office at the time of move-out, including but not limited to: Laundry Room Access Card, Pool Gate Access Card, Mailbox Key, and Spectrum Cable Box. Resident forfeits the deposit if the item is returned after the time of move-out. A refund check will be mailed to the forwarding address provided within 30 days.

I acknowledge that I have read and agree to abide by all Community Rules.

X _____

FOR OFFICE USE ONLY

Lot #: _____

Start Date: _____