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www.armadillooasis.com

ARMADILLO OASIS MONTHLY RV SITE RENTAL AGREEMENT

1. GUEST, VEHICLE, AND OCCUPANCY DETAILS
   - Primary Guest Name: _____
   - DL#: _____ DOB: _____
   - Email address: _____
   - Additional Guests:
     1st: _____ Relationship: _____
     2nd: _____ Relationship: _____
     3rd: _____ Relationship: _____
     4th: _____ Relationship: _____
   - Assigned Site Number: _____
   - Agreed Start Date: _____ Agreed end Date: _____
   - RV Make/Model/Year: _____License Plate: _____
   - Vehicle Make/Model/Year: _____ License Plate: _____
     2nd Vehicle Make/Model/Year: _____ License Plate: _____
     3rd Vehicle Make/Model/Year: _____ License Plate: _____

I acknowledge **check in** time is **3:00pm** and **check out** time is **1:00pm**. ____
I acknowledge assigned lot inspection will be conducted **before hookup** and **before departure**. _____
I acknowledge that the **contract must be signed prior to arrival**. ____
I acknowledge that **payment must be made prior to hookup**. _____

2. Mandatory Insurance Requirements

A. Required Coverage: Guests warrant that their Recreational Vehicle and any towing/motor vehicles are insured by active comprehensive and general liability Insurance.

B. Proof of Insurance: If any damage is done to Armadillo Oasis RV Park or another guests' property while your insurance coverage is not in effect you will be responsible for reimbursements of all damages.

3. Transient Occupancy & Monthly Renewal Notice

A. No landlord-Tenant Relationship: Pursuant of Texas law, Guest explicitly agrees that this agreement constitutes a revocable license for a short-term, transient use of a recreational vehicle site. This arrangement does not constitute a manufactured home community lease under Texas Property Code Chapter 94, nor does it create a residential tenancy.

B. Automatic Monthly Renewal: This agreement operates on a month-to-month basis. It automatically renews for successive monthly terms unless either party provides a **3-day written notice** of non-renewal prior to the end of their current cycle.

C. Right to Terminate: Management reserves the right to revoke this license immediately for any violation of the park rules or non-payment, without filing a formal eviction lawsuit.

4. **Monthly Billing and Included Utilities**
    A. Monthly Site Fee: $900 is due on the first day of each billing cycle. Monthly rate is subject to change, notice will be given 2-weeks in advance.
    B. Daily Site Fee: $75 per planned night is due prior to hookup. Daily contracts are **NOT** automatically renewed and need to be approved by management prior to paying for additional days. If additional nights are approved, payment must be made prior to checkout time of the original agreed upon date.
    C. Utilities Included: The site fee covers standard electrical usage, water, sewer, and trash services. Guest agrees to practice reasonable conservation of water and electrical services.
    D. Late Fees: Late fees will be the daily rate. The monthly agreement may start over when the monthly rate is paid in full. Late fees are due daily to retain your lot. Failure to pay daily dues by 1pm on the date due will result in an immediate eviction.
    E. Non-Payment: If payment is not rendered by the check-out time as stated above, the recreational vehicle and all personal vehicles on the property will be deemed as "unauthorized vehicles "and will be removed from the property at owner's expense.
    F. Abandonment of Site: If a recreational vehicle is removed from the site without proper notification, it will be declared abandoned, and the site can be released to upcoming guests. To prevent this, please notify the office if you still need the spot and are coming back.

5. **Quiet Hours and Park Conduct**
    A. Quiet Hours: Quiet hours are strictly enforced from 10:00pm- 8:00am daily. All loud noises, music, and bright lights must be turned off during these hours. Generators are not permitted to run during quiet hours unless there is a power outage.
    B. Disturbances: Excessive noise or disruptive behavior at any hour will result in immediate termination of this agreement and removal from the park without refund.

*Please note that we are a dog friendly RV Park, reasonable barking or barking within the dog park is to be expected.

*Please do not handle disturbances yourself, notify the park manager. In an emergency, call 911.

6. **Pet and Visitor Liability**
    A. Pet Control: Pets must be kept on a leash no longer than 6ft while outside of the RV or the Dog Park and must never be left unattended, especially in the dog park. Violators will lose access to the dog park. Guests must clean up all pet waste immediately.
    B. Aggressive Animals: The park reserves the right to refuse or remove any pet showing aggressive behavior. As the owner you are solely responsible for your pet's behavior.
    C. Visitor Responsibility: Registered guests are fully responsible for the behavior, actions, and safety of the visitors. Overnight stays are permitted only to the occupants listed in this agreement.

7. Amenity Liabilities and Rules
    A. Dog Park and Pet Rules
        a. Assumption of Risk: Use of the dog park is strictly at the guests own risk. Armadillo Oasis is not liable for dog bites, injuries to your pet, other people's pets, or people. Nor is it responsible for illnesses that may have been contracted within the dog park enclosure. Please see Clause 6B for Aggressive Animals as the consequences are the same, immediate removal.
        b. Pet Waste Fee: Guests must clean up all pet waste immediately across all park grounds. Bags are accessible in the dog park. A $20 fine will be automatically charged to the guests account per offense.

c. Control: Pets must be monitored by an adult (18+) at all times and kept on a physical leash when outside of the RV except while in the dog park enclosure.
d. Vaccines and dewormer: Pets must be UTD on all vaccines and dewormer to use the dog park. Puppies must have at least 3 parvo vaccines before entering the dog park enclosure.

B. Laundry Building

a. The laundry room doors and windows must remain closed while A/C or Heater is on.
b. Unattended Items: The laundry facility is use at your own risk. Armadillo Oasis is not responsible for lost damaged or stolen clothing left unattended. If clothing is left unattended for 15 minutes, the next resident may remove the clothing and place them on the table provided. **Please have the courtesy to ensure the clothes are dry before removing them.**
c. Equipment Damage: Guests are responsible for any damage to the machines caused by overloading, or washing unapproved items such as pet bedding, heavy rugs, large comforters, or anything soiled in flammable liquids.

C. Grilling and Picnic Areas

a. Fire Safety and Liability: Guests assume all liability for fires caused by negligent grilling. Grills must never be left unattended while hot. There is a fire extinguisher available in the laundry room. Please notify property manager of any incidents so the fire extinguisher can be properly serviced.
b. Texas Burn Bans: Guests must strictly comply with all local county burn bans (Foard County). No open ground fires or wood campfires are permitted on the premises and grilling is prohibited during burn bans especially if the wind is up.

8. Site Maintenance and Long-Term Standards

A. RV Condition Standards: All RV's must be clean and in good operative condition. Armadillo Oasis reserves the right to refuse renewal to any RV that shows significant cosmetic damage such as rust, broken windows, tarped roofs, tarped siding.
B. Site Tidiness: Sites must be kept free of trash or clutter, No outdoor appliances, indoor furniture, or permanent structures are permitted. A trash bin is provided on the east side of the property.
C. Sewer Connections: Guest must use a rigid plastic sewer hose support and an airtight seal into the park's sewer inlet. Flexible hoses left flat on the ground are prohibited.
D. Water Hose Protection: For stays during the winter months, guests are recommended to use heated water hoses and heat tape. Guests are also recommended to use a water pressure regulator valve.
E. Under RV Storage: Skirting is only permitted if pre-approved is writing by management. Items may not be kept under RV unless completely hidden by approved skirting. The park will not be held liable for snakes, rodents, or other pests that may occur from having under RV storage with or without skirting.

9. Security Camera Disclosure (SURVEILLANCE)

A. Video Surveillance: Guest acknowledges and agrees that Armadillo Oasis utilizes security cameras in common areas, including but not limited to the laundry building, park entrance, dog park and general grounds for safety and property protection.
B. No expectation of privacy: Guests consent to this recording on behalf of themselves, their occupants, and their visitors.

10. Utility Protection and Property Damage Billing

A. Utility Protection:
   a. Water- water pressure regulator valves are highly recommended, heated hose and tape for water lines are recommended in the winter months.
   b. Electric- Surge Protectors are highly recommended. Armadillo Oasis is not responsible for damage to the RV.
   c. Sewer- Use rigid plastic sewer lines with an airtight connection.

B. Property Damage Billing
   a. Guests are fully responsible for the actual cost to repair or replace any damage plus labor caused by the guest, their occupants, pets, and visitors to Armadillo Oasis property. This includes but not limited to, utility pedestals, hook ups, picnic tables, dog park, building, grounds, and landscapes.
   b. Authorized Charges- Guests expressly authorizes Armadillo Oasis to charge the credit card on file for any monthly rent, utility bills, property damage repair costs, or pet waste fees incurred.

11. Revocation of License and Texas Towing Notice

A. Notice of unauthorized Vehicle: If guest fails to pay site fees or refuses to vacate the premises upon eviction or non-renewal of this agreement, their recreational vehicle and personal vehicles will be deemed unauthorized vehicles and towed from the premises.

B. Towing Authorization: Pursuant to Texas Occupations Code Chapter 2308, the park is fully authorized to have the RV and any other vehicles towed and impounded from the property at the guest's sole expense. Armadillo Oasis is not liable for any damage resulting from the removal or towing process.

12. Release of Liability and Assumption of Risk

A. Assumption Of Risk: Guest acknowledges that operating an RV and staying in an RV park involves inherent risks, including but not limited to uneven terrain, falling tree limbs, and utility fluctuations. Guests voluntarily assumes all risks associated with their stay.

B. Weather and Environment Armadillo Oasis is not liable for damages caused by "Acts of God," including but not limited to the wind, hail, flood, freezing temperatures, falling debris, power surges, tornadoes, or local wildlife.

13. Indemnification and Hold Harmless

A. Indemnification: Guest, on behalf of themselves, their family members, minor children, and visitors, hereby release, waives, and forever discharges S&R RV and Properties LLC DBA Armadillo Oasis, it's owners, members, employees, and agents from any and all claims, demands, or liabilities for personal injury, bodily injury, illness, death, or property damage/loss, regardless of whether caused by the passive or active negligence of S&R RV and Properties LLC DBA Armadillo Oasis.

B. Hold Harmless: Guests, on behalf of themselves, their family members, minor children, and visitors, hereby agree to hold harmless, S&R RV and Properties LLC DBA Armadillo Oasis, its owners, employees, and other agents from all claims, demands, liabilities for personal injury, illness, death property damage/ loss whether caused by the by deliberate intent or passive intent. Including but not limited to:

a. Any act, omission, or negligence of the guest, their occupants, visitors, or pets.

b. Any violation of the rules set forth and written by Armadillo Oasis management or local laws by the guest, their occupant, visitors, or pets.

c. Any damage to Armadillo Oasis or neighboring properties caused by the guest's recreational vehicle, personal vehicles, equipment, the guest themselves, their occupants, visitors, or pets.

14. Venue and Severability

A. Venue: Guest, their occupants, visitors, and Owners of S&R RV and Properties LLC DBA Armadillo Oasis agree that this Monthly RV Site Agreement will be governed by the laws of the State of Texas. If either party is forced to take legal action to enforce any part of this contract, action shall be initiated and held in Foard County, Texas This also extends to internet sales over state lines. Any legal fees and court costs shall be the responsibility of the party found to be in default.

B. Severability: If any terms, covenants, conditions, or provisions of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the terms, covenants, conditions, or provisions of this agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated as a result.

By signing this document, you are acknowledging complete understanding and acceptance of the terms of this monthly agreement:

Primary Guest Signature: _____

Printed Name: _____ Date: _____

Armadillo Oasis Representative: _____

Printed Name: _____ Date: _____