

Terms & Conditions

Thank you for joining us at the Texas Gold RV Ranch! We hope that you will have fun, create memories, and make the most of your time with us. While you are here, please read the rules and guidelines below. When you book your stay, you agree to the following policies. These park policies help keep our guests, staff, and wildlife safe.

Safety First!

Texas Gold RV Ranch is a welcoming, peaceful, and fun place for people to stay. However, we humans are just visitors to the land, while the wildlife here calls this place home. It's important to respect the land and the animals that live on it.

You may spot animals such as deer, wild hogs, raccoons, opossums, an occasional snake, insects and other wildlife during your stay. Don't feed the local wildlife and be sure to let them have their space.

As with any natural setting, there are inherent potential hazards. The ground may be uneven, have potholes or exposed roots. Trees are abundant here and branches or trees could fall. Any of these hazards could potentially cause damage to vehicles, injury, or death.

Take note of wild vegetation, including poison ivy, and poison oak. If you're not sure whether or not a plant may be harmful – don't touch! It's better to be safe than sorry.

Other Park Policies

Observing our park policies can help ensure a safe, fun, and enjoyable getaway, both for you and for your fellow campers. Here are a few things that you need to know.

Vehicles: All vehicles must fit in your assigned site – no part of your vehicles may extend into the road. If needed, park in one of our parking spaces in front of the office. Park and drive on hard surfaces only. Parking on roads, landscape, and/or unoccupied sites is prohibited. One RV and two additional vehicles are allowed per back-in site. One RV and one vehicle per pull-thru site.

RVs: All RVs must be fully operational, well-kept, and in good condition. RV's 10 years or older must be approved by park management. All RVs are subject to be declined entry based on overall aesthetics, regardless of age, and is at the discretion of the park manager. We only accept RVs that are in good working and aesthetic order (see paragraph below on appearance and maintenance). You will be asked to send pictures for approval or acceptance of any RV older than 10 years (or a long-term guests). The approval will be at the manager's discretion. You must have current tags, registration, and insurance on your RV and vehicle(s) present. Proof must be

given to the office upon registration or check-in. Lot fee is payable in advance and due based upon the date of your arrival.

Water Pressure Regulator: Please use a regulator as we have high water pressure.

Severe Weather: In the event of severe weather, please seek shelter. Our steel buildings are rated to withstand up to 135 mph windspeeds. Please join us on the bath house porch (consider bringing a chair) and we'll move into the bathrooms if conditions warrant.

Children: All children under 15 years of age must be always accompanied and supervised by an adult.

Trash: (varmints can scatter trash if left overnight). Limit trash to normal household items to avoid overloading dumpster – No bulk items. Please break down all boxes, it helps with the overflow of garbage. Please help us keep the park clean... place all trash, cigarette butts and other litter in proper containers.

Campfires: Texas Gold RV Ranch observes strict fire restrictions to keep guests and property safe. Please use caution while enjoying the on-site fire rings, and do not leave fires unattended. No fires during dry conditions and/or wind speeds greater than 10 mph. Fires are to be kept inside fire rings. Please be sure your fire is completely extinguished before you retire for the evening or leave the park.

Quiet Hours: It does not mean you need to turn in for the night! But they are observed from 10:00 p.m. to 8:00 a.m. Regardless, please be respectful of your fellow campers and limit noise to your site.

Check-In / Check-Out: Check-In 1:00 p.m. Check-Out 11:00 a.m. Please, no arrivals past 9:00 p.m. unless prior approval has been given.

POWER/SEWER CONNECTIONS: Power connections to park supplied receptacles must not be showing ANY wires – all wires must be contained inside the outer jacket with no breaks or slices in it. AUTO-TRANSFORMERS ARE NOT ALLOWED. ONE POWER CORD PER RV (MORE THAN ONE DOES NOT MEET CODE).

Water connections must not be leaking at the faucet or from any point of the customer's equipment (including but not limited to holding tanks or hoses). If we see your equipment leaking, we will shut off the water and contact you to hopefully prevent damage.

Sewer connections MUST have good seals with absolutely no leaks in the hose apparatus. This is a health and safety hazard. Neglect will not be tolerated. You will be asked to replace your hose or please leave the park. We also ask that you have all hoses placed so that they are out of the way of lawn maintenance, which includes elevating your sewer connection. We will not replace sewer hoses that are inadvertently hit by the weed eater due to neglect of your hoses.

Ground disposal of any drain water (gray or black) is prohibited. Wastewater from RVs (including sink water) must be disposed of into sewer drains. Do not put grease down the sewer.

Laundry: Washing machines and dryers are provided for your convenience. Do not leave your clothes in the machines after the cycle is complete. Please do not hang clothing, swimwear or other items where visible. Items not intended for the laundry machines, including pet bedding, oil-soaked material or items that could clog or damage the machines, are not allowed. User is liable for damage. Laundry facilities are for paying guests only.

Showers: Showers are for paying guests only. Guests wishing to use them must plan with the management.

Speed limit: Speed limit of 7 MPH is strictly enforced. Failure to obey speed limits may result in removal from the property without a refund.

Photographs: Entrance onto the campground property constitutes permission for the staff of Texas Gold RV Ranch to photograph visitors while on the premises, and to use any resulting pictures for any lawful purpose without compensation to the visitor.

Conduct: We are a family friendly park... no explicit language or images. Loud, obnoxious, disorderly, boisterous, violent, unlawful conduct or conduct that disturbs or threatens the rights, comfort, or convenience of others in or near the property will not be tolerated. Parents are responsible for their children and those in their care. No loitering or playing in the laundry room, bathrooms, etc. Guests exhibiting these behaviors will be asked to leave.

Firearms: The prohibited use of firearms includes all guns including air soft, BB, and pellet guns.

Fireworks: Fireworks of all kinds are prohibited.

No Smoking: NO smoking in any buildings or porches.

Alcohol: Responsible alcohol use is permitted by guests of legal age. Alcohol must remain at your campsite. Public intoxication is prohibited.

Drug Use: The possession, use, distribution or manufacture of illegal drugs or drug paraphernalia in the park property will not be tolerated. This includes personal use of marijuana and THC products inside your rig. Any violations of this policy will be dealt with by law enforcement immediately. There will be no warnings. **NO EXCEPTIONS!**

Criminal History & Background Checks: Guests may be subject to background checks. Additional fees will apply.

Damage: Damage or destruction of any property will be charged to the individual(s) or the parent or guardian of the individual(s) responsible for the damage. Cutting or damaging trees and plants is prohibited.

Payments: We accept cash, debit cards, MasterCard, Visa, Discover, and American Express. We do not accept checks. Full payment is due and processed at the time of booking.

Freezing Conditions: In the event of freezing conditions Texas Gold RV Ranch asks your assistance in maintaining water at all RV sites during freezing weather conditions. The faucet, when connected to the camper/RV, can freeze and break. Shutting off the faucet with a connected hose does NOT allow the water to drain down the pipe to prevent freezing. Connect a water hose to the hydrant only when you need to fill the freshwater tank in the camper/RV and make sure to DISCONNECT the water hose from the hydrant during freezing weather. Damage that occurs for failure to follow protocols will cause water mains to be shut off affecting other guests until repairs can be made and you will be responsible for the cost of those repairs.

Appearance Guidelines: For appearance and overall aesthetics, please keep your RV site neat. Outside storage of personal items is not allowed – including under your RV. Items not allowed include but are not limited to trailers, boats, sheds, freezers/refrigerators, tarps, permanent fencing, or storage of items. Exterior should be free of damage, duct tape, repair tape, excessive caulk, etc. No flags allowed except for American, State, military, seasonal, and college flags.

Repairs: Request permission from park management prior to repairs of vehicles on park property.

RV Washing: To conserve water, extended-stay guests may wash their rig once per month using a shut-off sprayer nozzle. Daily and weekly guests may use a washing service provided they supply their own water.

Tents: Tents are not allowed in the RV park..

Mail: Mail is not accepted on behalf of guests. Guests may not use the park address as their own. FedEx and UPS will deliver directly to your site provided your site number is on your package. However, USPS will not, and you may not always know what mail carrier is used. Fortunately, mail resources are available. A couple of options: Mail & More located at 210 W Oak St in Palestine they offer Postal Service boxes. There is also a USPS office at 1213 N Link St with P.O. Boxes available. Mail received will be marked “Return to Sender.” **NO EXCEPTIONS!**

Motorized Devices: The operation of motorized ATVs, four-wheelers, minibikes, or unlicensed or uninsured motorized vehicles is prohibited. Insured golf carts are allowed with proof of insurance on file in park office. Drones are not permitted in the park.

Length of Stay / Registered Guests: All monthly guests are considered extended-stay guests, not residents. Extended stay is based on 30 days. At the end of 30 days guests may be given the option to remain unless asked to vacate the park, at the manager’s and/or owners

discretion. Rates are based on four guests per site. Additional guests are \$5 per person, per night. No more than six people per site.

Utility Billing: Site service fees and any payments for utilities are due and payable as per the terms of the site service agreement. You will be charged a \$25 late fee plus \$10.00 per day past the due date if the total amount is not received in the office by the due date (NO PARTIAL PAYMENTS).

Returned checks/Rejected Credit or Debit card: In addition to a \$35.00 handling fee, the late fee in (Utility Billing) will be charged until full payment is received in cash, cashier's check, or money order. Future payments after an NSF payment shall be in the form of Cash or money order only.

Trash: There are two dumpsters, one near the front and one in the rear. Please deposit trash in tied bags inside of the dumpster or leave them at the road near your RV in a bag for pick-up before 10 am.

Have Questions?

If you have questions about any of our park policies, we'd be happy to answer them. Feel free to talk to one of our staff members or visit our Contact Us page to ask for more information.

Indemnification

Campers and customers, either or both, indemnifies and holds harmless Texas Gold RV Ranch, LLC (dba Texas Gold RV Ranch), their employees, contractors, agents and/or owners for any adverse encounter, injury, harm or like that they, and/or their guests, agents, invitees, contractors or like have and/or experience related to the campground, property, or surrounding properties. Texas Gold RV Ranch, LLC (dba Texas Gold RV Ranch), their employees, contractors, agents and/or owners are not responsible for damage to vehicles and/or personal property due to falling limbs, trees, theft, and/or vandalism.

TEXAS GOLD RV RANCH PET POLICY

Only two pets per site are allowed.

Any pet rule that is not followed can subject you to early departure with no refund.

While walking pets, they must be kept on a leash under control of the owner; someone must be holding the leash unless they are in the pet park, **IF YOUR PET IS NOT ON A LEASH OUTSIDE THE RV YOU MAYBE CHARGED A \$50 FINE TO THE CARD ON FILE.** Dogs are permitted off leash inside the fenced dog park. Do not unhook leashes prior to being inside the RV or in the dog park.

Pets can be in a fenced area at your site if you are with them and they are under your control. No pets are to be left outside unattended. Prior approval of fence on your site, and fence must be always kept free of debris and droppings.

Promptly clean up after your pet and secure all droppings in a bag and dispose of them in designated trash cans or dumpsters.

If you don't pick up your pet's droppings a second time you will be asked to leave the park with no refund for early departure, no exceptions.

Pets must be up to date on vaccines.

No aggressive pets, you will be asked to leave if your pet is aggressive, this is a behavior restriction.

You agree to pick up after your pet no matter where they go in the park, if you are walking there, someone else will be too.

Please don't allow pets to urinate in flower beds, gardens or on other guests' property.

Please note, we have chickens on the property that have free range. If a dog is off leash and or escapes from an owner and attacks our birds the owner will be held liable and pay for any damages. We are aware that dogs will be dogs, it is the pet owners' responsibility to always have their dogs under control.

Excessive barking and disruptive noise will not be tolerated.

Don't allow pets to dig in the park.

Pets are not allowed in bathrooms or laundry room at any time.

Service animals must have verification papers on file with the park office.

Texas law states bans the use of chains or heavy weights as restraints for dogs outside, and requires owners to provide adequate shelter, shade and clean water for the tethered animals.

Cancellation Policy: Cancel 10 days or more in advance of your booked stay and receive full refund minus a \$25 processing fee. Cancel 3 to 9 days in advance of your booked stay: 50% refund. Cancel 2 days or less in advance of your booked stay: No refund. Refunds not granted due to weather or nature. No credits issued toward future stays.

Guest Signature _____
Date _____