

Hill Country R.V. Park

2421 Junction Hwy.

Kerrville, Texas 78028

For Emergencies Contact:

Jim Kenalty
830-895-3661
Managing Partner

OR

Don & Willie Mae Kelly
830-343-3168 Don
830-343-3169 Willie
Park Hosts in Space #23

Fees are as follows:

PREMIUM SPACES ARE PRICED INDIVIDUALLY BY PARK MANAGEMENT

PRICING FOR REGULAR SPACES ONLY.

Overnight Guests:	\$45.00	Electricity Included
Weekly Guests:	\$180.00	Electricity Included
Monthly guests:	\$295.00	Plus Electricity
Monthly guests:	\$405.00	Plus Electricity (Premium Sites)

Overnight guests are welcome if a space is open.

Procedure for registering

- A. Fill out this guest registration form**
- B. Deposit payment for the length of stay in mail slot of office near the flag pole.**
- C. If you have not made contact with Park Manager, please do so by calling 830-895-3661 or by visiting the park host in space #23**

Hill Country R.V. Park Guest Registration

Check-In Date ___/___/___

Space or Lot # _____

Intended Stay: Days _____ Weeks _____ Months _____

PERSONAL INFORMATION

Number of Guests in your party _____

Guest 1– Last _____ First _____ Middle Initial _____

Guest 2– Last _____ First _____ Middle Initial _____

Previous Address _____

City _____, State _____ Zip _____

Telephone numbers Guest 1– Work # _____ Cellular # _____

Guest 2– Work # _____ Cellular # _____

VEHICLE INFORMATION

Vehicle No.1– Plate # _____ Make _____

Model _____ Color _____

Vehicle No.2 – Plate # _____ Make _____

Model _____ Color _____

R.V.– Plate # _____ Make _____

Type _____ Year. _____

** Limit of 2 vehicles per rented space. 2nd vehicle *MUST* be parked in guest parking area at front of park.

Guest 1 – Driver's license # _____ State _____

Guest 2 – Driver's license # _____ State _____

EMERGENCY CONTACT INFORMATION

Name _____

Relationship _____

Address _____

City _____, State _____, Zip _____

Telephone numbers – work # _____

Home/Cell # _____

PETS

Limit of 2 ____ Type: Dogs ____ Breed _____, _____

Cats ____ Other _____

NOTE: Cats must be indoor cats; Dogs must be 20 lbs. or less. Any animals deemed to be aggressive or vicious are prohibited. Any pet found roaming will be picked up by animal control without warning. ALL dogs MUST be on a leash at all times and may not be tied outside. Owners MUST clean up after their own pets.

By registering as a guest(s) here, I/we agree to pay all charges prior to leaving and acknowledge receiving a copy of, and agree to abide by, the Park Rules even though we may have paid for a longer period and that my/our stay may be terminated at any time with or without cause, at the sole discretion of the RV Park management, and that my/our legal status is that of "**Overnight Guests**, we establish a lodging agreement and not a Tenant/Landlord relationship. We always retain the right to exclusive possession."

Signed _____ Today's Date ____/____/____

Signed _____ Today's Date ____/____/____

INITIAL PAYMENT AND COST BREAKDOWN FOR PARK SERVICES

Electric Meter Reading: _____ -- _____ -- _____ -- _____ -- _____ Date ___/___/___

Rent \$ _____

Electric Deposit \$ _____

Wireless Payment \$ _____

Total Paid Cash \$ _____

Total Paid Check # \$ _____

Total Paid Money Order \$ _____ # _____

Payment Received by _____ Date ___/___/___

Balance due, if any \$ _____, for _____

NOTES: _____

Guest acknowledges receipt of a copy of this registration form and the Park Rules:

Guest Signature _____ Today's Date ___/___/___

PARK RULES

- **Speed Limit:** SLOW -15 Mph. or less
- **Quiet Hours:** 9:00 PM to 8:00AM
- **Adults Only:** Children are allowed to visit but must always be under the care of the resident adult. Remember this is an adult only R.V. park.
- **Parking:** A maximum of 1 motor vehicle in addition to the rig is allowed per rented space. Visitors must park at the front near the office building. No Storage of vehicles or any other materials will be tolerated on the premises. Vehicles deemed to be stored on the property will incur an additional rental rate of \$300.00 per month. Please, KEEP VEHICLES OFF THE GRASS!
- **Pets:** No Large pets allowed! Maximum pet size is 20 Lbs. and a maximum of 2 pets of any kind per rental space. Pets may not be tied outside or left unattended in any sort of pen at any time. ALL pets must be on a leash, and accompanied by a responsible adult. Please, ALL pet owners must pick up immediately after the animal has a stool movement, and dispose of it in the large trash dumpster at the front of the park.
- **Trash:** The trash dumpster is for the benefit of the residents only. No dumping of any kind, other than residential household garbage is allowed. Please report all violators to the management for criminal prosecution.
- **Laundry:** The laundry room is provided for the use of RV Park guests only. It is the responsibility of the users to empty the dryer lint drawers after every use. Please help us keep the laundry room clean by doing your part.
- **Mail:** Mail and other Park info is delivered through the mail slots. Each guest has his own slot next to the Laundry Room. We try to have the mail delivered by 4:00 PM daily. Even if you don't have your mail delivered here, please check the mail slot regularly for any item that we may have placed there for you. Your mailing address will not be forwarded by the Post Office. Make sure you understand this before giving your mailing address to friends and others.
- **Electricity:** K-PUB (the electric provider.) reads all the electric meters on a monthly basis. We add \$10.00 to all electric bills to help pay for the community night lights, after rounding up the bills to the next dollar. The cutoff date for billing is around the 20th of each month. When you leave our park, we will read the meter and we will adjust the amount due either up or down according to the deposit you paid.
- **Eviction:** Remember, your legal status is that of Overnight Guests, we establish a lodging agreement and not a Tenant/Landlord relationship. We always retain the right to exclusive possession. You are welcome to stay here as long as you are following the Park Rules and the management receives no complaints or other negative comments regarding your behavior or the behavior of your guests. It is at our sole and only discretion that you remain here. If need be, we will call for a tow truck to remove your rig and belongings from the park premises after a final invoice for your stay is given to you.
- **Bathrooms and Showers:** The public bathrooms are provided for the convenience of our registered guests. Please cleanup after yourselves.

- **Cable TV** Time Warner Cable is provided at no charge to our guests. You are responsible for the cable and service starting at the connection pole outside your rig. Only 1 connection per rig is allowed.
- **Water** Water connections are provided at each rental space. You may split the connection as you wish. Please report any water leaks to the management immediately. We can provide soaker watering hoses if you would like to keep the grass watered around your rig. It is your responsibility to pick up and store the hoses when not in use.
- **Sewer** A sewer connection is provided; we ask that you seal the connection using a donut to prevent odors from escaping.
- **Internet** Wireless Internet connections are available through the park. A service fee of \$25.00 is charged on the monthly rentals. For daily and weekly rentals, the Internet is provided free of charge. The Internet is a high speed / commercial connection with up to 7,000 MBPS download and 512 MBPS upload, but it is provided as is, without specific guarantees relating to speed or reliability of signal. We do not provide any technical support. We will verify that the wireless signal is broadcasting, but you are responsible to make your computer devices work.
- **Age of Rig** We prefer to have camping rigs that are less than 15 years old within the park. This is to keep up a nice modern park environment for all users. Special arrangements can be made with the management on a case by case basis if your rig is older. If your rig is becoming run-down or is in need of repair, we reserve the right to ask you to perform the repairs or ask you to remove the rig from the park at our sole discretion.
- **Permanent Fixtures** We ask that no permanent construction or structure be erected on the park premises. This includes steps, decks, hand rails, removable carports, or any other kind of permanent fixture or structure. Special arrangements can be made with the management and will be decided on a case by case basis.
- **Rent:** Weekly rent payments are for 7 consecutive days and are due upon check-in. Monthly rent payments are due on the first of each month. A late fee of \$30.00 will be assessed for payments received after the 5th of each month, ***plus a \$5.00 per day*** late charge, unless special arrangements have been made with the management. (This is not saying that if you pay the \$30.00 and the daily late payment fee that it's ok to pay late regularly. We need the rent payments made in a timely fashion.) A fee of \$35.00 will also be charged in addition to the late payment fees for returned checks. This means the total cost to you for a returned check after the 5th of the month is \$65.00 plus \$5.00 per day for each day the payment remains outstanding. We do not pro-rate monthly rents.

If you leave the park without paying what you owe, or making special arrangements we will press theft of services charges against you and a warrant will be issued for your arrest. The police will pick you up.
(Not a good idea.)

Direct all comments to the Park Management:

**James Kenalty
2421 Junction Hwy
Kerrville, Texas 78028
830-895-3661
rvpark@kenalty.com**

Form updated JFK 8/7/2014