

# **PINEY RIDGE RV PARK**

## **CONNECTIONS**

### **SIGNATURE REQUIRED**

May 7, 2014

1. **SATELLITE** – If you order a satellite from DirecTV or DISH, you must have our approval before installation. We have water, sewer and electrical lines running under and around your site. YOU are responsible for any damage your installer may cause to our lines – **GET PERMISSION BEFORE INSTALLING.**
2. **WI-FI CONNECTION** – You may use our wi-fi connection for e-mail and surfing the internet. You may **NOT** watch movies on Netflix or similar services - movies use our entire bandwidth and will cancel your wi-fi privileges. Please purchase your own internet card if you need to watch movies on the internet.
3. **HOBBY BUILDING** – you may not alter the building in any way – **NO** screws, nails, boards may be attached to the walls. If you install a window air conditioner, contact me and we'll review the installation with you. **No Exceptions.**
4. **ELECTRICAL CONNECTION** – Your connector must be appropriate for the power usage intended. Older connectors and wires have corrosion and heat wear and may require replacement as we deem appropriate and necessary before you are allowed to connect to our pedestal. Piney Ridge RV Estates does not perform any electrical repair services to your RV - that is your responsibility. You are responsible for any damage to our pedestal.
5. **SEWER LINE CONNECTION** - Notify us immediately if you discover any damage to our sewer connector upon your arrival and **BEFORE** you connect. Our sewer connection is 4" threaded and you must have the matching leak-free connector. If your line connection is damaged or not compatible, you must correct the problem before connecting. Proper drain flow and leak free connection are required and are your responsibility. We charge \$25.00 per hour (one hour minimum, plus parts if your connection is not tight or if repairs to your sewer line are required).

**I AGREE TO COMPLY WITH ALL THE ABOVE UPON MOVING IN.**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**WI-FI** Piney Ridge RV Park GUEST user password = \_\_\_\_\_

**No Downloading Netflix Movies. Movie downloading will cancel your wi-fi use.**

**Rear Gate entry code = \_\_\_\_\_**

**Trash dumpster is located at rear gate.**

**Dog pick-up is mandatory. There is a pet-waste can located on the front porch of the laundry building, and the dumpster is a 2<sup>nd</sup> location for use.**

**Our workcamper hosts have quarters for the laundry building. Just ask.**

### **DIRECTV CHANNEL LINE-UP**

Sorted by Channel Number

Sorted Alphabetically

<b>2</b>	ESPN	<b>7</b>	ABC KLTV
<b>3</b>	FOX News	<b>16</b>	AMC
<b>4</b>	ESPNews	<b>8</b>	BRAVO
<b>5</b>	FOX KFXK	<b>19</b>	CBS KYTX
<b>6</b>	NBC KETK	<b>23</b>	CNBC
<b>7</b>	ABC KLTV	<b>17</b>	DISCOVERY
<b>8</b>	BRAVO	<b>2</b>	ESPN
<b>9</b>	ESPN CLASSICS	<b>12</b>	ESPN 2
<b>10</b>	SPIKE TV	<b>9</b>	ESPN CLASSICS
<b>11</b>	USA	<b>4</b>	ESPNews
<b>12</b>	ESPN 2	<b>5</b>	FOX KFXK
<b>13</b>	TNT	<b>18</b>	HISTORY CHANNEL
<b>14</b>	TBS	<b>15</b>	LIFE MOVIE
<b>15</b>	LIFE MOVIE	<b>22</b>	LIFETIME
<b>16</b>	AMC	<b>24</b>	CNN
<b>17</b>	DISCOVERY	<b>20</b>	NAT-GEO
<b>18</b>	HISTORY CHANNEL	<b>6</b>	NBC KETK
<b>19</b>	CBS KYTX	<b>10</b>	SPIKE TV
<b>20</b>	NAT-GEO	<b>14</b>	TBS
<b>21</b>	TRAVEL CHANNEL	<b>13</b>	TNT
<b>22</b>	LIFETIME	<b>21</b>	TRAVEL CHANNEL
<b>23</b>	CNBC	<b>11</b>	USA
<b>24</b>	CNN	<b>25</b>	WEATHER CHANNEL
<b>25</b>	WEATHER CHANNEL	<b>3</b>	FOX News

**RESIDENT APPLICATION** (page 1-of-2)

**PINEY RIDGE RV ESTATES**  
**903-594-8484 pineyridgerv.com**

*Piney Ridge RV Estates, Inc. does not discriminate on the basis of race, sex, religion, nationality, disability, age, veteran's status or any other classification protected by law.*

Application Date: \_\_\_\_\_ Estimated Arrival Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ e-mail: \_\_\_\_\_

I am over age 55 (circle one)    yes        no

Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_

Occupancy is limited to two adults. We will consider your request for short term guest visits.  
List name and relationship of other persons who will occupy the RV site:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
(spouse/friend/sister/etc.)

**Rental References** – Name and phone number to contact

1. Name of last rental reference: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

**RESIDENT APPLICATION** (page 2-of-2)

To maintain a certain standard, we have a limitation on RV appearance.  
Attractive, well maintained RVs only.

**Vehicles.** All vehicles brought on property must have current tags.

Type of RV: \_\_\_\_\_ Length: \_\_\_\_\_ Year: \_\_\_\_\_

License No. \_\_\_\_\_ State: \_\_\_\_\_

Auto/Truck 1: \_\_\_\_\_ Yr: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_

Auto/Truck 2: \_\_\_\_\_ Yr: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_

**Insurance.** You must provide Proof of Liability Insurance on your RV and any vehicles staying at your site. A copy of current insurance is required to be submitted with this application. Piney Ridge RV Estates does not provide loss coverage for acts of God, weather, vandalism, theft, or any other Resident loss. You, in your own judgment, determine if the property and its services are adequate and safe for you and your visitor's use.

**Pets**

Pet Name: \_\_\_\_\_ Breed and weight: \_\_\_\_\_

Pet Name: \_\_\_\_\_ Breed and weight: \_\_\_\_\_

(Copy of current pet vaccinations required with this application.)

**Emergency Contact** In case of emergency, notify:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Relationship: \_\_\_\_\_

The undersigned Primary Resident Applicant represents that all of the above information is true and complete and authorizes verification by any means, including an investigative inquiry from any source as to Resident's payments of rents and other charges, character references, general reputation or mode of living. Anyone on which a consumer credit report is made has the right to request additional disclosures and a written summary of the rights of a consumer under the Fair Credit Reporting Act. False information given shall entitle Piney Ridge to: (1) reject this application; (2) retain applicants' deposit as compensation for time and expenses in its' efforts to verify accuracy of statements provided; and, (3) in the event applicant is occupying a site in anticipation of acceptance, terminate Resident's right of occupancy. In addition, Piney Ridge RV Estates may reject applicant for any reason in its' sole determination, without obligation to disclose its' reasons to applicant whatsoever.

**Primary Resident Applicant:**

**Mail to: Piney Ridge RV Estates  
PO Box 671295  
Dallas TX 75367-1295**

\_\_\_\_\_  
**Signature**

**or scan and e-mail to: [flenow@flash.net](mailto:flenow@flash.net)**

Form updated: May 7, 2014

\_\_\_\_\_  
**Printed Name**

**903-594-8484  
pineyridgerv.com**

**Date:** \_\_\_\_\_

NAME \_\_\_\_\_

METER READING: \_\_\_\_\_

MOVE-IN DATE: \_\_\_\_\_

SITE # \_\_\_\_\_

**SITE RENTAL AGREEMENT**  
**not a LANDLORD/TENANT AGREEMENT**  
**Piney Ridge RV Estates, Inc. (Owner/Manager)**

- 1. Daily, Weekly and Monthly rental rates, late fees and other charges are those published, and are subject to change from time to time.** Resident will be notified fourteen (14) days prior to effective date of any rental increase for their site. Since the pre-paid monthly rent plan is a reduced-rate plan, if Resident elects to change their stay to a daily (or weekly) plan, the daily or weekly rental rates then published will be in effect for the period that Resident occupies the site, and Resident hereby agrees that any monthly rent paid in advance shall be applied as a daily (or weekly) rate that the Resident selects to finish his pre-paid stay. Resident shall pay \$\_\_\_\_\_ in advance for monthly rental and exclusive use of the RV site. If the move in date is mid-month, Owner may elect to collect a daily pro-rata amount or Owner may elect to collect a full months' rent upon move-in, with any amounts left over credited to the next month rental. Thereafter, you will begin a monthly rental period with rent due on the 1<sup>st</sup> day of each succeeding month. In addition to rent, Resident shall pay electrical usage charges for the RV site, as allowed by the Public Utilities Commission.
- 2. Facilities and Services not part of the Monthly Rental Agreement.** Separate from the Site Rental Agreement, we offer limited access to amenities such as wi-fi, laundry room/shower privileges, and a doggie wash – these amenities are not a part of this site rental agreement and may be made available to Resident at additional costs and with restrictions on usage. We may elect to deny Resident access to these services and facilities at any time at our sole discretion. Sole remedy available to Resident is to terminate their occupancy and vacate the site. Parking for this site is limited to resident vehicle(s) as listed on Resident Application.
- 3. Term.** The initial term of this agreement shall commence upon the move-in date by Resident and end in thirty (or 31) days, or upon earlier termination by either party as provided herein. **Renewal Period -** Monthly rental may renew by written notice from Owner, and renewal rents are due on the 1<sup>st</sup> day of each new month and are considered late (and subject to late fees of \$10.00 per day) commencing on the 3<sup>rd</sup> day of a new month. **Returned Checks.** In addition to a \$30.00 bank handling fee, the late fee described above will be charged until full payment is received in cash, cashier's check or by credit card. Future rent payments after an insufficient funds payment shall be in the form of cash or credit card only.

- 4. Resident Rules.** Resident hereby acknowledges receiving a copy of the written Resident Rules and agrees to comply with them. Resident agrees that his failure to comply with these Rental Agreement terms and conditions and/or Resident Rules shall constitute Violation of this Agreement and subject the Resident to termination of this Site Rental Agreement as herein provided at the sole discretion of Management. Upon termination for default/violation of Monthly Site Rental Agreement terms and conditions and/or Resident Rules (and eviction if required), Resident will forfeit any remaining rents as partial administrative costs to reclaim site. (initial here) \_\_\_\_\_.
- 5. Resident's Visitors.** Occupancy of the site is limited to two adults named on this Agreement. Overnight stay by Resident's visitors may be permitted with a limit of two free days by visitors. Each visitor staying on Resident's site beyond two days must have permission from Management, and, upon approval, Resident will pay an additional \$5.00 per day per visitor as additional rent. Visitor vehicles must be moved to an approved spot if requested.
- 6. Right to Terminate the Monthly Rental Agreement.** Piney Ridge may terminate this Monthly Rental Agreement at its' sole discretion by providing written notice to vacate the site as allowed by Texas law. If so notified, Resident agrees to continue to make any rental and electrical usage payments until Resident renders peaceful possession of the site. If rent (or any other payment obligations) due under the Monthly Rental Agreement are not paid within fives days from when it is due, or Resident has otherwise defaulted on his obligations under this Monthly Rental Agreement, the owner or manager of the RV Park can issue a 72-hour eviction notice to the defaulting occupant, stating that the occupant has 72 hours to remove themselves and their recreational vehicle from the property. If, at the end of that 72 hour period, the Resident has not removed their recreational vehicle, it can legally be towed for impound. All cost associated with towing and storage are the responsibility of the owner of the RV. Residents may terminate this Agreement with 24-hour advance notice at the end of a rental period, and subject to \$50.00 clean-up charge unless leaving the site (and hobby/storage building if on site) in clean condition, and upon immediate payment by Resident of final electrical usage.
- 7. Pets.** Your pet is your responsibility and daily waste cleanup at your site and **anywhere on the property while walking your dog is your responsibility as it occurs.** Privileges to use our dog-run or our dog-wash room may be granted but these privileges are specifically not included as part of your Monthly Rental Agreement. You agree to clean the dog-run or dog-wash room to our satisfaction after use, or pay a \$15.00 clean-up fee. **You may not wash pet bedding/towels etc. in our washers/dryers -** take pet items to town to wash them. Fleas live in Texas. Please visually review your pet frequently and use a flea medicine as recommended by your veterinarian. **Leash rules are in effect at all times** while on the property except when using the dog run. If your pet is aggressive around other Residents and their pets, you will be asked to keep your pet in your site. Excessive barking is not permitted, and if you cannot control your pet, you will be asked to move. Cats must be kept in your RV at all times.

- 8. Assignment or Sublet.** You may not assign or sublet your site. You are being provided services under this Agreement, and you are not under a landlord and tenant agreement. Theft of services applies.
- 9. Hobby/Storage Building; Site Improvements.** The hobby/storage building (if applicable) is provided for your convenience and use as part of this site rental payment. You may use the building to store boxes of personal items that do not present a fire hazard. You may also use the building as a personal hobby building so long as any electrical usage does not exceed the 15-amp circuit feeding the building. Use power tools at your own risk. No alterations/nailing/screwing of boards or other items to walls or floors may be done without prior written approval. You may temporarily install an approved window air conditioning unit and refrigerator or freezer. Please discuss your ideas with us. Resident hereby agrees that in consideration of Piney Ridge allowing the Resident to make permanent improvements to the site or Hobby/Storage building for Resident use, upon Termination of this Agreement, Resident shall make no claims whatsoever to the improvements allowed, including all material and labor to make said improvements. It is hereby specifically agreed that, at the end of your use of the site, or upon termination of this Agreement by management, all approved permanent improvements are the sole property of Piney Ridge RV Estates.
- 10. Holding Tank Discharge.** You must sign and follow the **Discharge Procedure** for your holding tanks. In addition, a sewer hose "donut" or "L" connector is required. Piney Ridge staff will assist with your connections upon initial hook up if you have the proper hose and connectors, but a service fee of \$25.00 plus parts will be charged if you are unable (or unwilling) to comply with our required service connections to water or sewer. Sewer lines **MUST** be connected at a slope to allow sanitary draining.
- 11. Water and Sewer Connections.** Piney Ridge RV Park arranges for water and sewer as part of this Rental Agreement. Water pressure may vary - if you have pressure limitations, install your own regulator before connecting to our supply line. **Our sewer connection is 4" threaded** and you must make a leak free, threaded connection. If your sewer connection is damaged or not compatible, you must purchase the correct connector before connecting.
- 12. Electrical Connections** - your home must have solid electrical receptacle connectors, free from corrosion and weak wires. Heavy use and older connections have wear and may require new receptacles on your lines. Know your usage - do not overload your limitation of 30-amps – circuit breakers are designed to blow and that is a notice you are overloading the line and that will damage the pedestal and connection. You agree to be responsible for any/all costs and damage to the park electrical connection.
- 13. Accessibility and Indemnity.** You hereby warrant that you have reviewed the RV Park and the site you are renting and are satisfied that the property and grounds meet your needs, including, but not limited to, accessibility. In exchange for rights granted herein, you agree to defend, indemnify, and hold harmless Piney Ridge RV Estates, Inc, its officers, directors, employees and agents, from and against any and all losses, claims, damages, costs and expenses (including reasonable legal and accounting fees) that Piney

Ridge RV Estates, Inc. may become obligated to pay arising or resulting from your use of the Site and stay. Piney Ridge RV Estates, Inc. reserves the right to assume or participate, at your expense, in the investigation, settlement and defense of any such action or claim brought against them.

**14. Site Maintenance.** You are responsible for maintaining your yard. Resident accepts the site and agrees to maintain it and upon vacating the site, to return it to a neat, clean condition. A clean-up charge of \$50.00 will be levied if site is not left as you received it. Resident specifically authorizes the use of his credit card for the immediate payment of amounts due in connection with this Agreement.

**Effective Date:** \_\_\_\_\_

**Primary Resident Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**For Piney Ridge RV Estates:** \_\_\_\_\_



## **RESIDENT RULES**

### **PINEY RIDGE RV ESTATES**

Rules are enforced to make your stay a pleasant one.

- 1. Quiet hours** - 9:30 PM to 7 AM. No loud conversations outside after 9:30pm. If your dog barks, you will need to control barking or keep your pet inside your RV. If barking annoys neighboring guests, you will be asked to leave. Sorry, no cats permitted outside your home. Violations of this quiet time will be grounds for termination of this site rental agreement.
- 2. Trash.** The trash dumpster is provided for your use. Your temporary use of a clean, covered trash can at your door is allowed, but must be taken to the dumpster daily. Do not leave uncontained trash outside your unit. Dumpster is for household trash only – no storage clean-out, no construction trash – nothing else. A \$25.00 fine per incident may be levied as deemed by management.
- 3. Wi-fi Usage.** All guests share our internet access. You are limited to using the internet for ordinary surfing and personal e-mail but you are **not permitted to download or stream movies** or other video. The bandwidth requirement for that usage takes as much as half our capacity and does not leave much for use by other guests. If you stream or download, we will terminate your access.
- 4. Visitors Hours.** Visiting hours are from 7:30 am – 9:30 pm. Piney Ridge RV Estates is closed to Resident's visitors when gates are closed. Unauthorized after-hours entry by any of Resident's visitors will be grounds for termination of this rental agreement. The gate access code is for your use only – do not give the code to anyone.
- 5.** Loud, obnoxious, disorderly, boisterous or unlawful conduct or conduct that disturbs or threatens the rights, comfort or convenience of others in or near the property will not be tolerated and are grounds for immediate termination of this rental agreement. Violence or threatened violence will get you introduced to the Sheriff. No display or discharge of gun or other weapon will be allowed. Be nice or leave.
- 6.** Possession, sale or manufacture of illegal drugs or drug paraphernalia anywhere on the property is prohibited.
- 7.** No business activities involving other residents permitted. The operation of any business involving other Residents anywhere on the property is prohibited and will be grounds for immediate termination of this Agreement. No vehicle repairs will be permitted on the premises. Washing vehicles requires approval. Your water is included in your rental, but unnecessary running of water is not permitted.

During the growing season, the watering of plants is permitted, but you must hand water – no use of sprinklers is allowed.

Storage of hazardous materials, gasoline, oil, or liquids of any kind on the RV site or anywhere on the property is prohibited. We reserve the right to inspect your site.

**8.** You may use a propane barbecue cooker on the site. Campfires in designated areas only.

**9.** Speed limit is 5 MPH. Watch for guests on the road. People have the right of way. No parking on the grass or in unassigned parking spaces.

**10.** Cutting of trees and plants is prohibited. If you have a problem, contact us.

**11.** No smoking allowed in any public area of the park. Keep your site litter free, including cigarette butts. Use a container.

**12.** Washing of vehicles may be permitted in a designated area. A small fee for the water may be charged. Do not let water run unnecessarily.

**13.** We try to keep our restroom and shower facilities neat and clean at all times. You will clean the floor of any mud/dirt tracked in during your usage and wipe down sink and toilet as required to leave it as clean as you found it. Bring any problem to our attention.

**14.** Clothes lines are prohibited.

**15.** You will be issued a gate code for access to the park. DO NOT give this access code to anyone. Gates will be closed at sunset every day, with resident access only thereafter.

**16. Warnings.** Be aware that poison ivy, snakes, spiders and other things that bite and sting live in the country. Be careful when walking in the woods and protect yourself appropriately. Guard your pet from predator birds – we recommend using a full cage when leaving your pet unattended.

**17. Injuries or Loss.** The management will not be responsible for accidents, injuries or loss of property by fire, theft, wind or acts of God.

THE END.

Updated: February 6, 2014

## HOLDING TANK DISCHARGE

Keep your holding tank closed. Let it fill up at least three-quarters of the way. Use chemicals and RV/marine toilet paper. When full, dump Black (3" valve, the larger one), then Gray (1-1/2" – smaller). The Gray will flush the line out. Do NOT leave valves open when empty. This will cause lines to clog over time and waste will not break down.

## ***Y-CONNECTIONS PROHIBITED ON WATER LINES***

### ***State of Texas Rules on Y-Connections***

Managers of RV parks should prohibit the use of "Y Hose Adapters," which enable an RV owner to establish connections from a potable water hose bibb to both the RV's potable water system and sewer flusher connection at the same time.

When owners of RVs flush and clean the waste from the plumbing system of RVs, a potential threat to the potable water supply may be created. Many RVs are sold today with a "sewer flusher" connection which allows the black water tank to be flushed. Most RVs have two types of waste holding tanks: one holds the waste from the toilet (black water tank) and the other holds the waste from the bath tub/shower, wash basin, and kitchen sink (gray water tank).

According to manufacturers of devices used to flush black water tanks, these devices address the problem of solids build-up. However, the device allows for the direct connection between the black water tank and the public water supply. While most of these devices come with some form of backflow protection, 290.47(i) **prohibits** the connection of a public water supply to a sewer pipe. Since the black water tank of an RV holds the same materials as a sewer pipe, devices that allow connection between the public water supply and black water tanks are a threat to the potable water distribution systems of the RV park and the public water supplier.

Public water suppliers (that means the water company serving Piney Ridge RV Estates) should:

- educate managers of RV parks about black water tank flushing devices;
- encourage managers of RV parks to inspect every RV that enters their park, especially when the RV owner is connecting the RV to the RV park's potable water distribution system.

Guest Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**\*\*\* (use this form if reserving a site for future move-in) \*\*\***

**PINEY RIDGE RV ESTATES, INC.**

**DEPOSIT RECEIPT & FIRST RIGHT OF REFUSAL**

Deposit Amount: \_\_\_\_\_ Date of Deposit \_\_\_\_\_

The above indicated deposit will hold space # \_\_\_\_\_ until Depositor moves in, in which case monthly rent rates begin, or until another interested applicant wants the same space, which entitles Depositor to initiate this First Right of Refusal and immediately begin paying rent on this site.

This Right is subject to guest application being approved. If applicant decides not to move in, a \$25 fee will be retained from this deposit as administrative expenses.

If Depositor application is denied by Piney Ridge RV Estates, a full refund of the deposit will be made to Applicant.

\_\_\_\_\_  
Depositor/Applicant Signature

Date: \_\_\_\_\_