



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

RV Park Rules and Management Contract

Address: 10140 Business 77, Raymondville, Texas 78580

Management: Nicole Maxfield

Check-in/Check-out: Check-in is after 8:00 a.m.; Check-out is by 11:00 a.m.

1. Purpose and Policy

Pegasus RV & Mobile Home Resort is committed to providing a safe, clean, and peaceful community for all residents and guests.

Early check-in and/or late check-out may be available for an additional fee per option. If interested in either option, contact the management office in advance of your arrival to inquire about availability.

After Hours Arrival

For late arrival arrangements, please contact the RV Resort at (956) 695-1488 prior to arrival.

To help ensure a smooth arrival experience, guests are encouraged to call (956)695-1488 for reservations after office hours whenever possible.

2. Conduct

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- Quiet hours are 10:00 PM to 8:00 AM.
 - Respectful behavior is required at all times.
 - Illegal activity and excessive noise are prohibited.

3. Registration and Occupancy

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- All tenants must register with management before each stay.
 - Each site is limited to one RV and up to two vehicles unless approved.
 - Minimum Guest Age: Each RV must have at least one occupant who is 21 or older.

5. Maintenance and Site Appearance

Guests are responsible for keeping their lot neat and clean.

Trash must be disposed of in designated containers only.

No storage of junk, debris, or inoperable vehicles is allowed.

- Any structural changes, decks, or fences require written approval from management.
- Well-maintained RVs must be clean and in good condition. Vehicles should be no more than ten years old (10), although we do make exceptions for older ones that are well maintained.
- Vehicles must be clean and sites must be neat. Please ensure that all electric cords, sewer lines, water hoses, and cables are kept on the pads in a neat and orderly fashion. Items such as buckets, storage boxes, brooms, trash cans, freezers, and the like may not be kept outside of the RV. Please do not hang any laundry or leave any unattended items on the grass. If in doubt, seek advice from management. Remember to respect your neighbors sites by not walking through them.

6. Utilities

Tenants are responsible for Electric and trash service. Utility fees will be assessed in accordance with current metering and fee collection standards.



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Rates are based on 2 persons.

Water and Septic services are provided.

Guests are responsible for conserving water and electricity.

Any leaks, electrical issues, or hazards must be reported immediately.

Septic-safe toilet paper only no wipes, grease, or foreign objects in drains.

An airtight sewer connection is required at all times. Leaks in a sewage system must be repaired or replaced immediately. If not, the park will assume this responsibility at a cost to the guest. There will be a minimum charge of \$50 for raw sewage cleanup.

Long-Term Guest: For guests staying longer than one month, payments are due on the 1st of each monthly renewal. Guests who fail to make such payments may be asked to leave. If they are not, a \$35 late fee is automatically applied to a guests account on the fourth day, and \$10 per day thereafter.

7. Vehicles and Parking

The speed limit within the park is 5 mph.

Only licensed vehicles and drivers are permitted.

No parking on grass, roads, or vacant lots.

Long-term vehicle repairs are not allowed without management approval.

Additional vehicles, boats, or trailers require approval.

8. Pets

- Maximum of 2 dogs per tenant.

- When using the Dog Park pet owners must use the dog park and clean up after pets immediately.

- Service animals are not pets. The Company complies with the Americans with Disabilities Act (ADA) and state/local laws regarding service animals. Service animals may accompany a disabled person without any proof of disability or certification for the service animal. Guests traveling with a service animal will not be charged a pet fee. Charges may be incurred, however, should a service animal damage the rental.

- Aggressive breeds are prohibited. Attaching a pet to anything other than a lease in hand is prohibited. Owners are liable for their pets.

9. Guests

- Guests staying longer than 14 consecutive days must register with management.

- Management reserves the right to deny or remove guests for rule violations.

- Obnoxious, profane, or disruptive behavior toward staff or other guests is grounds for immediate eviction without a refund.

10. Outdoor Grilling and Open Flame Policy

- Only charcoal and gas grills are allowed.

- Grills must remain at least 10 feet away from structures.

- No open fires or burn barrels allowed.

- Hot ashes must be disposed of safely.

- Management may prohibit grilling during burn bans or high winds.

11. Safety



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- Firearms may not be discharged within the park.
- All RVs must have working smoke detectors and fire extinguishers.

Indemnification: Pegasus RV and Mobile Home Resort shall not be responsible in any way for accidents, injuries, or loss from any cause. Customers shall indemnify and hold Pegasus RV and Mobile Home Resort harmless from and against any and all claims, demands, costs, or expenses due to weather, civil strife, or acts of God, as well as from any and all actions or in-actions or other customers, guests, invitees, or persons.

11. Mail and Deliveries

Mailboxes may be provided by management or the U.S. Postal Service.

Management is not responsible for lost or stolen mail or packages.

12. Safety and Emergencies

Firearms must not be discharged in the park.

Open fires are not allowed in the Resort.

Each RV/mobile home must have a working smoke detector and fire extinguisher.

Emergency phone numbers must be posted in all units.

Deposit and Payment Schedule

By using a credit card for a deposit, guarantee or payment, you agree to the following: if I used a credit card for a deposit, guarantee or payment, I authorize Pegasus RV and Mobile Home Resorts to charge any expenses incurred during my stay to that credit card or apply funds you have on deposit with Pegasus RV and Mobile Home Resorts against what I owe.

Daily/Weekly Stays

Your credit card will be charged a deposit of one night rack rate. Any remaining balance is due prior to arrival.

Daily rate per night is \$50

Weekly rates are \$185

Extended Stays

For all stays of one month or longer, a one month deposit up to a maximum deposit of \$675 is required at the time of reservation. See below for information about remaining balances.

Cancellation and Refund Policy

No refunds will be issued for early check-out.

RV campsites: For stays 1 to 27 days, we allow full refunds for cancellations up to 2 days prior to your arrival date.

Long-term or seasonal stays: For stays 28 days to 184 days, if you cancel or change your reservation up to and including 45 days prior to your scheduled arrival date, we will issue a refund for the amounts paid by you. If you cancel your reservation and provide less than the required 45 days notice, you will forfeit your deposit amount. If you cancel your reservation and provide less than the required notice, you forfeit your deposit amount.

13. Management Rights



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Management reserves the right to:

Enforce all park rules.

Amend these policies with written notice.

Terminate tenancy for rule violations or nonpayment.

Violations may result in termination of tenancy.

Noncompliance may result in eviction per Texas Property Code.

Acknowledgement

Tenant Signature

Date

Manager Signature

Date