

RULES AND POLICIES

ANY PERSON WHO FAILS TO ADHERE TO RESORT RULES AND POLICIES MAY BE REMOVED FROM THE RESORT AT THE SOLE DISCRETION OF RESORT MANAGEMENT.

Security and Management personnel are responsible for monitoring adherence to and enforcement of these rules and policies. Violations of these rules and / or policies, depending on their severity, may result in the following: verbal counseling, written notifications and removal.

Mandated Code of Conduct

Show common curtesy between all persons in the Resort.

1. All guests and vendors are responsible for abiding by Resort rules and policies.
2. The following are cause for immediate removal and, when appropriate, referral to law enforcement for prosecution:
 - Use or display of firearms, lethal weapons or fireworks
 - Profane, abusive or threatening language or actions directed at Resort personnel or other guests
 - Any guest whose actions interfere with the operation of the Resort
 - Guests exceeding the Resort's 5 mph speed limit
 - Willful damage or defacing of Resort property

Registration/ Time Periods/Payments/Fees

1. Guests must be 21 or older to register for an RV site.
2. All RV's must be RVIA or RVIC approved before entering the Resort.
3. Owners must possess a current and valid driver's license, registration and proof of RV insurance and be able to show same upon check in.
4. All sites rental fees are due and payable in advance.
5. Checkout time is 11:00.
6. Check in time is 2:00pm.
7. Late checkouts may be accommodated, depending on availability.
8. Guests must contact the Front Desk for a late checkout if they plan to stay after 11:00am.
9. An additional charge of \$10.00 per hour will be assessed for guests who are checking out/vacating their site after 11:00am.
10. Guests who have not vacated their sites by 2:00pm will be assessed an additional night's rental fee.
11. Resort management reserves the right to refuse service to anyone.

Vehicles: Identification, Parking, and General Information

1. Registration tags must be visibly displayed on all vehicles and RV's while on the Resort property.
Handicapped parking spaces are available around the clubhouse for up to four (4) hours, for those with proper permits.
2. Cab-over campers may NOT be removed from the vehicle and placed on the ground.
3. Tent camping, sleeping in cars or outside of the RV is prohibited.
4. Tents or tent like structures are not allowed on the property.
5. Sites are designated for a maximum of (1) RV and two (2) motorized vehicles if space allows.
6. Motorcycles are allowed and covers can be used if they are of a professional grade.
7. Extra non-motorized towed units, such as, but not limited to, cargo trailers, boat trailers and utility trailers, cannot be parked on the Resort.
8. Daily guests may have non-motorized towed units on site, provided the unit remains properly attached to the RV and does not exceed the site space.
9. Without exception, monthly guests must use storage for towed units.
 - *[Please contact the Front Desk for information on where to park work and box trucks, as well as extra vehicles]*
10. No washing of RV's, vehicles and other motorized units in the Resort.

Changes and Update to these Rules

The Resort reserves the right to make changes to the rules and policies at any time, without prior notice. When such changes are made, all appropriate parties will be notified in a timely fashion

11. Wastewater must be discharged into authorized receptacles only and **never** discharged onto the ground.
 - Sewer collars or approved sealed sewer connections are always required
12. Vehicles must be parked on your assigned site or in designated parking areas only.
 - Parking on grass areas or in the street is prohibited
 - Vehicles parked in violation of these rules are subject to being towed at the owner's expense
13. All RV's and personal vehicles must be capable of being moved within a 24-hour notice.
 - If an owner cannot move their vehicle or RV, the owner must have it moved by a third party, at the owner's expense
14. As a common courtesy, please refrain from walking through occupied sites.

Speed Limit

1. The Resort speed limit is 5 MPH.
 - Because of the potential for significant harm, speed limits are strictly enforced with zero tolerance
 - Depending on the severity of the violation, guests exceeding this speed limit may be immediately removed from the Resort

Smoking

1. No smoking is allowed within 25 feet of any clubhouse entrance.
2. Smoking (including the use of electronic smoking devices) is prohibited in the clubhouse, pool areas and comfort stations.

Site appearance rules and policies

Prohibitions

1. Structures external to the RV and not an integral part of the RV are prohibited.
2. This includes, but is not limited, to storage sheds, cabinets, enclosed gazebos/screen rooms, wading pools, workbenches, fences and steps.
3. Spikes, posts and other objects including decorative items or flag poles may not be driven into any surface on the property.
4. Picnic tables may not be moved onto the grassy areas of sites nor may rugs, carpets or any other items be placed on them.
5. Gas cans of any size.
6. External propane tanks which exceed 7 gallons of capacity.
7. Tarps.
8. Storage of any items of any sort are prohibited along the walls or fence line.
9. Excessive plants and ornamental objects are not allowed, if they detract from the site appearance or become a nuisance.
10. The storage of personal indoor items in plastic storage containers and/or bins outside around or under your RV.
11. The storage or placement of indoor household furniture (Couch, Chairs, Mattress, etc) outside of the RV.
12. Clotheslines may not be erected for any purpose.
13. Hammocks, swings, etc. may not be tied to the trees.
14. Guests are not permitted to cut or defoliate any trees, bushes, or plants on the Resort property.
15. Guests are prohibited from altering, moving, or removing any Ennis Luxury RV Resort property including but not limited to site pedestals.
16. Open fires are not permitted at any time.
17. Signs and other notices may not be posted in any areas unless the General Manager has provided prior approval.
18. Guests may not sell, advertise or offer services while in the Resort.
19. The General Manager must approve any outside business operation in the Resort.
20. Mechanical work of any kind, along with all interior work consisting of floor, wall or large appliances, is strictly prohibited unless performed by an authorized dealer.

Permitted

1. Propane tanks must be attached to grills, smokers, heaters, etc.
2. Outdoor fire pits that are elevated and completely screened in, as well as charcoal or gas grills are acceptable.

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3. Skirting around RVs must be commercial grade and have a professional appearance.
4. Screened awning extensions that are hemmed and not tattered are permitted if they are not staked into the ground and are limited to one side of the awning.

Enforcement

1. Overall aesthetics will be considered by Security staff and management in making the determination of a violation.
2. Security and management staff will provide guests a written violation notice of their site and guests will be given 24 hours to rectify the violation(s).
 - Some violations will require immediate attention and will not be given a 24-hour timeline
3. Failure to meet these timelines will result in removal.

Parental Obligations

1. The use of skateboards, boogie boards, scooters, roller skates or roller blades are allowed on the Resort property. However, all users must wear appropriate safety helmets.
 - Individuals, without appropriate safety helmets, will be warned and not allowed continued use until they have the appropriate safety helmets
 - Persons under 21 years of age are prohibited from loitering around gaming machines in the clubhouse
 - Resort guests are responsible for the conduct, behavior and control of their children and visiting guests
 - Children under 16 years of age must have adult supervision in the open areas of the Resort, clubhouse and pool areas

Bicycles/Wheeled Recreational Devices

1. Bicycles or any other wheeled recreational devices are not allowed across RV sites, on the pool deck, patios and around clubhouse or in buildings.

Liability

1. Resort guests are financially responsible for any damage to Resort property, intentional or accidental. Willful damage or defacing of Resort property will be cause for immediate removal and prosecution.
2. Guests use the Resort facilities and amenities at their own risk. The Resort is not responsible for loss or damage due to fire, accident, theft, weather or catastrophic events.
3. Open and obvious conditions:
 - The Resort is not responsible for guests who hit, drive into, bump into, fall or trip into open and obvious structures such as trees, shrubs, fences, fire hydrants with vehicles or by person
 - These conditions do not carry warnings because the "obviousness" of the danger is sufficient

Club House Dress Code

1. Shirts and shoes must be worn when entering the clubhouse along with appropriate dress.

Quiet Time

1. "Quiet time" is between 10:00pm and 7:00am.
2. Quiet time evening hours may be extended for Ennis Luxury RV Resort sponsored events taking place at the Clubhouse as determined by the General Manager.
3. All motorized vehicles and bicycles must be equipped with a forward projecting light and rear reflectors for use after dark.
4. Children under 18 years of age are required to be at their RV sites during quiet time.
5. The operation of generators is not allowed at any time in the Resort.

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Trash

1. Trash is to be placed in waste containers located throughout the Resort.
 - Resort waste containers cannot accommodate large items. Guests are to dispose of large items elsewhere outside of the Resort
2. Do not dispose of *hazardous waste items* anywhere in the Resort.

Lost and Found

1. All items turned into the Front Desk as Lost and Found will be held for 60 days. After 60 days, all items will be disposed of.

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