

Paula's Vineyard RV Resort

Guest Registration, Site Use License Agreement, and Rules & Regulations

1250 N. Crystal Beach Road, Crystal Beach, Texas 77650

 CRYSTAL BEACH, TX 77650

 PVRV RESORT

Security Deposit

\$175.00 for stays of one week or longer, unless waived by management in writing.

Monthly Electric Allowance

Monthly rates include up to **\$125.00** in electricity usage per month. Overages may be charged to your account.

Additional Vehicle — Weekly

\$20.00 per additional vehicle

Additional Vehicle — Monthly

\$30.00 per additional vehicle

Policy Updates

All rates, fees, rules, and policies may be changed by management at any time. Continued occupancy constitutes acceptance.

Payment Before Services

All site fees and charges must be paid in advance before Guest occupies or continues to occupy a site. Paula's Vineyard RV Resort is **not extending credit** — it is providing a temporary license to use an RV site only while Guest is paid current and in compliance with this Agreement.

1

Daily Guests

Payment is due before each day begins or before any daily extension is approved.

2

Weekly Guests

Payment is due before each weekly period begins or before any weekly extension is approved.

3

Monthly Guests

Payment is due before occupancy and on or before the monthly due date.




No partial payment, late payment, or acceptance of payment after default waives management's right to revoke the license, refuse renewal, issue a notice to vacate, require removal, or enforce any other rights under this Agreement.


Card Authorization on File

Guest agrees to provide and maintain a valid approved payment method on file through the Resort's approved payment processor, reservation platform, property management system, or other secure payment authorization method.

Guest authorizes Paula's Vineyard RV Resort to charge the approved payment method on file for all amounts owed, including:

- Daily, weekly, or monthly site fees
- Automatic renewals or extensions
- Security deposits
- Electric overages
- Additional vehicle fees
- Late fees
- Pet fines or cleanup charges
- Damage to the site, utilities, buildings, equipment, amenities, or property
- Cleaning, trash removal, abandoned property removal, or disposal costs
- Towing, booting, storage, or impound charges
- Collection costs, court costs, attorney's fees, and enforcement costs
- Any other charge owed under this Agreement or the Rules and Regulations

 The Resort may charge the payment method on file without additional notice when a balance is due, when Guest renews or extends, when Guest fails to check out properly, when Guest leaves without paying, or when charges are discovered after departure. Guest must keep current payment information, phone number, email address, and mailing address on file at all times.

 For security purposes, the Resort does not retain full card numbers or CVV/security codes on paper agreements. Payment information must be submitted through the Resort's approved secure payment method.

License Agreement — Not a Lease or Tenancy

This Agreement is a **temporary, revocable license** for use of an RV site, parking space, hookups, and resort amenities. It is not a residential lease, not a landlord/tenant agreement, and does not create any right of permanent possession, residency, homestead, or tenancy.



Licensee Status Only

Guest, Guest's family members, visitors, occupants, and invitees are **licensees only**. Paula's Vineyard RV Resort is the licensor.




No Permanent Address

Guest may not claim the RV site as a residence, homestead, permanent address, or legal dwelling. Guest may not receive mail or packages at the Resort without prior written management approval.



No Subleasing

Guest may not sublease, assign, rent, share, transfer, or allow any unauthorized person to occupy the site.

 Use of terms such as "guest," "occupant," "renter," "resident," "evict," "eject," or similar words by staff, guests, forms, notices, or communications shall not be interpreted as creating a landlord/tenant relationship.

Renewal, Nonpayment & Default

Automatic Renewal Policy

Daily, weekly, and monthly stays do not automatically create any long-term right to remain. If management accepts payment for another period, the license may renew only for that paid period.

Weekly and monthly Guests must notify management **before 12:00 noon** on the renewal date if they do not intend to renew. Failure to give timely notice may result in a charge for the next period.

Management may refuse to renew Guest's stay at any time, for any reason or no reason, with or without cause.

Default & Late Fees

All site fees are due in advance. There is **no grace period** unless management provides one in writing.

If payment is not received in full by **12:00 noon** on the due date, Guest is in default and the license may be revoked.

Late Fee: \$50.00 charged immediately upon default, plus an additional \$10.00 per day until the full balance is paid.

Upon default, management may take one or more of the following actions:

- Charge the payment method on file and assess late fees
- Deliver a Notice to Vacate / Notice of License Revocation
- Refuse renewal, require Guest and property to leave the Resort
- Contact law enforcement, file eviction action, tow or boot vehicles/RVs
- Pursue collection, attorney's fees, court costs, and all other lawful remedies

⊗ The contracted notice period for nonpayment, holdover after non-renewal, license revocation, or material breach is **24 hours** after written notice is delivered, as agreed under this written Agreement.

Theft of Service, Refunds, Insurance & Liability

Section 8 — Theft of Service

Failure to pay for site usage, utilities, or services; failure to vacate after demand; leaving without paying; or remaining after license revocation may result in a **theft-of-service report under Texas Penal Code §31.04**, trespass action, civil collection, towing, eviction, or any other lawful remedy.

Section 9 — No Refunds

All payments, deposits, site fees, reservation fees, and prepaid amounts are **non-refundable** unless management agrees otherwise in writing. No refunds or credits will be given for early departure, cancellation, weather, storms, flooding, ferry delays, utility outages, amenity closures, or removal from the Resort. Wi-Fi and amenities are provided as conveniences only and are not guaranteed.

Section 10 — Insurance & Electrical Surge Protection

Guest is solely responsible for maintaining adequate RV insurance, vehicle insurance, personal property insurance, and liability insurance. Guest must use a properly rated RV surge protector and electrical management system. Paula's Vineyard RV Resort is not responsible for loss or damage caused by power surges, outages, weather, flooding, fire, theft, vandalism, or acts of God.

Section 11 — Damage, Indemnity & Responsibility

Guest is responsible for all damage, loss, injury, cleanup, fines, costs, and claims caused by Guest, Guest's RV, vehicles, pets, family members, visitors, or anyone on the property with Guest's permission. Guest agrees to indemnify and hold harmless Paula's Vineyard RV Resort, its owners, managers, employees, agents, and contractors from all related claims, damages, and costs.

Check-In, Occupancy, Access & Abandoned Property

Check-In	Check-Out	Site Limit
<p>2:00 p.m.</p> <p>Early check-in must be approved in advance by management.</p>	<p>12:00 Noon</p> <p>Late check-out must be approved in advance. Holding over without approval may result in additional daily charges.</p>	<p>2 adults + 4 children</p> <p>All overnight occupants must be listed on this Agreement or approved in writing by management.</p>

Section 14 — Resort Access & Maintenance


Management may enter the site at reasonable times for maintenance, utility work, inspections, repairs, rule enforcement, emergencies, safety concerns, or utility meter reading. Management may temporarily disconnect utilities or require movement of vehicles or RVs when necessary for repairs, construction, safety, or emergency response.

Because the Resort is located in a **coastal area**, Guest is responsible for monitoring weather, securing belongings, maintaining insurance, and removing the RV if instructed or if conditions require.

Section 15 — Abandoned & Unauthorized Property

Guest may not leave an RV, vehicle, trailer, boat, equipment, furniture, appliances, trash, or personal property on the Resort property after checkout, non-renewal, license revocation, or demand to vacate.

Any property left without permission may be **towed, booted, stored, removed, or handled according to applicable law**. Guest is responsible for all towing, storage, disposal, collection, court, and attorney's fees.

 Guest must leave the site clean, remove all trash and personal property, disconnect safely, and notify management upon departure. Failure to properly check out forfeits any deposit or remaining prepaid balance.

Verification, Entire Agreement & Arbitration

Section 17 — Background & Identity Verification

Guest authorizes Paula's Vineyard RV Resort to verify Guest's identity, contact information, vehicle information, payment information, background, criminal history, credit, rental history, or other information management deems necessary to approve, continue, renew, deny, revoke, or terminate Guest's license to use the Resort.

Section 18 — Entire Agreement & Severability

This Agreement, including the Rules and Regulations, is the **entire agreement** between Guest and Paula's Vineyard RV Resort and supersedes all prior oral or written agreements, discussions, advertisements, representations, or understandings.

If any part of this Agreement is found unenforceable, the remaining provisions remain in effect.

Arbitration

Any customer-initiated dispute may be submitted to arbitration or mediation if management elects to do so, **except** that arbitration does not apply to eviction, ejection, license revocation, theft of service, trespass, collection, towing, emergency, safety, or possession/removal matters.

Resort Rules: Children, Pier & Vehicles



Rule 1 — Children & Minors

- Parents and guardians are responsible for children at all times.
- Children 11 and younger must be supervised at all times on Resort property.
- Children may not roam freely or enter another guest's site uninvited.
- Anyone 17 or younger must have an adult present on the crabbing pier.
- Children must be on their assigned site between **10:30 p.m. and 6:00 a.m.**



Rule 2 — Crabbing Pier

- For registered guests only — outside visitors require management approval.
- Guests must remove all trash and equipment from the pier.
- No glass allowed on the pier.
- No running, diving, horseplay, fighting, or unsafe conduct.
- Use of the pier is at Guest's own risk.



Rule 3 — Speed Limit & Vehicles

- **Speed limit: 5 mph** throughout the Resort.
- No parking in fire lanes, on grass, in roads, or in vacant spaces.
- No vehicle repairs, oil changes, or mechanical work on property.
- Skateboards, ATVs, minibikes, and gas scooters are prohibited.
- Electric golf carts allowed only with a licensed driver and management approval.

Resort Rules: Site Cleanliness, Pets, Fire, Quiet Hours & More

Rule 4 — Trash & Site Cleanliness

- Trash must be placed in the dumpster — never left on the site or outside overnight.
- No indoor furniture, appliances, clotheslines, tents, tarps, or unapproved structures.
- Nothing may be stored under the RV in a way that interferes with mowing, maintenance, or drainage.

Rule 5 — Pets

- Maximum **2 pets per site** unless approved in writing.
- Pets must be leashed at all times outside the RV.
- Pets may not be left outside unattended.
- Pet waste must be picked up immediately. **\$25.00 fine** for failure to comply.
- Aggressive or constantly barking animals are grounds for immediate license revocation.

Rule 6 — Fire Safety

- Open fires are not permitted anywhere on property.
- BBQ grills and contained fire pits must be safely monitored and fully extinguished after use.
- Fireworks are prohibited.
- Discharge of any firearm, BB gun, pellet gun, bow, crossbow, or weapon is prohibited.

Rule 7 — Quiet Hours & Conduct

Quiet hours are **10:30 p.m. to 6:00 a.m.**, seven days a week. Loud music, loud vehicles, yelling, parties, intoxicated behavior, foul or threatening language, harassment, fighting, or domestic disturbances are prohibited. Management may require any guest, occupant, visitor, or invitee to leave for disruptive, threatening, unsafe, illegal, or unacceptable conduct.

Rule 9 — Smoking

Smoking is not allowed inside any Resort building, bathhouse, office, or other indoor area. Cigarette butts must be fully extinguished and disposed of properly — not thrown on the ground, pier, road, site, or common areas.

Rule 8 — Prohibited Items & Activities

The following are prohibited without written management approval:

- Kiddie pools, hot tubs, tents, or additional sleeping structures
- Clotheslines, outdoor appliances, indoor furniture outside
- Generators (except emergencies), commercial activity, subleasing
- Unauthorized visitors or occupants
- Illegal drugs or criminal activity
- Fireworks or weapons discharge
- Dumping grease, wipes, chemicals, trash, seafood remains, or improper materials into sewer or dumpsters

Rule 10 — RV Condition & Hookups

RVs must be fully self-contained, clean, safe, and in good working condition. RVs should generally be **10 years old or newer** unless management approves an exception. Sewer hoses must be properly connected, sealed, and free of leaks. Guest may not overload electrical pedestals, use unsafe adapters, tamper with park utilities, or modify any utility connection. Guest is responsible for using properly rated surge protection.

Rule 11 — Storms, Flooding & Emergencies

Because the Resort is located in a **coastal area**, storms, flooding, power outages, high winds, and utility interruptions may occur. Guest is responsible for monitoring weather and protecting their RV, vehicles, property, family, visitors, and pets. Management may require guests to secure items, disconnect utilities, move vehicles, evacuate, or remove RVs when necessary for safety or emergency response.

Rule 12 — Violation of Rules

Violation of these Rules and Regulations may result in warnings, fines, charges, non-renewal, license revocation, removal, towing, collection, attorney's fees, court costs, or any other lawful remedy. Management reserves the right to refuse service, refuse renewal, revoke the license, or remove any guest, occupant, visitor, pet, vehicle, or property as allowed by law.

ⓘ Management may amend the Rules and Regulations at any time. Updated rules may be posted, emailed, texted, delivered, or otherwise made available. **Continued use of the Resort after notice of updated rules constitutes acceptance.**