

KINGWOOD, TX



LAUREL SPRINGS RV RESORT

1355 Laurel Springs Lane
Kingwood TX 77339

281-519-5151

www.laurelspringsrvresort.com

LEGEND

- | | | |
|--------------------------------------|------------------------------|---------------|
| BACK-IN INTERIOR | BACK-IN PERIMETER WITH YARD | SWIMMING POOL |
| BACK-IN INTERIOR WITH YARD | BACK-IN POND | DOG WASH |
| BACK-IN INTERIOR WITH CARPORT | PULL THROUGH SITES | DOG RUN |
| BACK-IN INTERIOR WITH CARPORT & YARD | PULL THROUGH SITES WITH YARD | FIRE PIT |
| BACK-IN WITH PAW PAD | PARKING | PLAYGROUND |
| BACK-IN PERIMETER | HANDICAPPED ACCESSIBLE | PUTTING GREEN |
| | COMFORT STATION | PUTT PUTT |
| | | BEER GARDEN |
| | | DUMPSTER |

SITE NUMBER



MAP NOT TO SCALE



LAUREL SPRINGS LANE



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RULES & REGULATIONS

THESE RULES AND REGULATIONS WERE ESTABLISHED TO MAINTAIN HIGH STANDARDS OF CLEANLINESS, SAFETY AND MAINTENANCE, AND WITH A "GOOD NEIGHBOR POLICY" IN MIND. YOUR COMPLIANCE IS VERY MUCH APPRECIATED AND WILL ENSURE A PLEASANT STAY FOR ALL GUESTS.

CHECK-IN TIME

Check-in is 1:00 PM.

CHECK-OUT TIME

Check-out is 11:00 AM.

REFUNDS/PRORATING

No prorating or refunds for early departures.

CHILDREN

Children under age 12 must be accompanied by an adult while in the common areas of the resort.

VISITORS

All visitors must check in at the office and comply with park rules/policies.

COMMON COURTESY

Common courtesy shall prevail between all persons in the park. Respect the privacy of guests. Profane, abusive, harassing, threatening language or actions directed at park personnel or other guests is unacceptable and could result in eviction.

NOISE CONTROL

No generators, fireworks, or loud music. Quiet time 10:00 PM to 8:00 AM.

EMERGENCY AND SAFETY

No illegal drugs. All weapons shall be kept in compliance with state/federal laws. No hunting, discharge or use of firearms in the park. No smoking in park buildings. Speed limit 10 mph. If you observe any activity you believe to be of concern, please contact the office.

VEHICLES AND SITE OCCUPANCY

One RV per site. One passenger vehicle per site. Second vehicle requires management approval and may be allowed if space is available for an additional fee. Utility/car trailers must be parked in the reserved parking spaces (additional fee required). No parking on grass or adjacent/vacant sites. No vehicle repairs or maintenance may be done in the park unless approved by management. RV washing requires approval.

LAUNDRY

No clotheslines or hanging laundry outdoors. No washing of pet bedding in laundry facility.

SUBLETTING/RENTING

Subletting or renting of an RV is prohibited.

LITTER-FREE / CLUTTER-FREE SITES

Cleanliness of the park is important to everyone. All trash should be bagged and taken to the dumpster. Outdoor items should be neat and orderly. Hazardous materials shall be discarded properly. Please leave park facilities as you would like to find them. If they need attention, notify the office.

RV SEWAGE

Texas law mandates the use of a sewer hose seal (threaded connector / rubber donut). Do not place feminine products, grease/fats, diapers, cat litter, paper towels, wet wipes, hazardous substances, syringes, or plastics down the drain/sewer. Use RV toilet paper.

PORTABLE GRILLS

Gas/charcoal grills are allowed. No wood fires.

PET RULES

Up to two per site allowed. We reserve the right to refuse or require removal of any animal at any time. Cats are allowed but may not roam freely in the park. Dogs must be on a leash (6 feet or shorter) and under control of an adult at all times. Excessive barking is not allowed. Pet owners must immediately pick up after their pet and deposit waste in a bag and into the designated receptacles. A \$25 fine will be assessed to the pet owner for each occurrence of improper disposal or cleanup. Aggressive animals will not be allowed in the park. You will be asked to leave with no refund if your pet shows any aggressive tendencies or complaints are verified. Pet fences are not allowed. Pets may not be left outdoors unsupervised. Do not feed wild or stray animals. All vicious breeds of dogs are not allowed.

SOLICITATION/PEDDLING/ BUSINESS ENTERPRISE

No peddling, soliciting or business enterprise is allowed in the park. Signs for the sale of products or services are not allowed.

OUTDOOR STRUCTURES

No sheds, porches, decks, tents, tarps or utility buildings allowed.

MONTHLY RENT AND ELECTRIC BILLS

Monthly rent and electric bills are due on the same day each month as determined by the guest check-in date. A 5% late fee will apply if not paid promptly. Management may terminate the occupancy of a defaulting guest for nonpayment of rent and utilities.

DAMAGES AND PERSONAL LIABILITY

Any guest or visitor that willfully or negligently damages or destroys park property, landscaping or equipment will be held liable for the value to repair or replace the damaged property items. The responsible party(ies) may be evicted for willful damage.

GUEST PROPERTY

Guests use the resort's facilities at their own risk. Secure your valuables. Management assumes no liability for loss or damage to guest property and/or injury to person, pet, or party arising due to use of resort facilities or caused by others on the premises. The resort is not responsible for loss or damage due to fire, accident, theft, weather or catastrophic events.

RIGHT TO REFUSE/VACATE/ DENY ACCESS

Laurel Springs RV Resort is a privately owned resort. Management reserves the right to refuse services, ask to vacate or deny access to anyone, under any circumstances it deems necessary, in accordance with applicable local, state and federal laws. There will be no refunds.

POLICY CHANGES

Since every contingency cannot be covered in a set of rules, from time to time, modification may be necessary. Management reserves the right to make changes deemed necessary to these rules and regulations at any time, without prior notice.