

## CROSS TIMBERS RV PARK RULES

**By Paying for an RV Slot at Cross Timbers RV Park the occupant and all guest are acknowledging that they have read and agree to the following rules set forth by Cross Timbers RV Park.**

The following rules are intended to provide an enjoyable family camping experience for you and your neighbors. Parents are expected to inform their children of these rules and are responsible for their supervision. Violation of these rules could result in an early departure without a refund.

**REGISTRATION:** All campers, guests and pets must be registered at the office upon arrival and prior to entering the campground. All fees are paid in advance. Registered campers are responsible for ensuring their visitors have properly registered with Cross Timbers RV Park Management and that all camp rules are followed.

**CAMPSITE CHECK-IN TIME (2:00PM) AND CHECK-OUT TIME (12:00NOON):**

All balances due will be charged at 4:00pm on the reserved date of arrival. If checking in after 5pm contact the Cross Timbers office to make arrangements.

**PARKING:** Registered guests must park on their assigned sites. We allow one (1) RV and two (2) operational vehicles per site. No vehicles are allowed to park on patio pad next to RV slot. We do not allow boats, jet skis and/or box trailers to be parked on your site. Please contact the Cross Timbers RV Park Management to make the proper storage arrangements.

**GUESTS:** Facilities in the park are for use by registered guests only. There can be no more than a total of 6 people per site (maximum of 4 adults). All visitors must leave the property by 10:00pm if they are not a registered guest. Please register all overnight guests by 5pm with the office.

**RENT AND UTILITY PAYMENTS:** Rent and utility payments are due on the first of every month. Late fees may apply and are described in the late fee section of your Service Agreement.

**RETURNED CHECKS:** All returned checks will be charged a handling fee of \$25.00. The aforementioned late fees will be applied until paid in full. Checks will not be accepted following a returned check incident.

**YOUR RV SITE:** The space you are renting is neat, clean and adequate for recreational vehicles. Campers are required to keep their sites in the same condition throughout your stay and must be in the same condition when you check out. Do not make any changes to the site without prior written consent from the Cross Timbers management. This includes decking, furniture and any physical changes to your site. Keep your site free of litter including, but not limited to, cigarette/cigar butts, animal droppings and debris. Do not let items accumulate under or around your RV. You may not sublease your site. No major vehicle repairs will be permitted at your site. The operation of a business on your RV site is prohibited. No excessive ornamental items are allowed on your site.

**RV AGE AND CONDITION:** Cross Timbers reserves the right to refuse any RV based on appearance. No rigs over 10 years of age will be accepted without prior inspection and approval. We also do not accept live-in horse trailers, FEMA trailers or RVs with window air conditioners. Truck campers are accepted but must not be dropped from the truck.

**DRUGS:** The possession, sale or manufacturing of illegal drugs or paraphernalia is prohibited in all areas of the property.

**SPEED LIMIT:** Speed limit is 5 mph - NO EXCEPTIONS. Excessive speeding on the property will result in a first warning. If the infraction continues, we will ask you to leave the property. No refunds will be issued.

**MAIL:** The campsite does not provide mail service. The Knob Noster Mo Post Office is less than a mile away and they provide PO Boxes for 3, 6 and 12 month periods. Mail sent to this address will be returned to sender prior to arrival at the park. We do accept UPS, FEDEX and Amazon deliveries.

**RV AND VEHICLE WASHING:** RV and vehicle washing are prohibited without prior approval from the office.

**RV EXTENDED STAY EXTERIOR WASHING:** RV exterior must be washed annually to remove mold and dirt buildup.

**GOLF CARTS AND ATVs/FOUR WHEELERS:** Children are prohibited from operating golf carts on the property. Only adults with valid driver's license are permitted to operate golf carts on the property.

**QUIET HOURS: 10:00pm to 8:00am** The quality of rest and relaxation of our guests is important to us. Please refrain from any loud noises and disturbances during this time period. All electronics (example: TVs, Radios and tablets) must be at a minimum volume. Also be aware that speaking voices can carry throughout the campground. If you are an early check-out, please be respectful of your neighbors as you ready your RV to continue your journey.

**SMOKING:** Smoking is permitted in your RV, at your campsite and designated smoking areas. Do not dispose of your cigarette/cigar butts on the ground anywhere on the property.

**CAMPFIRES:** All campfires must be contained in a portable fire pit and never directly on the ground.

**PETS:** Our campsite is pet friendly. Pet owners are exclusively responsible for their pets at all times. This park has a two (2) pet maximum for each site with no exceptions. Pets cannot be left unattended and must be on a leash when not in your RV. No pet will be allowed to roam free at any time. All pet droppings must be picked up immediately. Do not put any pet debris in the pond. Noisy and/or aggressive pets will not be allowed to stay. One warning will be issued before you will be asked to remove your pet from the property. You are completely liable for the actions of your pet in the event of any claims. Failure to comply with our pet rules will result in you being asked to leave the property. Outside fencing for your pets must be pre-approved by the Cross Timbers office.

**GREY WATER:** The discharge of grey water into the environment has been found to be a significant risk to public health. Grey water can act as a carrier for a number of bacteria approaching or exceeding what may be found in black water. Please make sure your waste water (grey water) outlets are connected to the sewer pipe and that all connections are secure and do not leak.

**GARBAGE:** Please bag your garbage and use the trash bin located near RV Park Entrance. Only household generated garbage should be placed in the dumpsters. No hazardous or flammable materials are to be thrown in the dumpsters. This includes but not limited to ash from grills, cigarettes, broken furniture, rugs or mattresses. PLEASE DO NOT BE A LITTER BUG!

**CLOTHESLINES:** Clotheslines of any kind are not allowed in the park. This includes hanging your clothes from trees and fences.

**ALCOHOL:** This is a family park and the use of alcohol is limited to your own site and should not be brought into the common areas.

**FIREWORKS:** NO fireworks or sparklers of any kind are permitted. Shooting of any fireworks on the entire McClain's/KOA property is grounds for immediate removal from the park, with no refunds.

**MINORS:** Minors under the age of 18 should never be left alone on the campground property under any circumstances. Children are not allowed in the restroom or washrooms without adult supervision. Your children must be supervised at all times. Disregard for campground rules by minor children will result in immediate eviction without notice or refund.

**MOWING:** The grass is mowed and edged once a week in the spring and summer months and as needed in the winter months. While we make every effort to prevent damage to units, we are not responsible for damage to your RV, vehicles, golf carts or other property including your sewer line. If you have an approved fenced area for your pets, you are required to mow and edge that area as needed.

**WATER:** We are on a water conservation program - year round - do not waste water.

**PRIVACY:** Please respect the privacy of other campers by not walking between or through occupied sites. Use designated roads and pathways when walking.

**Anyone exhibiting behavior that does not promote family values, such as excessive drinking, swearing, fighting or any other illegal activity will be removed from the campground. Violence or the threat of violence will not be tolerated. Display or discharge of any weapon on the campground will result in immediate eviction without refund.**

## "WARNING

Under Missouri Statute 537.328, a private campground owner or an employee or officer of a private campground owner is not liable for an injury to or the death of a person or any property damage resulting from the inherent risks of camping under the Revised Statutes of Missouri."

The Cross Timbers RV Park cannot be responsible for injury due to wind, water, fire, uneven and unpredictable terrain or negligence by you or a fellow camper. Some of these rules were put in place by our insurance provider, some by the State of Missouri and some by us. They were made for your safety and to ensure an enjoyable camping experience for all of our guests. **PLEASE OBEY THE RULES AS THEY WILL BE ENFORCED.**