

## Tilden Lions Club RV Park Lease Agreement

\$35/Nightly     \$50/ Weekend

This Lease Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between the Landlord, Tilden Lions Club, 2097 Hwy 16 , Tilden, TX 78072 and the

\_\_\_\_\_  
Tenant Name

\_\_\_\_\_  
Email  
Address

\_\_\_\_\_  
Home Address

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip code

\_\_\_\_\_  
Cell Phone #

\_\_\_\_\_  
Home Phone #

\_\_\_\_\_  
Work Phone #

1. Landlord agrees to lease to the Tenant, RV Site No. \_\_\_\_\_ in the Tilden Lions Club RV Park  
From \_\_\_\_\_ To \_\_\_\_\_.

2. Description of the UNIT to be placed on the leased site(s) is as follows:

**Make:** \_\_\_\_\_ **Model:** \_\_\_\_\_ **Year:** \_\_\_\_\_ **Color:** \_\_\_\_\_

**Serial No.:** \_\_\_\_\_ **Size:** \_\_\_\_\_ **Lic.No.:** \_\_\_\_\_ **tate:** \_\_\_\_\_

**This RV Unit is titled in the name**

**of:** \_\_\_\_\_

**LANDLORD**, or its agent, shall inspect the RV upon arrival and may refuse to admit the RV if it is damaged, unsightly, unsafe improperly registered, or otherwise unfit in the sole discretion of the LANDLORD to be in the park.

### **RENTS:**

The LANDLORD rents to the original tenant only. No subletting is allowed. Base rent is for one RV unit and \_\_\_\_\_ # of persons only. Tenants must be 21 years of age.

3. Primary Tenant Name: \_\_\_\_\_

Campers Names: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONTACT INFORMATION FOR TILDEN LIONS CLUB:**

*Address: 3079 TX -16, Tilden, TX 78072 Please*

Contact the organization sponsoring the event:

in case of an emergency please dial 911

**REFUNDS:**

THERE ARE NO REFUNDS. All additional days will be charged at the current daily rate. Exceptions can be made with approval from manager and we will work with all tenants.

**VEHICLES:**

All vehicles must have a current License plate. Boats, Four Wheelers require the owner's permission before storage in the park. Additional charge may be assessed for any extra vehicles. No vehicles allowed on blocks. Do not Block Traffic areas. Speed limit is 5 mph enforced. Maximum of 2 vehicles per site unless permission is requested for additional vehicles. Permission is subject to availability.

**LANDLORD** shall retain the right to designate RV space. Every effort shall be made to assign Tenant the RV space of his/her choice; however, the rights of other Tenants and the LANDLORD's business judgment shall also be relevant factors in the assignment of RV space.

**LANDLORD** may refuse to rent RV space to any person for any reason.

**All RV space rent** shall be payable in advance to the Tilden Livestock Sale Association.

**INSURANCE:** Tenant agrees to have the RV covered by a full insurance package. Tenant agrees to release and discharge LANDLORD from any and all responsibility or liability for injury (including death), loss or damage to persons or property in connection with Tenant's RV facility. This release and discharge shall cover without limitation any loss or damage resulting from LANDLORD's or Volunteers employees parking or hauling Tenant's RV, vandalism, theft, fire, hail, high/low water, wind, collision, ice, rain, or any other act of GOD.

**WAIVER:** Tenant he/she/its successors and assigns, except for damages arising from intentional acts of LANDLORD, hereby irrevocably waives any right he/she/it had, has or may hereafter have to make any claim against LANDLORD (or its insurer) for damages to TENANT's personal property, including damages to Lessee's RV or trailer, which is the subject of the Agreement or while said personal property is located on TENANT's property.

The failure of LANDLORD, on one or more occasions, to enforce any term of this agreement shall not act as a waiver of the TENANT's right to enforce that or any other term of this agreement at any time or any other occasion.

**By Entering this property, you agree to abide by the Lions Club Rules and Exhibit A. & Exhibit B.**

Tenant hereby agrees to abide by the terms of this agreement

\_\_\_\_\_  
**Signature of Tenant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name**

# Tilden Lions Club RV PARK

## LIONS CLUB RULES

*(Exhibit A.)*

The following rules govern your use of the Tilden Lions Club RV Park facilities and are part of the terms of your lease. These rules may be amended from time to time as necessary and in the event that they are you will be given a new list of rules.

1. Campers under age 18 must be accompanied by an adult. After 9:00 p.m. children under the age of 18 are to be at their assigned and registered site.
2. All campers must register with the Tilden Lions Club.
3. All campers are responsible for their visitors.
4. The Speed limit on the Club Property is 5 mph and will be enforced.
5. Open Firearms and fireworks are prohibited. Discharging Firearms will be cause for automatic eviction.
6. The maximum number of RV's per site is one. The maximum occupancy of the RV per site is not to exceed four persons. In the event that you should have occasional guests that would exceed the maximum occupancy please obtain written permission from the LANDLORD.
7. Tents are not permitted without permission.
8. The maximum number of vehicles per site is two. Cars, trucks, motorcycles, ATV's and trailers are all considered vehicles. No parking permitted on roadways.
9. No use of unauthorized vehicles will be allowed in Lions Club Property. No commercial enterprise will operate from the campground without permission.
10. Campers are responsible for keeping their sites clean and neat. No permanent attachments or cutting of trees is permitted
11. Trash is to be disposed of in the dumpster located on the Lions Club property .
12. No alcohol consumption by minors is allowed. Any drunk/disorderly person(s) will be removed from the premises.
13. The LANDLORD assumes no responsibility for personal property left at your site or in the overflow area.
14. We do not give credits or refunds due to discomfort of nature, weather or for early departure or eviction.
15. All local, state, and federal laws must be obeyed.
16. Pets must be kept on a leash, cleaned up after, and not left unattended at the campsite. All vaccinations must be up-to-date and the pet identified by a name tag. **Please reference the Pets Regulations Policy (SEE ATTACHED) (Exhibit B.)**
17. No temporary buildings, structures, outside appliances, window air conditioners, tarps, etc. without management approval.
18. No trimming of trees without permission.
19. All property must be in the confines of the space. Parking on roads prohibited.
20. Outside of RV and Lot area must be kept clean and free of debris. Trash must be bagged and placed in dumpster.
21. No outside clothes lines are to be used.
22. No RV's that fall into a state of disrepair will be allowed to remain in the park.
23. No open fires except in barbecue grills or in small fire pits that are at least six inches above the ground. Homemade fire pits are not allowed.
24. Please respect your neighbor and do not cut through their site.

25. Each RV will use one space and hookups for that assigned space only.
26. A maximum of 2 pets per RV are allowed. Additional pet restrictions apply, see management for pet rules.
27. Visitors are not allowed to bring any pets into the park.
28. Digging of any kind is not permitted and before driving stakes of any kind into the ground, please contact the office. This is for your safety as well as that of our water and electric lines.
29. Sewage and gray water must not run on the ground.
30. No soliciting or any commercial activity.
31. Renters and all other users of this property are liable for all property damages.
32. All Local, State, and Federal laws are applicable to all persons on the premises.
33. Rowdiness, loud music, abusive language, violent behavior, and drunkenness, possession or use of drugs will not be tolerated at any time and will be subject to eviction
34. Objectionable conduct of any kind or violation of any park rule or anyone causing a disturbance will immediately be asked to leave the premises and will forfeit all fees.
35. In the event of an emergency please immediately call 911. If the emergency does not relate to health or safety please contact the LANDLORD /Manager.
36. Fencing of yards is not allowed.
37. Parties are not allowed.

# **TILDEN LIONS CLUB RV PARK**

## **RULES & REGULATIONS PETS**

*(Exhibit B.)*

Special permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of residents of the Park. No more than two (2) dogs or cats, is permitted in addition, resident may keep a maximum of two (2) birds.

**The following rules must be strictly followed by all pet owners:**

- 1) Each pet must be inoculated in accordance with local law. Evidence of inoculation shall be submitted to Park Management within seven (7) days of receipt of written request for such information.
- 2) All pets must be registered with office prior to bringing pet into park.
- 3) Maximum of two (2) quiet well-mannered pets are allowed per site.
- 4) Pets must be on a leash when not inside the RV.
- 5) All pets are to be kept inside at night and are never to be left unattended.

- 6) Any pet running loose in the park will be turned over to SPCA or other authority. Recurring violations of this rule will lead to the loss of the privilege to maintain a pet.
- 7) Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to, barking growling, biting or any other unusual noises or damage. Under no condition is a pet to invade the privacy of anyone's site, flower bed, shrubs, etc. Pet owners are responsible at all times for their pets, including injury, destruction, and annoyances to other Residents, and the Park Management shall not be liable for any loss, damage or injury of any kind whatsoever caused by Resident's pet.
- 8) No exterior pet housing is permitted in the Park. this includes, but is not limited to, any type of confining barricade, fencing or structure. Small temporary pet pens may be used as long as they are stored inside or under RV while not in use.
- 9) Feeding of stray cats and other animals is prohibited.
- 10) The tying up of dogs outside the RV and/or leaving them unattended outside is prohibited.
- 11) If dogs are allowed to exercise on Lions Club Property owners are required to properly dispose of excrement.