

Welcome to AmeriCana “The Birding Center” RV Resort
A Palmview, Texas RV Park Birding Paradise!
(956) 581-1705

POLICY OUTLINE

OCCUPANCY: Two (2) people per unit are allowed. A daily fee of \$3.00 will be charged for each additional guest.

FACILITIES USAGE:

All facilities listed below are for the use of our residents and their guests only. One adult must accompany all visiting children (under the age of 16) in these areas. All residents are responsible for the conduct and any subsequent damages caused by their guests. NO pets are allowed in or around any of the buildings. Park management reserves the right to close any facilities for cleaning and/or repair. There will be no verbal and/or physical altercations tolerated. Shirts and shoes are required in all buildings. Owner/management reserves

the right to restrict entry to any facility for inappropriate behavior or dress; and immediate removal from the park may result.

SWIMMING POOL: Texas law requires that everyone take a shower prior to entering the pool. Only swimwear is allowed in the pool.

NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.

NO SMOKING OR GLASS CONTAINERS ALLOWED IN THE POOL/SPA AREA.

SPA: Children under 12 years of age are not allowed, without adult supervision. Please limit your time to 15 minutes.

CLUBHOUSE: In case of severe weather, the Clubhouse will remain open at all times. The kitchen and its facilities may be utilized if they do not conflict with a scheduled event.

LAUNDRY FACILITIES: The laundry room is open 24 hours a day and has high efficiency washers. Clothes lines and racks attached to RV's are permitted. Rolled quarters sold in office.

WiFi

Limited unsecured wireless internet service is available in the park. New ownership is actively working to bring high speed internet to the park soon.

QUIET TIME

Established daily quiet times within the park are from 8:00p.m. until 8:00a.m.

LOT RENTAL & WATER

All rents are payable in full or monthly payments at time of arrival. There will be a late fee of \$20.00 charged after the 10th day of non-payment. The 1st RV wash of the season is free. Consecutive washes and auto wash permits are available in the office for \$5.00.

Full time residents and storage RVs are required to be washed a minimum of once per year.

SECURITY GATE

NO ONE is to give our security gate code/access to anyone not currently living in our park without prior management approval.

MAIL

Mail will be sorted and placed in your mail slot upon delivery. It will be available when the flag is placed on the front of the office.

PARKING VEHICLES and GOLF CARTS

All vehicle parking is off street. **One vehicle is allowed per person in unit.** All vehicles must be parked in front of or beside unit. Speed limit is 10 miles per hour. No driving across empty sites. **No one under age 16 may operate Golf Carts without an adult in the cart.**

PETS

Domestic dogs under 60 pounds are welcome, with a maximum of two animals per unit. Vicious breeds are not permitted. All pets must be on a leash in all common areas. Pet owners must clean up after their pets (this includes any of our property outside of the main gates). Pets should not be tied up outside, unless accompanied by the owner. Aggressive behavior will not be tolerated.

SEXUAL HARRASSMENT/MISCONDUCT

Sexual harassment and/or misconduct will NOT be tolerated. After 1 verbal warning and/or 1 written warning (at management's discretion), the offender(s) will be asked to leave the park.

LOT MAINTENANCE

If issues arise when park workers are mowing or weed eating, notify Management immediately.

****LONG TERM RESIDENTS:** Additional guidelines apply. Please obtain a copy of these additional guidelines.

Any variation or update to the park's policies, are at management's discretion and will be provided to all residents.