

Welcome to Oak Forest RV Resort

Please observe the following rules to help create a more enjoyable stay.

Park Office Hours – Monday – Saturday 8:30am – 5:30pm, Sunday 9:00am – 3:00pm, closed for Holidays.

Quiet Time is from 10:00pm to 7:30am. Please be considerate of your neighbors.

Check-in is 1:00pm | Check-Out is 11:00am

By law, Oak Forest RV Resort is a service-oriented business and therefore, we do not have a landlord/tenant relationship with guests staying at the resort. Discounts for extended stay guests does not create a landlord/tenant relationship.

Parking

- One (1) RV (camping unit) and two (2) vehicles are permitted per site. Vehicles are to be parked in designated parking areas only. Must be parked in your site and not protruding into the road or a neighboring site.
- **Do not park on the street, grass, landscaping, or vacant sites. Your vehicle will be towed.**

RV Sites Rules & Maintenance

Site assignments will be made by the registration office only.

NO Refunds for early departure, adverse weather, or for amenities not in operation.

- No washing or maintenance of cars, RVs, or other motorized vehicles allowed within the resort.
- Washing from a 3rd party service may be allowed with Manager Approval.
- Motor oil & vehicle fluids are not to be kept on site. Spill clean-ups will result in a fine.
- **Sewer** – A Donut Gasket with 90-degree angle/elbows MUST be used on all sewer hookups.
- All extended stay guests must place sewer drain support hose system to allow lawn maintenance. Resort not liable for damages from weed eaters/mowers.
- All RVs must be equipped with their own holding tank.

Laundry – The Laundry Room is available for use 24 hours/day. Please use the assigned code for entry. Do not leave the door unlocked or propped open. Hanging of clothes and clothes lines is strictly prohibited in the resort.

Pools – No PETS allowed.

- Open 10:00am – 10pm daily.
- Closures occur periodically for cleaning, chemical treatments, and safety related issues.
- NO LIFEGUARD on duty. **Children under 14 MUST BE ACCOMPANIED BY ADULT.**
- Spa/Hot Tubs are open to guests **18 and older only.** No children allowed in hot tubs.

General Rules

Pavilion: Available for guest use from 8am – 10pm daily. **Pavilion use is a privilege.** The area must be cleaned by guests after each use. Failure to clean will result in a fine and possible closure of the amenity.

Speed Limit: 5MPH. SLOW DOWN! The resort is not responsible for any accidents or injuries resulting in or around the resort.

Clean Up: Pick up your site before leaving and return picnic tables to original location in site.

Picnic Tables: Do not move picnic tables from one site to another. Please do not place grills on tables. Damage to tables will result in a replacement fee.

Fitness Center: Must be 15 years of age or older.

Garbage - Complimentary Valet Trash Pickup is available Monday, Wednesday, and Friday only.

Trash placed at the end of the driveway from **7am – 10am ONLY.** Trash left outside of these days & times is subject to a violation notification and fine.

Place garbage in the dumpsters, not inside public area buildings.

Bathrooms & Showers: Closed periodically throughout the day for cleaning.

**Emergency – Call 911 or Strategic Security Services at 512-856-5687
After Hours Maintenance Emergency call 512-745-2698**

Security: Please secure your valuables. **The resort is not responsible for loss or theft.**

- No excessive consumption of alcoholic beverages.
- Failure to follow rules could result in eviction from the resort without refund.
- No discharge of firearms allowed at any time.
- No illegal drug use.

Pets – Pets must be on a leash at all times.

- Do not leave your pet unattended.
- **Pets are not allowed in or around the pool area and inside buildings, except the main office.**
- Clean up after your pet immediately. Pet stations are supplied with waste bags and waste bins.
- **PET PENS and PET FENCING are not permitted anywhere in the resort.**
- No aggressive breeds or aggressive animal behavior allowed in the park.
- Failure to comply with these rules will result in an immediate eviction with no refund.

Dog Park – There are 2 dog parks for your enjoyment. Please pick up after your pet. Failure to pick up after your pet will result in immediate eviction, without refund, and cleanup fees will be assessed.

Miscellaneous Guidelines

- We reserve the right to refuse service to anyone.
- No WOODBURNING allowed. Propane and Charcoal only.
- Parents are responsible for the conduct of their children and any damage caused by their children.
- Monthly/extended stay guests are responsible for fireant control on their site.
- Monthly/extended stay guests' payments are due on the 1st day of each month. If payment is not

received by the close day on the 5th of the month, a \$10.00 per day late fee will be assessed until paid.

- All daily & weekly rates include 3 people. Each additional guest will be \$8 per day and \$10 per day on holiday weekends. All monthly/extended stay rates include 2 persons. Each additional guest will be \$150.00 per person, per month.
- Maximum of 6 persons per site for daily & weekly stays & 4 persons per site for monthly/extended stays. Failure to report accurately will result in a vacate notice. The cutting of trees and plants is strictly prohibited.
- Storage containers, tents, cargo trailers, car dollies, tires, exercise equipment, generators, refrigerators, excessive plants and other storage containers are not allowed on your site or under your rig. Trash cans placed at individual sites are strictly prohibited.
- **Storage of items under your rig is prohibited.**
- Guests violating community rules will receive a warning. On the 2nd warning a fine of \$50 will be issued. On the 3rd warning a \$100 fine will be issued. The final notice results in a notice to VACATE the property.
- Water Pressure regulators and surge protectors are recommended.
- Normal outdoor items such as chairs, grills, and bikes are permitted outside of your unit, but storage of other items should be kept to a minimum and should be neat and orderly.
- **No porches, decks, clotheslines, or non-factory authorized steps are allowed!! Only one set of table and chairs per site. No porch swings allowed.**
- **Steps can be built with MANAGER APPROVAL only. NO DECKS ALLOWED.**

Community rules are established to create a safe, comfortable, and welcoming resort. Please reach out to the Manager with questions or concerns.

Office Phone Number: 512-926-8984

Office Email Address: oakforestrvresort@robertsrc.com

All voicemails left after hours will be returned the following day.

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