

Pet Policies for All Pioneer RV Park Guests

The following breeds are not allowed in the park (**no exceptions**): Pit Bulls, Staffordshire Terriers, Dobermans, Rottweilers/Chows, American Bulldogs, and Wolf Hybrids. You must honestly disclose your breed type when making reservation. Upon arriving, any unauthorized dog will not be allowed into the park. Any pet demonstrating vicious or aggressive behavior or excessive barking will be evicted from the park with no refunds.

Pets are not allowed in cabins, buildings, swimming pools, pool areas, spa, office or store.

ALL pets must be on a leash at all times when outside. Do not leave pets unattended outside at your site unless you have a dog pen that's appropriate to the dog's size. You must be in your rig or on your site to do this. No dog is to be left outside overnight! Please be courteous of your neighbors and do not leave the dog in the rig or outside for an extended period of time if it barks when left alone.

If your pet relieves itself ANYWHERE in the park or on your site, you must pick up the droppings, bag and dispose of them properly. Do not allow your pet to relieve itself on any shrubs, flowerbeds, neighbor's landscaping, planted area by rec hall, boardwalk, etc.

You are responsible for the actions of your pet and any damages caused by your pet to our property or the property of others. When necessary, applicable charges will be assessed to cover the expense of damage repair.

Continued violations of these policies may result in immediate eviction from the park. All pets must be current on all vaccinations and be free of communicable diseases.

Acknowledgment of Receiving and Signing Pioneer Beach Resort's Pet Policy

I have received and read a copy of Pioneer Beach Resort's Pet Policy. I agree to fully comply with these policies. I agree that my compliance with this policy is a condition of my pet being accepted into and allowed to remain within the park.

Signed: _____

Site:

Date:

Effective: January 1, 2012

Pet Run Rules

For use by Pioneer Beach Resort Guests only

- Only pets registered with our office are allowed in the Pet Run
- Owners must remain in Pet Run at all times with their pets
- One pet owner in the Pet Run at a time unless agreeable by all parties
- There is a 15 minute time limit if another party is waiting
- You must pick up after your pet
- If above rules are not followed, including picking up after your pet, owner and pets will lose Pet Run privileges
- Pioneer Beach Resort is not responsible for any harm to pets or owners

Thank you,
Pioneer Management

Pioneer Beach Resort Rules & Regulations

We want you to enjoy your stay with us. For the safety and enjoyment of our guests, we ask that you observe good camping practices. The Rules and Regulations are posted in the office and each person who checks into the Resort is provided their own copy. Observance of these rules will provide a safe and enjoyable stay for all of our guests. Management reserves the right to add to, delete from, and/or modify these policies and regulations at any time without notice.

- Pioneer Beach Resort is a privately owned facility. The facility is a vacation and Winter Texan Resort destination and not a permanent residence park. Management reserves the right to refuse or discontinue service to anyone at anytime, for any reason, including condition and/or type of camping unit. Management reserves the right to limit the length of stay.
- Camping unit must be in good mechanical repair and condition and must not be unsightly.
- Continuous occupancy of any site is limited to a maximum of 8 months.
- **QUIET HOURS ARE 10:00 PM to 8:00 AM. DISRUPTIVE NOISE IS NOT PERMITTED AT ANY TIME.**
- Soliciting and commercial activities are not permitted in the park without management's approval. Camping units designed or modified for commercial purposes are not permitted.
- Drunkenness and disorderly or abusive conduct will not be tolerated and may result in immediate eviction from the park without a refund. The use, possession, or distribution of illegal drugs or illegal drug paraphernalia will not be tolerated and will result in immediate eviction from the park as well as possible arrest and prosecution by local law enforcement authorities.
- **ALL OF OUR BUILDINGS ARE SMOKE-FREE AND PET-FREE.**

MOTORIZED VEHICLES

- No 4-wheel or 3-wheel all-terrain vehicles (ATVs), dirt bikes or similar vehicles are allowed in the park.
- The use of golf carts is limited to persons 16 years of age or older with valid license unless accompanied by a parent or other individual over 21 years of age. Unsafe operations of any vehicle will not be tolerated.
- All golf carts must have a park sticker. These may be obtained from the office for a \$35.00 fee.
- The use of motorized scooters is limited to persons 14 years of age or older and the vehicles must also have a park sticker. The fee is \$10.00 per stay.
- No vehicles, including bicycles, may be operated after dark without proper lights.
- No rental golf carts of any size are allowed in the park or on the boardwalk.
- The Resort Speed Limit is 5 mph and must be observed by all vehicles, including carts and scooters. *This is strictly enforced.*
- Vehicle parking is limited to your site location only. Additional vehicles or vehicles too large to fit on the site must be parked in the remote parking areas designated by management. No repair work on RVs or vehicles is permitted on site unless it is performed by authorized repair services that are authorized by management.

SITE RENTAL

- RV site occupancy is limited to one camping unit per site. Camping unit occupancy is limited to a maximum of 8 registered guests. Overnight visitors must register with the office and pay the applicable extra guest charges.
- Please maintain your RV site in a clean, neat, and orderly manner. Items stored outdoors should be kept to a minimum, not be unsightly, and not cause an electrical fire or any other potential hazards. Management reserves final authority regarding items that will be allowed outside of your RV.
- Any site improvements must first be approved by management
- ***Please help us maintain our vegetation by not placing carpets on the grass.***
- Clotheslines are permitted provided that they are attached solely to the back of your RV, they do not interfere with other campers, and they are not unsightly.

PETS

Pets are subject to our Pet Policy. Pet owners are provided a copy of these policies at check-in.

Do not feed the birds in the park! Continued violation of these rules and regulations can result in you being asked to leave the park.

Motorized Vehicles

- Only standard two passenger or four passenger (two passenger with a rear facing seat addition) golf carts are allowed in the park. Four passenger carts with all forward facing seats or six passenger or longer carts are not allowed in the park.
- No 4-wheel or 3-wheel all terrain vehicles (ATVs), dirt bikes, utility terrain vehicle (UTVs) or similar vehicles are allowed in the park.
- The use of golf carts is limited to persons 16 years of age or older with a valid license unless accompanied by a parent or other individual over 21 years of age in the front seat.
- Golf carts are not to be driven in the park after **10pm** unless an adult (18 years old) is driving the cart.
- No golf carts are to be driven in the park after **11pm** regardless of the age of the driver unless they are traveling only to and from the beach, pool, bathhouses, or other residents' lot.
- All golf carts must have a park sticker affixed. These may be purchased from the office for \$25 fee.
- No rental golf carts of any size are allowed in the park or on the boardwalk.
- The use of motorized scooters is limited to those 14 years of age or older and the scooters must also have a park sticker affixed.
- Small electric scooters may only be operated by children over 8 years of age at their sites and may not be driven throughout the park.
- No scooters or skateboards are allowed to be used in the park after **dusk**.
- Bicycles without lights are not allowed to be ridden after **dusk**.
- Vehicles may not be operated after dark without proper lights.
- The Resort Speed Limit is 5mph and must be observed by **all vehicles** including carts and scooters.
- NO PERSON UNDER THE INFLUENCE OF ALCOHOL OR DRUGS IS ALLOWED TO DRIVE ANY VEHICLE IN THE PARK. THOSE FOUND DOING SO WILL BE REFERRED TO THE LOCAL LAW ENFORCEMENT AUTHORITIES.
- Violations of these rules and regulations can result in termination of your stay.

Those persons who violate these rules (with the exception of rule 13) will be given only one warning by our staff and/or security personnel. If the second violation is noted, the person who owns the golf cart, scooter, bicycle, or skateboard in question will be required to remove the vehicle from the park.

Anyone whose vehicle causes any damage to park property will be charged a minimum fee of \$250 for repairs and must remove the vehicle that caused the damage from the park immediately.

It is regretful that it has become necessary to implement these new rules; however, we feel that we have no choice in order to protect the safety of our park visitors. We do not want to completely outlaw the use of golf carts, scooters or skateboards, but should the irresponsibility continue, this will be the next step.

If you have any questions about these new rules, our staff will be happy to discuss them with you.

Dear Pioneer Guest:

There will be a \$5.00 water fee for anyone washing, or having washed, their vehicles or RVs. This fee is payable at the office or it can be added to your monthly billing. Also, effective October 1, 2014, extra vehicle fee (motor vehicles, utility trailers and boats) will be \$10.00 for a stay of a month or less. Anything over a month will be charged \$10.00 a month. There will be a \$50.00 seasonal fee for storing steps and/or fencing. Pioneer RV Beach Resort is not responsible for any loss or damages to stored items or vehicles.

Thank you for your patronage.

Pioneer RV Beach Resort Management.