

**Rio Robles MH & RV Park**  
32 Chaparral Dr.  
Kerrville, TX 78028 - 830-896-5377

**RECREATIONAL VEHICLE SPACES – RULES AND REGULATIONS**

**WELCOME TO RIO ROBLES PARK!** The Board of Directors of Rio Robles, Inc. strives to make our Park a most enjoyable place to visit. The following information is provided and the following Rules and Regulations are established to attain that end.

**1. GENERAL INFORMATION:**

Address: 32 Chaparral Dr./Kerrville, TX 78028  
Park Office Hours: 8 a.m. –4 p.m. – Monday thru Friday  
Phone #: 896-5377 or 1-888-896-1456  
Fax: 257-5594

Email: [riorobles@bizstx.rr.com](mailto:riorobles@bizstx.rr.com)

Emergency telephone is available in Rec Hall Library.

**FIRE, POLICE & EMS: 911 – always state RV section and Space #**

**Sid Peterson Hospital: 896-4200**

Washing machines, dryers, restrooms, showers, swimming pool, and library are located in the Rec Hall area. Rules are posted in the area of use. There is no lifeguard on duty.

You may direct your incoming mail to:

General Delivery  
Kerrville, TX 78028

**OR**

32 Chaparral Dr. Sp. # \_\_\_\_\_  
Kerrville, TX 78028

The mailbox is located on the far side of the Rec Hall and may be used for outgoing mail. If you have your mail sent to the Park address, it will be collected by the Office or a Board member **at their convenience** and then distributed to your assigned mailbox located in the Laundry Room, in the Rec Hall.

**2. GENERAL RULES:**

- a. All RV Parking arrangements are to be made at the Park Office.
- b. A specific RV site may be reserved when possible; otherwise you will be given space available. Reservations made for longer than one (1) month require a \$100.00 deposit. This deposit will be applied to your 1<sup>st</sup> months rent. Cancellations and “no shows” forfeit the deposit. If you have a monthly space and wish to hold that particular space, you must pay for it in your absence.
- c. Pull-through sites are for short term rental only, for a maximum of three (3) months, when available.
- d. RV residents under 55 years of age may stay in the RV section on a week to week basis only.
- e. Rent is to be paid in advance.
- f. No extended family or guests may stay for more than one (1) week without permission from the Board of Directors. A fee of \$2.00 per person, per day, will be charged for guests.
- g. Only fully self-contained units with inside shower facilities are allowed in the Park on a monthly basis.
- h. Only one RV per space.
- i. No outside storage buildings or tents are permitted.
- j. RV power cables must be properly grounded.
- k. Open fires are not allowed.

- l. Draining gray water on the ground is prohibited.
- m. All ground sewer connections must be sealed
- n. Age, type, and condition of RV's permitted are subject to approval by the Board of Directors.
- o. Cutting trees or bushes is prohibited. Do not climb, drive nails into, or attach objects to trees.
- p. No loaded firearms, BB guns or fireworks allowed outside of the RV on premises.
- q. Proper swimming attire is required when using the pool facilities.
- r. All motor homes and other RV's must have current license plates, current state inspection stickers, as applicable, and be kept in good running and operating condition at all times. They also must be capable of leaving the Park at any time when requested.
- s. Rio Robles Adult RV Park requires its residents to be capable of living independently.
- t. Please, NO plants or BBQ pits on the picnic tables.
- u. Anything used in the grass areas (hoses, dog leashes, potted plants, etc.) must be stored after use to allow for mowing & maintenance.

### 3. **PETS:**

- a. Well behaved pets with responsible owners are welcome in Rio Robles.
- b. Limit of two pets per site.
- c. All pets must be kept in the RV or kept on a leash attached to you at all times, with the following "exceptions":

The dog is secured by a leash or line which prevents movement of the dog into neighboring sites or streets.

The dog is never out of view of owners inside the RV.

The dog does not present a nuisance to neighboring sites or passersby through excessive barking or aggressive behavior.

The dog is never left alone outdoors in the site if the occupants leave the site.

Dog owners may let their dog exercise, off-leash, in the FLOOD PLAIN AREA ONLY, as long as they are under the direct control of their owner. The owner shall be liable for any incident or damage their dog may cause.

- d. When walking pets, please do not allow them into individual RV spaces, mobile home yards or driveways. All pet waste must be picked up and disposed of by owner.
- e. Pets are not allowed in the Recreation Hall or in the swimming pool area. *EXCEPTION:* during storm alert / emergency situations, pets will be allowed in the Recreation Hall with owner.
- f. No pet which is noisy, vicious, destructive, or causes any disturbance, shall be permitted to remain in the Park. All pets should have current rabies vaccinations and it is recommended that they be spayed or neutered.

### 4. **CONDUCT:**

Park tenants are entitled to the peaceful enjoyment of their space and all Park facilities. A disturbing sight can be controlled by the closing of a blind or curtain, or by simply turning to look elsewhere. A disturbing sound is not that easy to control. One person's music is another person's noise.

- a. Keep the source of your sound within your residence.
- b. Sound sources that cannot be used within your residence should be used for as short a duration as possible and with consideration of your neighbors.
- c. Control the volume, especially from 10:00 p.m. and 8:00 a.m.
- d. Make music with your friends in the Recreation Hall.
- e. Respect your neighbors.
- f. Improper conduct by residents or their guests will not be tolerated. The Park reserves the right to evict anyone violating any of the RV Park rules.

5. **MAINTENANCE OF SPACE:**

- a. Only emergency repairs may be made at a RV site.
- b. A receptacle for refuse is placed at a convenient site for your use.
- c. No towels, rugs, wearing apparel, etc. shall be hung outside.
- d. It is the responsibility of each RV resident to keep the area of his space neat and clean. Unsightly storage under and around your RV is not permitted.
- e. Damage or destruction of any property will be paid for by the responsible party. Rio Robles is not responsible for any accident or injury to RV residents or their guests. Rio Robles is not responsible for any personal or property loss due to fire, accident, natural causes, or theft.
- f. All RV's are required to be properly insured.

6. **VEHICLES:**

- a. Observe the posted speed limits.
- b. DO NOT PARK on the grass. Your vehicle needs to be parked within the gravel limits of your RV site.
- c. There is no overnight street parking allowed anywhere in our Park without a parking permit issued by the office. This is to allow easier access by any emergency vehicle. Additional parking spaces are available in the Park by the Rec Hall, office and the parking area between 14 and 24 Rio Robles Drive.
- d. DO NOT PARK IN EMPTY RV SPACES.
- e. Your space is limited to your RV and two (2) personal vehicles.
- f. Parking of boats, trailers, tow dollies, etc. must be approved by the office. Check with the office for arrangements and storage fees.

7. **VISITORS:**

Visitors, under the age of 18, are not allowed in the REC Hall, maintenance buildings, storage area, poolroom, swimming pool, or active work areas **unless accompanied by a RV resident or Mobile Home resident. Residents are responsible for the conduct of their guests.**

8. **VENDORS, PEDDLERS, OR AGENTS:**

Vendors, peddlers or agents, including representatives of non-profit organizations, are not permitted to engage in solicitation in the Park without **WRITTEN AUTHORIZATION** of the Board of Directors. The Park is reserved exclusively for residential and recreational use. No business and/or commercial enterprise may be advertised or conducted from any RV in the Park. Political and other campaign signs are not permitted and are not to be displayed in the Park.

9. **SECURITY:**

- a. Rio Robles is a "Neighborhood Watch" community.
- b. No RV will be left unattended for more than 72 hours without the Park office being notified in writing.
- c. **STORMS** – you may consider leaving your RV and going to the REC hall or barn.

#### 10. **RV STORAGE RULES AND REGULATIONS:**

This storage area is primarily for Rio Robles Park shareholders. (Reference: RV Storage). When open spaces become available, they may be rented to the public through the Park office. In the event a shareholder needs a space and all spaces are rented, the last public space rented will be made available to the shareholder after the outside renter is notified and given time to relocate (approximately 1 month).

A storage space shall be limited to only one (1) RV unit. A space may be rented for one (1) of the following, but not for more than any two (2) in combination (auto, dolly, truck, utility trailer, etc.) that does not extend beyond the storage space (length and width) as determined by the RV Supervisor. Electrical outlets in this area were installed to provide power for battery charging and converters only and shall not be used for electrical heating, air conditioning of electric refrigerators. It is recommended that the RV units not in use during the winter months, be winterized.

No one shall be authorized to spend the night in an RV that is parked in the storage area. The facilities in this area are not designed for occupancy.

Partial spaces along the North side of the fence will be numbered and controlled by the Park office and the RV Supervisor.

- a. Rent must be paid in advance.
- b. Motor homes AND other RV's must be in good operating condition at all times so that they are capable of leaving the storage area due to an emergency or when requested by the Board of Directors.
- c. Damage or destruction of any property will be paid for by the responsible party. Rio Robles, Inc. is not liable for any accident or injury to persons in the storage area, or for any personal or property loss due to fire, accident, natural causes or theft.
- d. No business and/or commercial enterprise may be advertised or conducted from any RV storage space.

You are cordially invited to attend all of the social activities in our Park. These activities include Tuesday morning coffee-donuts-Park info, Potlucks, Special Event dinners, Pancake breakfasts, Bridge, Game Nights, Etc. Please get your monthly calendars from the Office Manager or in the Rec Hall. Brochures about our Park Corporation are available in the office, as are maps of our City.

Revised: 5/10/15