



Policies & Procedures

Our priority is creating a welcoming and comfortable environment for all guests choosing to stay at Selah Springs RV Community. To make this happen, we ask you to help us by being kind, patient, and considerate of those around you. See good, Be good, Share Good.

1. Move-In

- 1.1. As part of the registration process, we require guests to provide a copy of a valid driver's license.
- 1.2. Stays longer than 30 days require background checks for all adults 18 and older.
- 1.3. Rates include one habitable (RV), and two non-habitable vehicles are allowed per site and must be parked completely on the pad within the site. Parking on grass, in or along roadways, or in vacant sites is prohibited.
- 1.4. Deposit and initial rent payment must be made at the time of reservation confirmation.

2. Payments/Cancellations/Refunds

- 2.1. All monthly fees are prorated and due on the same date as scheduled check-in. Late payments will incur a late fee. Long-term residents shall be enrolled in scheduled automatic payments.
- 2.2. Daily & Weekly reservations require a minimum of 7-day notice of cancellation. Monthly reservations require a minimum of 21-day notice of cancellation for refunds.
- 2.3. There are no refunds for early departure or acts of God.

3. Sites

- 3.1. Keep your RV site neat and tidy. The use of clotheslines, tents, tarps, appliances, or pet fencing taller than 4 feet is not allowed.
- 3.2. All waste disposal hookups must be sealed with all hoses and connections free of leaks.
- 3.3. We do not allow open fire pits, but charcoal, electric, and propane grills are allowed at your site on a solid surface.
- 3.4. All trash must be deposited in Community dumpsters. No storage of trash on sites.

4. RV or Vehicle Repair/Maintenance

- 4.1. Repairs or maintenance on vehicles or RV on site are not permitted.
- 4.2. RVs 10 years or newer preferred and must be presentable. Exceptions may be made for RVs over 10 years old if in impeccable condition.
- 4.3. All RV's and vehicles must be presentable with current valid plates & insurances.

5. Pets

- 5.1. Up to 2 animals are allowed per site upon management approval.
- 5.2. Animals showing any type of aggression, regardless of size, will not be tolerated in the community.
- 5.3. All pets must be on a leash no exceeding 6 feet and are not permitted to be left unattended.
- 5.4. Always clean up after your pet and dispose of messes in designated trash receptacles. Fees may apply for any clean up or damages the pets cause.

6. Mail

- 6.1. For mail service, long-term guests can obtain a PO box from one of the local post offices or UPS stores.
- 6.2. Management is not responsible for notifying guests of any packages or mail delivered to the office.



7. General Policies

- 7.1. Quiet hours are from 9 PM to 8 AM.
- 7.2. The speed limit is 7 MPH in the community.
- 7.3. Selah Springs assumes no responsibility for personal injuries or property damage caused or permitted by guests and visitors.
- 7.4. Park management reserves the right to refuse service to anyone or enforce the removal of any guest for any reason at any time.
- 7.5. Subletting your RV or RV site is not permitted.

8. Departure

- 8.1. Stays of 30 days or more require 30-day notice of departure.
- 8.2. On your day of departure, to ensure full return of deposit, leave the site pad in a clean condition, free of all trash, debris, and any personal property.
- 8.3. Monthly Stays – Any outstanding balances, cleaning fees, and damages, if any will be applied to the card on file at the time of move-out.

9. General Policies

- 9.1. Check-out time is 9:00 AM.
- 9.2. Quiet hours are 9:00 PM to 8:00 AM.
- 9.3. Guests are responsible for their children and all guests' behavior and compliance with Selah Springs policies and guidelines.
- 9.4. Children under 14 must be always accompanied by an adult while on Community premises
- 9.5. Please be courteous to other guests — do not walk or drive through other sites.
- 9.6. People and/or pets shall not walk behind RVs, as these are the backyards and private areas of Guests.
- 9.7. Loud or objectionable noise is not allowed at any time; generator use is prohibited.
- 9.8. Profanity, violence, or inconsiderate behavior towards other guests and/or Selah Springs personnel will not be tolerated.
- 9.9. No soliciting is allowed on Selah Springs property unless specifically permitted; signs for the sale of products, services, or RVs are not allowed.
- 9.10. Smoking and vaping are prohibited in all Selah Springs buildings and outdoor amenities; dispose of cigarette waste in approved receptacles only.
- 9.11. Possession or use of illegal drugs or substances anywhere within The Selah Springs RV Community is strictly prohibited.

10. Rental Terms

- 10.1. Daily and weekly stays include sewer, water, and electric.
- 10.2. Monthly stays include sewer and water; electric is sub-metered per site and due with rent.
- 10.3. A maximum of two (2) adults and two (2) children shall occupy any RV; additional fees apply to additional occupants.
- 10.4. Management reserves the right to restrict total occupancy based on RV size; a \$100.00 per person penalty will be enforced for occupancy violations.
- 10.5. **Selah Springs is a cashless community** — major credit cards, debit cards, and ACH accepted only; cash, money orders, and personal checks will not be accepted.
- 10.6. Extended stays over 30 days require Autopay enrollment via credit card or ACH; ACH Autopay has no processing fee.
- 10.7. Rent and electricity are due on the first of each month; a \$25.00 late fee plus \$10.00 per day applies to overdue balances (no partial payments accepted).
- 10.8. Deposits for monthly stays are refundable if cancelled 7+ days before move-in; daily and weekly stay deposits are refundable if cancelled 2+ days before move-in; no refunds for no-shows, early departure, rules violations, or acts of God.
- 10.9. Any cancellations within the above-mentioned dates will be subject to a 5% charge of total reservation.
- 10.10. No refunds or credit for paid rent.



11. Site Condition and Usage

- 11.1. Guests are responsible for maintaining a clean, tidy, and debris-free site; management has sole discretion to determine if a site is cluttered or unsightly, and guests must immediately remedy any infraction.
- 11.2. Furniture: Only outdoor or patio furniture is permitted outside the RV; guests may have one table, 4 chairs, and a BBQ located on hard surfaces only — not on the lawn.
- 11.3. Storage: Storage of items under the RV is not permitted unless hidden by management-approved commercial skirting; clutter such as garbage, boxes, tools, wood, and empty flowerpots is not permitted.
- 11.4. Fire Pits: Open fire pits are not allowed; propane, electric, and charcoal grills are permitted on hard surfaces only and must have approved fire extinguisher within arm's reach.
- 11.5. Windows: Windows must be covered with standard window treatments; no aluminum foil, flags, blankets, or similar items visible from outside the RV.
- 11.6. Flags: Only United States of America, State of Texas, official U.S. Military, and official college flags are permitted; must be properly displayed, in good condition, and not exceed 4'x6'.
- 11.7. Sheds: All sheds must be approved by management's sole discretion prior to installation, with management confirming location, construction, and appearance. Selah Springs standard specification sheds are allowed in 6'x8' and 8'x10' sizes in standard colors; guests are responsible for removal and site restoration upon move-out. Sheds must stay in like-new condition with no signs, graffiti, defects, or the like, while on the property. Management reserves the right to remove shed at any time for any reason.
- 11.8. Decking: Decks and steps are allowed with prior written management approval; must be Trex composite or treated wood, sealed or stained (not painted); no subsurface posts or anchors.
- 11.9. Operating a commercial business from your site is prohibited; work-from-home telecommuting is allowed.
- 11.10. Subletting or transfer of site occupancy for any reason is prohibited; any new guest must apply and is subject to management approval.
- 11.11. Upon vacating, guests must return the site in the same clean and working condition as upon move-in; a \$100 cleaning fee plus disposal costs may be assessed for non-compliance.
- 11.12. Guests are responsible for any damage caused by guest to utility hook-ups, the site, or other community property during their stay.

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RV COMMUNITY

11.13. The following are not allowed on sites, on property, or stored under any portion of the RV:

- 11.13.1. Fences or dog pen fencing over 4 feet in height.
- 11.13.2. Subsurface anchors or augers for awnings, decks, dog leashes, or other uses.
- 11.13.3. Storage containers.
- 11.13.4. Concrete blocks to form structures or brace awnings.
- 11.13.5. Tarps, clotheslines, or hanging laundry.
- 11.13.6. Appliances outside the RV, including hot tubs.
- 11.13.7. Personal items left on site lawn including carpets, mats, lawn chairs, potted plants, fire pits, etc.
- 11.13.8. A/C window units or evaporative coolers not designed for RV use.
- 11.13.9. Boats, cargo, or other trailers unless approved by management as temporary.
- 11.13.10. Tents, camping trailers, or any RVs that are not self-contained with restroom and shower.
- 11.13.11. Altering sites in any way, including awnings or RV additions, without written management approval.
- 11.13.12. No more than one freestanding propane tank per site, in good condition and not exceeding 100# in size.
- 11.13.13. Any additional items not included herein that management deems unsafe, unsightly, or restrictive for guests.

12. Vehicle Policies

- 12.1. The speed limit within Selah Springs is 7 mph — for the safety of all on site, please abide.
- 12.2. One habitable (RV) and two non-habitable vehicles are allowed per site; all must be parked completely on the pad within the site; parking on grass, roadways, or vacant sites is prohibited.
- 12.3. All vehicles and trailers (guests or visitors) must be registered with management at the time of arrival and always stay in compliance with local and state authorities.
- 12.4. No overnight sleeping in personal vehicles or anywhere outside of your RV.
- 12.5. Vehicles must be well maintained (no oil leaks), operated safely, and kept clean and presentable.
- 12.6. Vehicles in a state of disrepair will not be allowed to remain on the property.
- 12.7. Anyone operating a motorized vehicle or golf cart must have a valid driver's license.
- 12.8. All vehicular noise must be kept to a minimum; loud noise and engine revving are prohibited.
- 12.9. Vehicles are only allowed on roadways; cutting through vacant sites is strictly forbidden.
- 12.10. ATVs, dirt bikes, children's motorized ride-on vehicles, and similar vehicles are not permitted.
- 12.11. Visiting guests must park on the guest site or in designated visitor parking areas; overnight visitors must register and obtain a guest parking sticker from management.
- 12.12. Primary guests may not use visitor parking for ongoing additional parking.
- 12.13. RV and auto washing is not permitted on the property.

13. Pet Policy

- 13.1. Non-aggressive house pets are welcome but must be registered at the Office upon arrival.
- 13.2. Maximum of 2 dogs per site; cats must be indoor pets only and cannot be left outside.
- 13.3. Guests must immediately clean up after their pets in all areas including the dog park; all droppings must be disposed of in a trash receptacle; a \$25 fine applies per occurrence and multiple violations are grounds for dismissal.
- 13.4. Noisy, vicious, or unruly pets and aggressive breeds are prohibited.
- 13.5. Guests unable to control their pets must remove them from the premises, or the animal may be taken by local animal control.
- 13.6. People and/or pets shall not walk behind RVs, as these are the backyards and private areas of Guests.
- 13.7. Pets must be always kept on a maximum 6-foot leash; cats are subject to the same rules; pets may not be left outside unattended on a leash or otherwise.
- 13.8. Pet kennels, pens, corrals, or crates are not permitted outside the RV.
- 13.9. The dog park is for use by all guests; dogs must not be left unattended at any time.
- 13.10. Any animal demonstrating aggressive behavior in the dog park must be immediately removed.



- 13.11. Selah Springs is not responsible for animal behavior; pet owners are accountable for any injury, damage, or legal costs caused by their pet.
- 13.12. Any pet that causes injury or damage must be reported to management; the owner is expected to resolve the issue directly with the injured party.
- 13.13. Any stray animals should be reported to management immediately.

14. Utilities

- 14.1. Please report any issues with your site utilities immediately to the Office.
- 14.2. Utility connections must be made with utilities provided at your assigned site only; hook-ups to neighboring sites are not allowed.

15. Septic/Sewer

- 15.1. Septic is included in all site rentals at no additional charge.
- 15.2. Selah Springs has a private septic system that cannot accommodate foreign objects. Only human waste and RV toilet paper may be flushed. Any violation causing septic issues or blockages will be traced to the responsible site and repaired at the guest's expense. No other paper products, flushable wipes, paper towels, feminine products, cigarette butts, grease, diapers, cat litter, or hazardous substances may be placed in toilets or sinks.
- 15.3. Sewer connections must have an airtight seal as required by State & Federal law; all sewer hoses must be elevated and free of leaks; septic-friendly tank treatment and RV toilet paper are required.

16. Wi-Fi/Internet

- 16.1. Selah Springs offers a state-of-the-art Wi-Fi network accommodating home business needs and entertainment streaming.
- 16.2. Wi-Fi is available through our online portal with daily, weekly, monthly, and annual subscriptions for Hi-Speed and Ultra-Speed plans.
- 16.3. Guests shall not share their Wi-Fi subscriptions; sharing constitutes theft of service and is grounds for loss of Wi-Fi access and/or removal from the community.

17. Electric

- 17.1. Electric is included in all daily and weekly rental rates.
- 17.2. Monthly guests are required to make an electrical deposit upon initial occupancy; sub-meter readings are taken at month-end and billed with rent at the prevailing market rate per kWh plus applicable taxes and a processing fee.
- 17.3. Guests must only use the electrical service at their own site pedestal; hooking up to a neighboring site is theft of service and grounds for removal.
- 17.4. When arriving, turn on the power breaker only after the plug is firmly inserted with no gap; when departing, turn the breaker off before disconnecting.
- 17.5. Excess power cord must be coiled neatly on the site pad.



18. Water

- 18.1. Water is included in all site rentals at no additional charge.
- 18.2. Warning: All RVs should have a water pressure regulator. Management is not responsible for damage from water pressure.
- 18.3. Water hoses and connections must be free of leaks; excess hose must be coiled neatly on the site pad.

19. Trash/Garbage

- 19.1. Trash cannot be placed outside the RV or stored in garbage containers on the RV site.
- 19.2. All trash must be properly secured in plastic garbage bags and placed inside community dumpsters.
- 19.3. Trash must be placed directly inside dumpsters; no trash is to be left near or around dumpsters.
- 19.4. Trash is limited to normal household items; no mattresses, furniture, tires, oil, or chemical waste may be disposed of in dumpsters.

20. Restrooms/Showers

- 20.1. Modern, clean, and private restrooms/showers are available for Community Guests and their Visiting Guests during their stay.
- 20.2. No dyeing hair or clothes in sinks or showers is allowed.
- 20.3. Guests must remove all personal items and clean up after using lavatory and shower facilities.
- 20.4. Guests should limit shower time to 15 minutes.
- 20.5. Selah Springs is on a private septic system. Only human waste and toilet paper may be flushed. No cigarettes, tampons, feminine napkins, hand towels, hair, Q-tips, or other foreign objects may be flushed. Any foreign objects causing septic blockages or damage will be repaired at the guest's expense.

21. Laundry Room

- 21.1. The Laundry Facility is owned and operated by _____. Any qualms should be addressed directly with them.

22. Security

- 22.1. Selah Springs has incorporated numerous features to help ensure the safety and peace of mind for our guests.

23. Privacy Gates

- 23.1. Electronically controlled privacy gates are located at all community entrances; gates are closed from 8 PM to 7 AM daily and open during daylight hours, adjusted seasonally.
- 23.2. Important: Wait for gates to fully open before proceeding; guests are responsible for any damage to gates.

24. Surveillance Cameras

- 24.1. Closed-circuit cameras are located at entrance gates and in common areas throughout the community.
- 24.2. These devices are not a guarantee of personal safety, protection of property, or prevention of criminal activity; guests should exercise common sense in protecting themselves and their valuables.
- 24.3. Keep your RV, valuables, and possessions secure and locked at all times.
- 24.4. Management is not responsible for lost, stolen, or damaged articles.



25. Firearms & Fireworks

- 25.1. No open carry guns. Pursuant to Section 30.07, Texas Penal Code, a person licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law) may NOT enter this property with a handgun that is carried openly.
- 25.2. Firearms including BB guns, pellet guns, air guns, paintball guns, knives, and weapons are never to be displayed or discharged within the community.
- 25.3. Fireworks are prohibited in all areas.

26. Miscellaneous

- 26.1. Drones are not allowed to take off, land, or fly in or above Selah Springs.
- 26.2. Radio-controlled (RC) planes, cars, toys, or equipment are not allowed to be operated on the premises.
- 26.3. Photos or videos of others, their RVs, or RV sites without permission are strictly prohibited.
- 26.4. Selah Springs is a privately owned community; management reserves the right to refuse service, require guests to vacate, or deny access to anyone under any circumstances deemed appropriate.
- 26.5. There are no refunds if guests are required to leave the community.
- 26.6. Selah Springs RV Community reserves the right to update these Rules & Regulations at any time; guests agree to abide by any future updates upon acceptance.