

PALO BLANCO RV PARK-FULL RULES & POLICIES

THE PARK & AMENITIES

Welcome to Palo Blanco RV Park

WELCOME to Palo Blanco RV Park, LLC, where authentic South Texas ranch living meets comfort, simplicity, and wide-open spaces.

Nestled among the open landscapes of South Texas, Palo Blanco RV Park offers a peaceful, well-maintained, ranch setting, complete with a barn that enhances the true country atmosphere.

Guests can unwind in one of our community seating areas while enjoying the breezy evenings, take in the aroma of our seasonal herb garden, or relax while watching cattle graze in the distance. Our park also offers a seasonal catch-and-release pond and a community dog park for added enjoyment.

Each RV space is designed to provide room for a personal propane grill and seating area on a crushed granite pad, creating a simple, rustic outdoor experience.

Privately owned and family-operated, Palo Blanco RV Park is designed for those seeking a clean, respectful, and uncrowded environment, while remaining conveniently located near work areas, highways, coastal destinations, restaurants, and shopping.

Whether you're staying short-term or long-term, our goal is to provide a comfortable and welcoming place to call home during your stay. We look forward to welcoming you.

Our Setting

Palo Blanco RV Park is located in a rural South Texas setting, away from high-traffic areas and surrounded by open countryside and natural landscape. The park blends a ranch-style atmosphere with practical accommodations, including a barn that enhances the authentic country setting.

Guests can enjoy:

- Open views and breezy evenings
- A peaceful, low-traffic environment
- A small, charming, and uncrowded setting

Cattle may be seen grazing in the distance, adding to the rural character of the property.

RV Sites & Layout

Our RV sites are designed for ease of access, functionality, and comfort.

- Spacious caliche sites that enhance the rustic ranch feel
- Easy in-and-out access for most RV types

- Comfortable setup for typical RV stays

Amenities

We provide essential amenities to support both short-term and extended stays:

- On-site laundry facility
- Seasonal catch-and-release fishing pond
- Seasonal aromatic herb garden
- Community seating and gathering areas
- Dog park

Security & Property Features

- Gated and fenced property
- Security cameras are in use throughout the property
- Controlled access for added privacy and safety
- See Rules & Policies for full Security & Surveillance details

While security measures are in place, guests are encouraged to remain aware of their surroundings and secure personal belongings.

Pet-Friendly Environment

Palo Blanco RV Park welcomes pets (See restricted breeds).

- Leash required at all times
- Immediate clean-up is required
- Pet rules are in place to ensure safety and comfort for all guests

While we are pet-friendly and welcome your four-legged family members, certain dog breeds are restricted due to insurance liability requirements. Please refer to the **Pet Policy** under Rules & Policies for full details.

Guest Expectations

To help maintain a peaceful and enjoyable environment for everyone, we ask that all guests show consideration for others and respect for the property.

Please keep your site clean, follow posted guidelines, and be mindful of noise and shared spaces. Palo Blanco RV Park is designed to be a quiet, respectful setting where guests can relax and feel comfortable during their stay.

Area Attractions

Palo Blanco RV Park is conveniently located near several South Texas destinations:

- Odem, Sinton & Calallen — groceries, restaurants, shopping, and essentials
- Corpus Christi — beaches, Texas State Aquarium, USS Lexington, Selina statutes, dining, and entertainment
- Portland — restaurants, shopping, and nearby industrial access

- Port Aransas & Mustang Island — coastal day trips, fishing, beaches, and shopping

See Guest Info Tab for more information.

Activities (On-Site)

Guests are encouraged to enjoy a slower, more relaxed pace during their stay:

- Catch-and-release fishing at the seasonal pond
- Enjoying quiet sunsets and open country views
- Visiting the seasonal aromatic herb garden
- Watching cattle grazing in nearby pastures
- Relaxing outdoors or gathering in shared spaces
- Enjoying time at the dog park

Before You Book

We encourage all guests to review the following before arrival:

- RV Site Rates & Policies
- Rules & Guidelines
- Guest Information & Safety Notices

These sections are designed to ensure a smooth and enjoyable stay for everyone.

We Look Forward to Hosting You

Thank you for considering Palo Blanco RV Park, LLC.

We take pride in offering a well-kept, comfortable place to stay where guests can relax, recharge, and enjoy a quieter side of Texas living.

RV SITES & RATES

1. RV Site Descriptions & Amenities

Palo Blanco RV Park, LLC offers clean, well-maintained RV sites set on caliche pads, creating a functional ranch-style setting.

Electrical Service

- 30-amp and 50-amp hookups available at each site
- One connection per site
- Guests are responsible for proper adapters and surge protection

Water & Sewer (Septic System)

- Water connection provided at each site
- Sewer hookup connected to on-site septic system
- All connections must be secure, leak-free, and properly maintained
- Guests must use septic-safe products only (see Rules & Policies for details)

Improper use of the septic system may result in additional charges or removal.

Site Layout & Access

- Caliche RV pads
- Spacious layout with room for awnings and outdoor seating
- Back-in and pull-through sites available (*where applicable*)

Included Amenities

- Full utility hookups (*30/50 amp electric, water, septic*)
- Trash disposal access
- Basic Wi-Fi service (*provided as a courtesy and not guaranteed*)

General Site Expectations

- Sites must be kept clean, orderly, and free of clutter
- Guests are responsible for maintaining their assigned site at all times

See Tab 3- Rules & Policies for full cleanliness and trash requirements.

2. Rates & Occupancy Details

Palo Blanco RV Park, LLC offers daily, weekly, and monthly site rentals. Rates vary based on occupancy, electrical service, and length of stay.

Daily & Weekly Rates

- Include full hookups (30/50-amp electric, water, septic)
- Basic Wi-Fi (*not guaranteed*)
- Electricity included

30 Amp Site: \$ _____ per day / \$ _____ per week

50 Amp Site: \$ _____ per day / \$ _____ per week

Current daily and weekly rates are available on our website or by contacting park management. Rates in effect at the time a reservation is confirmed shall apply to that reservation.

Monthly Rates

- Include water, septic, and basic Wi-Fi
- Electricity is metered and billed separately
- Electricity is included for daily and weekly stays
- Monthly stays (30+ days) are subject to metered electric billing

If a guest transitions from a short-term stay to a monthly stay, electric billing will begin at the time the monthly rate is established.

Monthly Stay Requirements

- Guests staying 30 days or longer must complete a separate Monthly Stay Agreement.
- Monthly rates and monthly occupancy require Management approval and execution of the Monthly Stay Agreement.

30 Amp Site: \$_____ per month

50 Amp Site: \$_____ per month

Current monthly rates are available on our website or by contacting park management. Monthly rates in effect at the time a Monthly Stay Agreement is executed shall apply.

Occupancy Limit

- Rates include up to two (2) adults.
- Maximum occupancy per site is four (4) persons at any time.
- Additional occupants require Management approval and may incur fees.

Vehicles

- One (1) RV and up to two (2) vehicles per site.
- Vehicles must fit within the assigned site.
- Parking in vacant or unassigned spaces is prohibited.

General Rate Notes

- Rates are subject to change without notice
- Charges are based on the current rate schedule at the time of booking and/or stay

3. Reservation & Deposit Policy

- All stays must be reserved in advance and are subject to availability
- A deposit is required to secure all reservations
- Deposits are applied toward the total balance
- Remaining balances are due upon arrival unless otherwise approved

Accepted Payment Methods:

- Credit card
- Debit card

Minimum Stay

- May apply during weekends, holidays, or peak periods

Reservation Confirmation

A reservation is **not considered confirmed** until:

1. Payment has been received, and
2. Park Rules and Terms & Conditions have been acknowledged

By signing and completing your reservation, you acknowledge that you have read, understand, and agree to all Palo Blanco RV Park Rules & Policies and accept responsibility for all applicable charges and conduct. By signing, you also agree that you are signing on behalf of yourself and all individuals included in your reservation. You are solely responsible for your guests' behavior and compliance with all park rules, policies, and safety requirements.

4. Deposits, Payments, Cancellations & Refunds

Palo Blanco RV Park, LLC maintains clear and consistent financial policies to ensure fairness for all guests and proper management of site availability.

This section outlines all terms related to deposits, payments, cancellations, and refunds for both short-term and monthly stays.

4.0 Refund & Cancellation Summary (Quick Reference Only)

(See Sections 4.1–4.7 for full policy details)

Situation	Refund Policy
Cancellation 30+ days before arrival	Full refund
Cancellation 15–29 days before arrival	One (1) night rental fee charged
Cancellation 14 days or fewer before arrival	No refund
No-shows	No refund
Early departures	No refund
Holiday & special-event weekends	Non-refundable

Situation	Refund Policy
Monthly stays	Non-refundable once the billing cycle begins
Non-refundable circumstances	Weather, personal emergencies, schedule changes, mechanical issues, travel delays, or other personal circumstances”

4.1 Monthly Stays – Security Deposit

- A \$125.00 security deposit is required for all monthly stays
- Deposit may be applied toward unpaid rent, utilities, damages, excessive cleaning, rule violations, or outstanding balances.

Deposits may be refunded if all of the following conditions are met:

- No damage has occurred
- All balances are paid in full
- At least fourteen (14) days written notice is provided prior to departure
- Failure to provide proper notice will result in forfeiture of the deposit
- Deposits are non-transferable and cannot be applied to future stays or extensions

4.2 Cancellations, Refunds & No-Refund Policy

Palo Blanco RV Park, LLC enforces a firm and consistent refund policy.

- **30+ days before arrival:** Full refund
- **15–29 days before arrival:** One-night fee retained
- **14 days or less:** No refund
- **No-shows or early departures:** No refund
- **Holiday & special-event weekends:** Non-refundable
- **Monthly stays:** Non-refundable once the billing cycle begins
- **No refunds:** For weather, personal emergencies, schedule changes, mechanical issues, travel delays, or other personal circumstances.

Exception requests: Must be submitted in writing with supporting documentation and *may be* considered at the sole discretion of park management.

Guest-Related Reasons

- Schedule changes, illness, or personal decisions
- Early departures or shortened stays
- Dissatisfaction with site location or surroundings

Environmental Factors

- Ranch activity, nearby noise, or wildlife
- Rural outdoor conditions inherent to the property
- Guests are responsible for reviewing policies and weather conditions prior to booking

4.3 Credit Card on File Policy

- A valid credit or debit card must remain on file at all times

The card authorizes charges for:

- Rent
- Utilities
- Damages
- Late fees
- Guests must ensure card information remains valid

Declined or expired cards may result in:

- Additional fees
- May result in removal from property without refund

4.4 Booking & Processing Fee Policy

All online reservations and payments are subject to a non-refundable processing fee.

This fee:

- Covers payment processing and administrative costs
- Applies to all reservations (daily, weekly, monthly)
- Is non-refundable under all circumstances
- Is separate from deposits and cancellation fees

By completing a reservation, guests acknowledge and accept this fee

4.5 Payment & Billing Policy

Monthly rent and utilities are due on the assigned billing date

- A valid credit or debit card must be kept on file for all monthly stays
- Monthly payments are due on the 1st day of each month.

Accepted payment methods:

- Credit/debit card

Late payments:

- \$30 late fee
- May result in service interruption or eviction

Returned or declined payments:

- \$30 service fee
- Repeated payment issues may result in denial of future stays

4.6 Refundable Deposit Policy

Deposits are refundable only if all of the following conditions are met:

- Guest completes stay in good standing
- Required notice is provided
- Site is left clean and undamaged

Deposits will be forfeited for:

- Rule violations
- Early departure without notice
- Damage or unpaid balances

Refunds are issued to the original payment method within 7–10 business days after inspection

4.7 Payment Dispute / Chargeback Policy

Guests agree not to dispute or charge back valid charges

Applies to:

- Reservations
- Deposits
- Fees
- Damages

Unauthorized chargebacks may result in:

- \$35 administrative fee
- Responsibility for all associated bank fees
- Palo Blanco RV Park, LLC reserves the right to:
- Recover disputed funds
- Provide documentation supporting all charges
- Deny future reservations

5. Utility Billing (Monthly Guests – Electric)

- Electricity is metered separately for monthly stays
- Electricity is billed based on individual site meter usage

Meter readings are taken:

- At check-in
- Monthly

- At checkout
- Payment is due upon billing and will be charged to the card on file
- Tampering with meters or utility connections is strictly prohibited and may result in:
- Immediate removal
- Charges for damages
- Guests will be charged \$0.16 per kWh (kilowatt-hour)
- Rates are subject to change based on utility cost adjustments
- Billing is based on actual usage and may vary depending on consumption and seasonal demand

We are committed to maintaining a clean, safe, and respectful environment for all guests. To ensure a positive experience, all guests are required to follow all park rules, policies, and management directives at all times.

RULES & PARK SAFETY

Part 1 – General Rules

1. Good Neighbor & Guest Conduct Policy

These rules are established to maintain a clean, safe, and respectful environment for all guests and visitors. All guests share responsibility for the comfort, privacy, and safety of others within the park.

- Management reserves the right to interpret, enforce, and amend these rules as necessary
- Failure to comply with park rules or management direction may result in removal from property without refund

1.1 No Soliciting Policy

- Soliciting, sales, fundraising, or business activity is not permitted
- Distribution of flyers, advertisements, or promotional materials is prohibited
- Violations may result in removal from property without refund

1.2 No Subleasing/Unauthorized Occupancy

(No Space Renting / Worker Housing)

- Sites may not be subleased, transferred, or assigned
- Use of RV sites for employee housing, crew lodging, or group accommodations is not permitted
- Only registered guests may occupy the site
- Violations may result in removal from property without refund

1.3 Right to Refuse Service & Terminate Stay

Palo Blanco RV Park, LLC reserves the right to refuse service or terminate any stay at its discretion

- Guests must vacate immediately upon notice
- Failure to comply may result in removal from property without refund or at the guest's expense
- Law enforcement may be involved if necessary

See Part 4-Conduct & Enforcement for full terms

2. Check-In / Check-Out Policy

Guests must check in before entry.

- Check-In: 1:00 PM
- Check-Out: 11:00 AM
- Early/late requests require approval and may include fees
- Guests must vacate on time to allow site preparation for incoming guests
- Unauthorized late departures may result in an additional night charge or removal

2.1 Late Arrivals & After-Hours Access

- Late arrivals ***MUST*** coordinate with management for gate access
- After-hours entry is limited to registered guests only
- Failure to coordinate may result in denied access without refund
- No arrivals permitted after dark without prior approval from management.
- Late arrivals may have limited access to full hook-ups and may need to complete setup the following day.

Please plan accordingly to avoid disruption to other guests.

2.2 Departure Requirements

- Sites must be left clean, undamaged, and free of trash or debris
- All utility connections must be properly disconnected and secured
- Property left behind may be removed or disposed of at the guest's expense

3. Gate Access & Security

- Gate codes are assigned to registered guests only and change periodically
- Do not share gate codes
- Unauthorized access may result in removal from property without refund
- Ensure gate closes after entry/exit

4. Guest Registration Requirements

- Valid photo ID required
- All occupants must be listed on reservation
- Primary guest must be at least 21+
- Vehicle registration or insurance may be required

4.1 Visitor Policy

- All visitors must be approved
- Visitors must leave by 10:00 PM unless registered overnight
- Overnight visitors may incur fees
- Guests are responsible for visitors' conduct
- Unauthorized visitors or violations may result in fines or removal
- Visitors are not permitted to bring pets onto the property.

4.2 Delivery Services Policy

- Food, grocery, and delivery services (Uber Eats, DoorDash, etc.) are permitted
- Delivery drivers are **not allowed inside the property**
- Guests must meet all deliveries at the entrance gate
- Do not share gate codes with anyone, including delivery drivers
- Guests are responsible for ensuring compliance

5. Site Use & Responsibility

- Guests must remain within assigned site
- Site changes require approval
- Guests are responsible for proper parking and setup
- Park is not responsible for damage caused by guest actions

6. Quiet Hours & Noise Control

- 10 PM-8 AM
- Excessive noise is not permitted

7. Speed Limit & Traffic

- Speed limit is 5 MPH
- Pedestrians, children, and pets have the right-of-way
- Reckless driving is prohibited

8. Cleanliness & Site Standards

- Sites must remain clean and orderly
- Trash must be properly disposed of in designated dumpsters
- No food or debris may be left outside
- Littering is prohibited

8.1 Prohibited Outdoor Items

- No indoor furniture outside
- Only minimal **outdoor** furniture allowed outside (chairs, small table, grill)
- No tarps or improper coverings
- No window A/C units
- No aluminum foil or blanket window coverings
- No clotheslines or unauthorized structures

To maintain a neat and consistent park appearance, **no storage of any kind is allowed underneath or around RV's**

8.2 Grounds Maintenance & Site Care

- Park staff maintain lawns, trees, and landscaping in all common areas.
- Guests must keep their sites clear of obstacles that prevent mowing, trimming, or maintenance.
- Do not damage, cut, or alter trees, plants, or landscaping.
- Hazardous materials (such as batteries, oils, or chemicals) must be disposed of offsite — never in park dumpsters.
- Guests may not dig holes, move rocks, or stones, or alter irrigation lines.
- Mats, cords, and outdoor décor must not block mowing paths or maintenance access.

9. Children

- Children must be supervised at all times

10. RV Requirements

- RVs must be in good working condition and well maintained.
- Units older than 10 years may require Management approval.
- Management reserves the right to approve or deny any RV based on its overall condition, appearance, and suitability for the park.

Not Allowed:

- Pop-ups
- Cargo trailers
- Unapproved conversions

11. Parking & Vehicle Policy

- 1 RV + up to 2 vehicles per site
- Must stay within assigned site
- No repairs or washing
- No inoperable vehicles

12. Laundry Room

- Available to registered guests during posted hours only
- Clean lint traps and remove items promptly
- Do not wash:
 - Greasy or oil-soaked clothing
 - Automotive work items
 - Pet bedding
 - Rugs or dye-treated items
- Do not overload machines
- Report issues immediately
- Laundry should not be left unattended
- Children under 12 must be supervised

Palo Blanco RV Park, LLC is not responsible for lost, stolen, or damaged items

13. Bicycles & Riding Devices

- Non-motorized bicycles, scooters, and skateboards are permitted
- Motorized riding devices (including e-bikes, electric scooters, ATVs, and similar equipment) are not permitted
- Ride safely at all times
- No riding through occupied sites or near pond edges

14. Drones & Aerial Devices

- Drones and aerial devices are strictly prohibited

15. Photo, Video & Media Policy

- Management may capture photos or video of common areas
- Guests consent to incidental inclusion
- Guests may opt out in writing
- Personal photography must respect privacy

Part 2 – Pet Policy & Animal Guidelines

1. Pet Policy Overview

Palo Blanco RV Park, LLC welcomes responsible pet owners. Guests are fully responsible for pet behavior, safety, and damages.

- Failure to comply may result in removal from property without refund.

2. Number of Pets Allowed

- A maximum of **one (1) pet** (dog or cat) is allowed per site

3. Leash Rule & Supervision

- Pets must be on a leash no longer than six (6) feet at all times outside the RV
- Pets may not be left unattended outdoors
- Pets must remain under direct supervision
- Excessive barking or aggressive behavior is not permitted
- No kennels, pens, crates, or outdoor runs are allowed outside your RV

4. Vaccinations & Health Requirements

- All pets must be **current on vaccinations**, including rabies
- Proof may be requested
- Pets must be healthy and clean
- Pets showing signs of illness or aggression may be removed
- Female pets in heat are not permitted

5. Restricted Breeds (Per Insurance Requirements)

For safety and insurance compliance, the following breeds (including mixes) are not permitted:

Restricted breeds, including mixes, include:

- Pit Bull Terriers
- Rottweilers
- German Shepherds
- Doberman Pinschers
- Chow Chows
- Akitas
- Alaskan Malamutes
- Cane Corsos
- Mastiffs
- Wolf Hybrids

Management reserves the right to refuse or remove any pet deemed unsafe, aggressive, disruptive, or a threat to guests, staff, other animals, or property. Aggressive behavior may result in immediate removal from the property without refund regardless of breed.

6. Pets in Common Areas

- Pets are not allowed in indoor facilities (laundry room, office)
- Pets must remain off furniture, picnic tables, and shared areas
- Pet waste must be immediately cleaned up and properly disposed of, including within the guest's RV site
- Failure to do so may result in a **\$50 clean-up fee per incident**

7. Pet Owner Responsibility & Liability

- Owners are responsible for all pet-related damage or injury
- Includes damage to guests, property, landscaping, or utilities
- Owners agree to indemnify Palo Blanco RV Park, LLC

8. Consequences for Violations

- Warning
- Fees
- Removal of pet
- May result in removal from property without refund

Part 3 – Utilities, Maintenance & Safety

1. Utilities & Water Use

- Must be secure and leak-free
- For RV use only
- No unattended running hoses
- Heated hoses required in freezing conditions
- No tampering with utilities
- Damage caused by misuse will be charged

1.1 RV Skirting (Winter Only)

- Clean and designed for RV use
- Neutral colors only (tan, gray, black, white)
- Must not interfere with utilities
- Remove within 5 days after freeze ends
- No foam, cardboard, tarps, plywood, hay, etc.

Guests responsible for damage from improper use

1.2 Generator Use

- Generators are not allowed anywhere in the park.

1.3 Portable Tanks & Auxiliary Containers

- Portable wastewater tanks, external water containers, and auxiliary systems are not permitted
- All RVs must connect directly to park-provided water and sewer hookups
- Improvised or temporary systems are strictly prohibited

1.4 Outdoor Heaters

Not permitted

1.5 Propane Storage

- One tank allowed outside (in use only)
- Spare tanks must be stored properly
- No damaged or leaking tanks

2. Washing of RVs & Vehicles

- Washing or rinsing of RVs, vehicles, or trailers is not permitted

3. Sewer & Wastewater

- Gray valves must remain open for continuous drainage
- Black valves must remain closed and only opened when actively dumping

Allowed:

- Human waste
- RV-safe toilet paper
- Septic-safe treatments

Absolutely Not Allowed:

- Wipes, hygiene products, diapers, condoms, grease, food waste, etc.
- Improper use may damage the park's septic system and will be charged to the guest

4. Hose & Connection Requirements

- Water and sewer hoses must be properly fitted, secure, and leak-free
- Sewer connections must use airtight seals (donut or threaded fittings)
- Hoses should be elevated and supported where possible
- Heated hoses are required during freezing conditions
- Tampering with any utility system is strictly prohibited

Guests are responsible for any damage caused by improper connections.

5. Electrical Use & Safety

- All cords, plugs, and adapters must be outdoor-rated equipment only
- Do not overload circuits or modify electrical equipment
- Do not open or tamper with pedestals or breaker boxes

Palo Blanco RV Park, LLC is not responsible for damage from:

- Improper use
- Equipment failure
- Voltage issues
- Unauthorized electrical work or tampering may result in:
- Immediate removal
- Charges for damages

6. Trash & Fire Safety

- Dumpsters are for *household trash only*
- All trash must be bagged, *tied securely*, and placed in designated dumpsters only
- Trash may not be left outside, on the ground, or at RV sites
- No hazardous materials or dumping such as:
 - chemicals, oil, grease, or flammable liquids

Fire Safety

- No open fires, charcoal grills, burn barrels, smokers, wood-burning devices, or similar equipment at RV sites.
- Propane grills designed for cooking are permitted at RV sites only and must be attended at all times
- No fireworks or flammable devices
- Guests are required to keep a functional fire extinguisher inside their RV at all times

Designated Fire Pit Use

- Wood-burning fires are permitted **only** in the park's designated fire pit(s).
- Guests may use their own firewood or park-provided firewood (when available).
- Fires must be attended at all times and fully extinguished before leaving the area.
- Fire pit use may be restricted during high-wind conditions or county burn bans.

7. Wildlife & Outdoor Environment

- In a natural habitat, wildlife may be present (snakes, insects, etc.)
- Do not feed, approach, or disturb wildlife.
- Do not leave trash or food outside, as it may attract wildlife.
- Use caution around all outdoor areas

Guests assume responsibility for outdoor environmental risks.

8. Aromatic Garden

Guests are welcome to stroll through and enjoy the scents and colors of our herb garden.

- The garden is for display and enjoyment only.
- Please do not touch, pick, remove, or consume any plants.

- Palo Blanco RV Park, LLC is not responsible for any injury, allergic reaction, or illness resulting from contact with plants.
- Respect the space so all guests can enjoy it.

9. Alcohol & Illegal Activity (Zero-Tolerance Policy)

- Alcohol is permitted at your site “only” and must be consumed responsibly.
- Public intoxication, disorderly conduct, or unsafe behavior is not permitted
- Illegal drugs or controlled substances are prohibited
- Marijuana is illegal in the State of Texas, and its use or possession on park property is strictly prohibited
- Any of the above results in removal
- Alcohol is prohibited in all buildings and common areas.
- Alcohol must be confined to your assigned site.

10. Firearms & Weapons Policy

Weapons of any kind, including:

- Firearms
- BB or pellet guns
- Crossbows
- Slingshots
- archery equipment
- explosives or similar devices

Use or display of weapons anywhere on park property is strictly prohibited.

- The only exception:
- Guests may store a firearm safely and securely in a locked private vehicle or inside their RV, in compliance with all applicable Texas laws
- Per Section 30.07 of the Texas Penal Code, open carry of handguns is not allowed anywhere on this property

Violations of these rules will result in immediate removal and possible legal action

11. Security & Surveillance Notice

- Security cameras are in operation throughout the property

- By entering or remaining on the property, all guests and visitors acknowledge and consent to video recording in common areas for security and safety purposes.
- Tampering with, covering, damaging, or disabling cameras or related equipment is strictly prohibited and may result in immediate removal from the property and/or law enforcement involvement.
- Surveillance footage may be reviewed by park management and may be shared with law enforcement when necessary to investigate incidents, enforce park rules, or ensure safety.

12. Emergencies & Safety Procedures

- Call **911 immediately**

Guests should be aware of:

- Nearest hospital
- Urgent care
- Emergency contacts

13. Liability Disclaimer & Assumption of Risk

Guests assume all risks associated with use of the property, including outdoor conditions, utilities, and wildlife.

Palo Blanco RV Park, LLC is not liable for injury, loss, or damage resulting from improper use, natural conditions, or guest actions.

Part 4 - Conduct & Enforcement

1. Rule Enforcement & Authority

Palo Blanco RV Park, LLC is a privately owned property. All rules and policies are enforced to maintain a safe, clean, and respectful environment for all guests.

Management reserves the right to interpret, enforce, and apply all rules at its discretion and may contact law enforcement when necessary to protect guests, staff, and property.

1.1 Guest Concerns / Disputes

To ensure fair and consistent service for all guests, any concerns, issues, suggestions, or complaints must be submitted **in writing and signed** by the guest making the report (except in emergencies). Anonymous, third-party, frivolous, or unjustified submissions may not be considered.

1.2 Law Enforcement / Removal Policy

If law enforcement is contacted regarding any Guest or Visitor, the involved person(s) may be required to leave the Resort immediately without refund. This includes incidents involving disturbances, safety concerns, illegal activity, or violations of park rules.

2. Right to Refuse Service & Terminate Stay

Palo Blanco RV Park, LLC reserves the right to refuse service or terminate a guest's stay at any time, with or without prior notice, for:

- Rule violations
- Unsafe or disruptive behavior
- Illegal activity
- Nonpayment
- Conduct deemed harmful to guests, staff, or property

3. Violations & Grounds for Removal

Guests and visitors are subject to removal or eviction for violations including, but not limited to:

- Nonpayment of rent or utilities
- Violation of park rules or policies
- Criminal activity or illegal drug use
- Threatening, unsafe, or disruptive behavior
- Damage to park property or landscaping
- Tampering with utilities or infrastructure
- Aggressive pets or repeated pet-policy violations
- Harassment, profanity, or abuse toward guests or staff
- Unauthorized business operations or restricted area access
- Failure to follow management instructions

Management reserves the right to refuse service or terminate a stay at its discretion.

4. Eviction & No Refund Policy

Violations of park rules may result in immediate removal from the property without refund.

- Guests must vacate immediately upon notice
- All payments, deposits, and fees are non-refundable in cases of:
 - Eviction
 - Rule violations
 - Early departure due to enforcement action

Management reserves the right to refuse service or terminate a stay at its discretion.

5. Commercial Work & Outside Contractors

Commercial work is not permitted on park property, including:

- Welding
- Mechanical repairs
- Construction or modifications
- Painting or grinding

6. Limited Capacity Notice

Palo Blanco RV Park, LLC is a small, privately owned facility.

Management reserves the right to limit occupancy, vehicles, guests, or access to amenities as needed to maintain safety, comfort, and the overall guest experience.

7. Background Check Policy (Monthly Stays)

- Monthly or extended-stay applicants may be subject to a criminal background check

Management reserves the right to:

- Deny residency based on screening results
- Remove guests who provide false or misleading information

Submission of false or incomplete information may result in denial or removal.

8. Damage & Property Liability

- Guests are responsible for damage to their RVs, vehicles, and personal property
- Palo Blanco RV Park, LLC is not liable for damage caused by contact with, including but not limited to:
 - Trees
 - Poles
 - Structures
 - Natural elements

9. Safety, Liability Waiver & Assumption of Risk

Palo Blanco RV Park, LLC includes natural and man-made conditions that present inherent risks.

These include, but are not limited to:

- Uneven terrain, gravel, caliche and natural ground conditions
- Wildlife
- Weather conditions
- Water features and vegetation
- Utility systems and hookups
- Actions of other guests

By entering the property, guests voluntarily assume all risks, including injury, damage, or loss.

To the fullest extent permitted by law, guests agree to release and hold harmless Palo Blanco RV Park, LLC from all claims arising from use of the property.

10. Acceptance of Terms & License to Occupy

Occupancy at Palo Blanco RV Park, LLC constitutes a **revocable license**, not a lease or tenancy.

- Guests acknowledge and agree to all rules and policies
- Management may revoke occupancy at any time for violations

Failure to vacate may result in legal action, including:

- Criminal trespass (Texas Penal Code § 30.05)
- Theft of services (Texas Penal Code § 31.04)

11. Payment & Authorization/Agreement to Charges

Guests must maintain a valid payment method on file.

Guests authorize charges for:

- Site fees
- Utilities
- Damages
- Cleaning fees
- Pet-related charges
- Any unpaid balances

Declined payments may result in:

- Late fees
- Service interruption
- May result in removal from property without refund

12. Chargeback & Payment Disputes

Guests agree not to dispute valid charges.

Chargebacks may result in:

- Administrative fees
- Collection efforts
- Legal action

Guests are responsible for recovery costs, including attorney's fees where permitted by law.

13. Modification of Rules & Policies

Palo Blanco RV Park, LLC reserves the right to update or modify rules, rates, or policies at any time. Continued use of the property constitutes acceptance of any updates.

14. Indemnification Agreement

Guests agree to indemnify and hold harmless Palo Blanco RV Park, LLC from any claims arising from:

- Guest use of the property

- Actions of guests, visitors, or pets
- Violations of rules or laws

This obligation survives departure from the property.

15. Entire Agreement

These Rules & Policies, together with the Terms & Conditions, form the complete agreement between the park and its guests. Written rules override all verbal statements.

16. Final Guest Acknowledgment

By staying at Palo Blanco RV Park, LLC, guests acknowledge that they:

- Have read and understand all policies
- Agree to comply with all policies
- Accept responsibility for damages, violations, and applicable fees

GUEST ACKNOWLEDGMENT & REQUIRED AGREEMENTS

☐ I have read and agree to the Cancellation & Refund Policy.
[View Cancellation & Refund Policy]

☐ I have read, understand, and agree to the Full Rules & Policies (Detailed Legal Version).
[View Full Rules & Policies]

Final Acknowledgment (Required)

By signing and completing my reservation, I acknowledge that I have read, understand, and agree to all Palo Blanco RV Park Rules & Policies and accept responsibility for all applicable charges and conduct. I agree that I am signing on behalf of myself and all individuals included in my reservation. I am solely responsible for the behavior and compliance of all guests included in my stay.

CONTACT & LOCATION

1. Amenities & Services

Palo Blanco RV Park, LLC provides clean, well-maintained amenities for guest convenience and comfort.

Guests are expected to use all facilities responsibly and with respect for others.

1.1 Wi-Fi & Internet Access

- Basic Wi-Fi is provided as a *courtesy* only and is not guaranteed
- No refunds or discounts will be issued due to Wi-Fi outages or fluctuations
- Intended for light and basic use (email, browsing, light streaming)
- Bandwidth is limited; excessive use (gaming, large downloads, multiple-device streaming) may affect speeds

Guests are responsible for:

- Device security, privacy, and online activity
- Network is not guaranteed to be secure or interrupted
- Park is not responsible for outages, slow speeds, equipment failure, weather, or issues caused by service providers
- Illegal or inappropriate use is prohibited and may result in removal from property without refund

1.2 Mail & Package Deliveries

- The park does not accept or manage mail or packages
- Mail or packages sent to the property will be refused, returned, or discarded
- Guests must have mail or packages sent to a local USPS (post office), UPS, Amazon pickup location in Odem, Sinton, or other location.

Palo Blanco RV Park, LLC is not responsible for lost or misdelivered items.

1.3 Trash & Disposal

- All trash must be:
 - Bagged
 - Tied securely
 - Placed in designated dumpsters
- Do not leave trash at sites or outside RVs
- Break down boxes before disposal
- Prohibited in dumpsters:
 - Hazardous materials
 - Furniture or large items
 - Appliances
- Recycling is not available at this time

Guests are responsible for maintaining a clean and orderly site at all times.

1.4 Solicitation Policy

- Door-to-door sales, political activity, religious solicitation, or any form of solicitation is strictly prohibited.
- No political, sports, novelty, advocacy, or themed flags; only U.S., Texas, and military flags may be displayed.

2. Emergencies & Safety

2.1 Emergency Contacts:

For emergencies call 911 immediately.

Local Resources:

Emergency (Police, Fire, Ambulance) – **Dial 911**
San Patricio County Sheriff's Office – (361) 364-9600

Emergency & Medical Services:

Corpus Christi Medical Center (Calallen – 24/7 ER)
13725 Northwest Blvd, Corpus Christi, TX 78410
(361) 767-1000

Stat Care Urgent Care (Calallen)
4042 Riverhill Drive, Corpus Christi, TX 78410
(361) 933-5187

Corpus Christi Medical Center (Portland)
1702 US-181 N Suite A-11, Portland, TX 78374
(361) 761-2273

Veterinary Services:

Sinton Veterinary Clinic
14127 US-181, Sinton, TX 78387
361-364-4551

Riverside Veterinary (Calallen)
14446 Northwest Blvd, Corpus Christi, TX 78410
(361) 387-2427

Park Management:

Palo Blanco RV Park – (361) 815-6493

2.2 Severe Weather (Storms/Hurricanes/Tornadoes/Freezing)

Guests are responsible for monitoring weather conditions and preparing accordingly.

- The park at this time has **one entry/exit and no storm shelter on-site**
- Guests are responsible for monitoring weather alerts and preparing their RVs for safe departure
- Guests must evacuate when advised by authorities or management
- Secure all outdoor items
- RVs must remain ready and capable of leaving the site quickly in case of emergency
- Guests must maintain an evacuation plan

- Palo Blanco RV Park, LLC is not responsible for storm-related damage

Hurricane Season: June 1 – November 30

Freezing Conditions

- Use heated hoses and properly winterize your RV
- Guests are responsible for damage caused by freezing
- Damage to park utilities due to improper preparation will be charged to the guest

2.3 Fire Safety & Smoking

- No open fires, charcoal grills, burn barrels, smokers, wood-burning devices, or similar equipment at RV sites
- Fireworks and explosives are strictly prohibited
- Only propane grills designed for cooking are permitted at **RV sites** and must be attended at all times
- Grills must be:
 - Supervised
 - Used safely
 - Kept away from structures and dry grass
- No smokers, wood-burning devices, or similar equipment
- Smoking is allowed only at your assigned site, and all cigarette butts must be disposed of properly-do not throw them on the ground
- Smoking is not allowed inside nor near any park building

This is South Texas, where dry and windy weather conditions pose a serious fire risk

2.4 Pond & Wildlife Safety

- Catch-and-release fishing only
- Daylight use only and only when pond is full
- No swimming, wading, or boating
- Use caution near pond edges (may be slippery)
- Wildlife may be present — do not feed or disturb
- Children must be supervised at all times

2.5 Privacy Notice

- Security cameras are in use in common areas
- Cameras do not guarantee personal security or security of property
- Guest information is kept confidential
- Unauthorized recording of other guests is prohibited

2.6 Terms of Service / License Agreement

- Occupancy is a **revocable license**, not a lease
- Guests must follow all rules and management directives
- See Tab 3-Rules & Policies for full enforcement terms

Failure to comply may result in removal from property without refund.

2.7 Liability Waiver & Assumption of Risk

Guests acknowledge the inherent risks of a rural, outdoor environment, including but not limited to:

- Uneven terrain
- Wildlife
- Weather conditions
- Utility systems

By entering the property, guests assume all risks and agree to release Palo Blanco RV Park, LLC from liability to the fullest extent permitted by law.

2.8 Loss, Theft & Damage Disclaimer

Palo Blanco RV Park, LLC is not responsible for:

- Loss
- Theft
- Damage to RVs, vehicles, or personal property

Guests are responsible for securing and insuring their belongings.

2.9 Accuracy of Guest Information

Guests agree that all information provided during booking, check-in, and throughout their stay is true, complete, and accurate. This includes, but is not limited to:

- Name and contact information
- Number of occupants •
- RV information and vehicle details
- Length of stay • Pet information

Providing false, incomplete, or misleading information may result in cancellation of the reservation, additional charges, or removal from the property without refund.

2.10 Information We Collect & How It Is Used

Palo Blanco RV Park, LLC collects basic guest information necessary to process reservations, manage stays, and maintain safety and operational standards. This may include:

- Contact information
- Reservation and stay details
- Vehicle and RV information
- Payment information (processed through secure third-party providers)
- Information is used for:
 - Reservation management
 - Safety and security •
 - Required recordkeeping
 - Communication related to the guest's stay

Palo Blanco RV Park, LLC does **not** sell guest information.

Information may be shared only when required by law, court order, or law enforcement, or when necessary to protect the safety, rights, or property of the park, its guests, or others.

2.11 Texas Privacy & Legal Compliance Notice

Palo Blanco RV Park, LLC operates in the State of Texas and complies with applicable state and federal laws regarding privacy, records, and disclosure.

Guests acknowledge that:

- Certain information may be retained as required by Texas law
- Information may be disclosed to law enforcement or government agencies when legally required
- The park may maintain internal records for operational, safety, and compliance purposes

Guests consent to the collection and lawful use of information as described above.

CONTACT & LOCATION

1. Location & Directions

Palo Blanco RV Park, LLC is located in Odem, Texas, with convenient access to local amenities, major highways, and surrounding areas.

Address:

Palo Blanco RV Park, LLC
6553 CR 2047
Odem, Texas 78370

Driving Directions

- Located off U.S. Highway 77 near Odem, Texas
- Follow posted signage to park entrance

[Placeholder: Google Map / Driving Directions Map]

2. Park Layout Map

A park map is provided at check-in and displayed near the office and laundry area.

The map includes:

- RV site layout and numbering
- Laundry room, pond, and trash areas
- Entry/exit gate

- Guest parking and turnaround areas
- Emergency assembly areas

Guests are encouraged to review the map upon arrival.

[Placeholder: Park Layout Map Image]

3. Office Hours & Contact Information

Office Hours:

Monday–Saturday & Holidays: Hours vary

Sunday: Closed

After-Hours Contact

Emergency: **Call 911**

Urgent utility issues: **(361) 815-6493**

Management will contact service providers as needed but cannot guarantee restoration times.

- Non-emergency maintenance issues may be addressed the following business day

Email

 paloblancorvpark@gmail.com

- For reservations, general inquiries, or maintenance requests
- Responses are provided the next business day

4. Website Contact Form

Guests may use the website contact form to:

- Submit reservation requests
- Ask general questions
- Report maintenance concerns
- Inquire about long-term stays

Responses are typically provided by the next business day.

 For urgent matters, please call instead of using the form.

5. Emergency Contacts (Quick Reference)

Emergency (Police, Fire, Ambulance)-**Dial 911**

Sheriff-San Patricio County Sheriff's Office-(361) 364-9600

Nearest ER 24/7-Corpus Christi Medical Center (Calallen)-13725 Northwest Blvd, Corpus Christi, TX 78410 (361) 767-1000

Urgent care-Stat Care (Calallen)-4042 Riverhill Drive, Corpus Christi, Texas 78410 (361) 933-5187

Nearest Hospitals:

Corpus Christi Medical Center Doctors Regional-3315 S. Alameda, Corpus Christi, Texas 78411, (361) 761-1000 (24.4 miles)

Corpus Christi Medical Center, 1702 US Hwy 181, Portland, Texas 78374, (361) 761-2273 (29.3 miles)

Veterinary Services:

Sinton Veterinary Clinic-14127 US-181, Sinton, Texas 78387 (361) 364-4551

Riverside Veterinary-(Calallen)14400 FM624, Corpus Christi, Texas 78410 (361) 387-2427

Management-

Palo Blanco RV Park Management: (361) 815-6493

Guests must follow all instructions during emergencies or severe weather events.

6. Privacy & Guest Communications

- Guest information is used only for reservations and administration
- Palo Blanco RV Park, LLC does not sell or share personal data
- Security cameras are in use in common areas
- **See Rules & Policies for full Security & Surveillance details**

7. Final Note & Thank You

Palo Blanco RV Park, LLC is committed to providing a clean, safe, and respectful environment for all guests.

We appreciate your cooperation and courtesy in helping maintain a peaceful and enjoyable setting.

If you have questions or feedback, please reach out — your input is always valued.

Thank you for choosing Palo Blanco RV Park, LLC.

Welcome to your home away from home.

8. Disclaimer

All policies, rates, and terms are subject to change without prior notice.

By entering or remaining on the property, guests agree to comply with all posted and written rules and policies.

Management reserves the right to interpret, enforce, and modify all rules as necessary to maintain safety and order.

© Palo Blanco RV Park, LLC. All Rights Reserved.

[Terms & Conditions](#) | [Privacy Policy](#) | [Contact Us](#)