

# ROCKPORT OAKS RV COMMUNITY

## **Park Rules Apply to all Homeowners and Renters**

- The Quiet time is from 10pm to 7am every day.
- 5MPH Speed Limit
- Parking in the street is not allowed.
- Parking on grass is not allowed.
- RV Trailers must be no older than 10 years, anything over must be approved by HOA.
- RV's must be kept clean and in good working condition.
- All lots are to be kept neat and uncluttered.
- No vehicle maintenance may be done on lots.
- No storage of any kind is to be left under the RV.
- No temporary plastic or metal sheds of any kind allowed. All sheds must be site built on concrete foundation.
- No fencing of any kind allowed. (This is not referring to the Perimeter fence)
- Bicycles/kayaks must be stored inside sheds, mounted on RV/car bumper or on standalone racks and secured.
- Only outdoor trash cans with tight fitting lids are allowed and must be kept at the back of the RV. Otherwise dispose of garbage in the park dumpster as needed. Do not leave full household trash bags or dog waste bags outside of RV.
- Only household trash will be placed into the park dumpster. All boxes must be broken down. No personal shelving, decking, household items, plastic containers, outside debris (trees, branch cuttings, etc.) in dumpster. No, construction materials other than from HOA upkeep is allowed in the dumpster. The dump grounds (Transfer Dump Station is

located 872 Airport RD. Rockport TX Phone Number 316-790-0162. for Rockport and Aransas County.

- Burn pile is only for use of the HOA/Park Owners. Do not put household trash, etc. on this pile. (This will be in the future when we might have a burn pile area)
- No walking in between lots and RVs.
- Two dog limits.
- Dogs MUST always be on a leash.
- Cleaning up after pets is mandatory.
- No dogs will be allowed to be left unattended outside under any circumstances (tied to tree, tether, etc.)
- No dog pens/temporary fence may be continuously left out in yard. May only be used while owner is outside with dogs, and then must be taken down at the end of each day.
- Pets must not be a nuisance or disturb neighbors.
- Dogs that are not allowed in park (Pit Bulls, Dobermans, Rottweilers, Chows and Wolf Hybrids)
- No clothes lines allowed.
- Children under the age of 12, must always be attended by an adult.
- The laundry room is to be kept clean and neat. Please make sure the lights are turned off, window closed, and door is locked upon leaving. Any lost money from laundry machines, leave a note on the machine with (name, amount lost and site #) so money can be returned.
- Owners are required to keep post lights in good working condition and powered so that light will come on at the appropriate time every evening.
- Owners are required to always keep lot number visible.
- Tasteful artwork and flags may be allowed to be placed in the yard or hang on perimeter park fence but must be secured tightly to fence to prevent items from blowing off fence and damaging other property. Perimeter fence needs to be kept the Natural fence color.
- All antennas for Wi-Fi, etc. must be mounted either on a post, on the RV, stand-alone unit must be placed on concrete or on site built shed.

- Occupancy restrictions apply. Please feel free to email: [info@rockportoaksrv.com](mailto:info@rockportoaksrv.com)
- Washing machines, toilets, sinks and showers in personal shed buildings CANNOT be connected to park septic due to TCEQ county code and septic occupancy capacity.
- No signs (for rent, for sale, etc.) of any kind allowed in the yard.
- All Rentals most go through rental pool.  
tracy@seasthemomentrvsiterentals.com
- Only use septic safe toilet paper through park septic system. NO wipes of **any kind** even if the wipes state they are septic safe are not allowed. These wipes will and had clogged the septic tanks in the park and will cause a huge financial burden to the homeowners designated to that septic system.

## The Following Applies to The Rental Lots Only

- The rent is due on the 1<sup>st</sup> of each month. There will be a \$5.00 per day late charge applied after the 3<sup>rd</sup> day of each month.
- Rent payment methods –cash, check, money order or Bank Zelle. ([tracy@seasthemomentrvsiterentals.com](mailto:tracy@seasthemomentrvsiterentals.com) ) We do not accept credit cards or debit cards.
- Washing vehicles/boats/trailers is a extra charge over monthly water usage charge. (Vehicles and boats \$15 and RV \$25) Please advise us if you plan to wash.
- No plants, Wi-Fi antennas or yard art in the grass that interfere with yard maintenance. You must keep all cords, cables and hoses coiled and out of the way of the ground crew. All power, water & sewer hoses are to run inside tires & under RV to connection.

- Any damage caused to lawn sprinklers or property will be charged to tenants.
- Sewer cap must be replaced at departure –if cap was lost during occupancy, tenant will be charged \$30.00 for replacement cap.
- Lot must be clean of debris at departure.
- Only use septic safe toilet paper through park septic system. **NO** wipes of **any kind** even if the wipes state they are septic safe are not allowed. These wipes will and had clogged the septic tanks in the park and will cause a huge financial burden to the homeowners designated to that septic system.

For any further questions, please feel free to email.

[tracy@seasthemomentrvsiterentals.com](mailto:tracy@seasthemomentrvsiterentals.com)

Rockport Oaks RV Park is a Condominium HOA and has a Declaration and Bylaws to follow.

Please visit [rockportoaksrv.com](http://rockportoaksrv.com) website for these documents.

The Rules for Renter are applied on the same Declaration and Bylaws as Rockport Oaks RV Park Owner

Thank you for choosing Rockport Oaks RV Park for your destination to seas your moment in time.

Tracy Porter (Rental Coordinator)

Revised Jan. 17, 2024