

WEST BAY MARINA & R.V. PARK LLC

RV SITE MONTH TO MONTH LICENSE AGREEMENT

“RV SITE” Location: _____ **“MOVE IN DATE”**: _____

ELECTRIC METER READING _____ PROPANE GAUGE READING (IF APPLICABLE) _____

““LICENSEE” - PRIMARILY RESPONSIBILITY FOR PAYMENT”

NAME: _____ MOBILE PHONE: _____

MAILING ADDRESS: _____ DL#: _____

EMAIL ADDRESS (REQUIRED) _____ LAST 4 SS# _____

PLEASE NOTE THAT MONTHLY INVOICES WILL ONLY BE EMAILED

EMPLOYER _____ PHONE: _____

Other RV SITE “LICENSEE(S)” 18 years old and older (FOUR TOTAL LICENSEES PER RV SITE

see park mgt for exceptions)

FULL NAME: _____ DOB: _____ DL#: _____

FULL NAME: _____ DOB: _____ DL#: _____

FULL NAME: _____ DOB: _____ DL#: _____

BY SIGNING THIS AGREEMENT, EACH LICENSEE AGREES THAT WEST BAY MARINA & RV PARK LLC MAY CONDUCT A CRIMINAL BACKGROUND AND/OR A RENTAL HISTORY CHECK ON LICENSEE.

CHILDREN LIVING IN LICENSEE’S RV 17 years old and younger

FULL NAME: _____ DOB: _____ School: _____

FULL NAME: _____ DOB: _____ School: _____

FULL NAME: _____ DOB: _____ School: _____

“LICENSEE’S RV”, VEHICLE and PET INFORMATION

RV MODEL: _____ YEAR: _____ LICENSE# _____ SIZE: _____

VEHICLE 1 YEAR: _____ MAKE: _____ MODEL: _____ LICENSE# _____

VEHICLE 2 YEAR: _____ MAKE: _____ MODEL: _____ LICENSE# _____

IF LICENSEE(S) HAS A PULL BEHIND OR BOAT TRAILER, PARK MANAGEMENT WILL PROVIDE INSTRUCTIONS ON WHERE TO PARK IT.

TRAILER (IF APPLICABLE) TYPE: _____ LICENSE# _____

PET (Identify pet type, name, breed, tag #) _____

SITE RATE CALCULATION AND PAYMENT AGREEMENT

“MONTHLY LICENSE FEE”: \$ _____ FOR RV SITE#: _____

INITIAL TERM RATE CALCULATION

FIRST MONTH’S MONTHLY LICENSE FEE DUE UPON SIGNING=\$ _____

FIRST MONTH’S LICENSE FEE WILL BE PRO-RATED IF INITIAL TERM IS LESS THAN A FULL MONTH

WATER-SEWER FEE =\$ _____

H2O/SEWER MONTHLY FEE OF \$20 WILL BE PRO-RATED FOR FIRST MONTH IF INITIAL TERM IS LESS THAN A FULL MONTH

PROPANE TANK LEASE/INSTALL/LEAK CHECK (IF APPLICABLE)=\$ _____

\$100.00 MOVE IN FEE (NON-REFUNDABLE)=\$ _____

\$100. ONE TIME MOVE IN FEE UPON MOVE IN ONLY APPLICABLE TO MONTH TO MONTH LICENSEE ONLY

MULTI SITE/SLIP DISCOUNT (IF APPLICABLE)=\$ < _____ >

TO BE PRO-RATED IF INITIAL TERM IS LESS THAN ONE MONTH.

“TOTAL AMOUNT DUE AND PAYABLE” OF \$ _____

FOR THE **“INITIAL TERM”** OF _____ TO _____

ADDITIONALLY, LICENSEE PRIMARILY RESPONSIBLE FOR PAYMENT AGREES TO PAY FOR ELECTICITY AND PROPANE (IF APPLICABLE) CONSUMED DURING INITIAL TERM PLUS ANY MISC. CHARGES.

AFTER THE INITIAL TERM, LICENSEE AGREES TO PAY THE SUM OF: THE NET MONTHLY LICENSE FEE (INCLUSIVE OF ANY MULTI SITE/SLIP DISCOUNT) OF \$ _____ , A \$20 SEWER/WATER FEE, A \$ _____ ADMINISTRATION FEE (IF APPLICABLE), ELECTRIC CHARGES, PROPANE CHARGES (IF ANY), AND MISC. CHARGES (IF ANY) = **“TOTAL MONTHLY CHARGES”** ON THE 1ST OF EACH MONTH AND THE TOTAL MONTHLY CHARGES ARE LATE 7 DAYS AFTER INVOICE. LICENSEE AGREES THAT THE MONTHLY LICENSE FEE AND/OR SEWER/WATER FEE MAY BE CHANGED BY LICENSOR WITH A 30 DAY NOTICE.

IT IS FURTHER AGREED THAT BY SIGNING THIS AGREEMENT AND COMPLETING THE INFORMATION FOR EITHER CREDIT CARD OR ACH DRAFTING OF A CREDIT CARD/BANK ACCOUNT, THAT LICENSEE PRIMARILY RESPONSIBLE FOR PAYMENT AUTHORIZES WEST BAY MARINA & R.V. PARK LLC TO CHARGE/DRAFT HIS/HER ACCOUNT AT THE BEGINNING OF EACH MONTH FOR THE TOTAL MONTHLY CHARGES DUE. IF LICENSEE ELECTS TO NOT AUTHORIZE EITHER CREDIT CARD OR ACH DRAFTING OF A CREDIT CARD/BANK ACCOUNT, THEN LICENSEE AGREES TO A \$10 PER MONTH ADMINISTRATION FEE TO BE ADDED TO HIS/HER TOTAL MONTHLY CHARGES.

West Bay Marina & R.V. Park LLC, a Texas limited liability company (“Licensor”), on the one hand, and the “Licensee(s)” identified above and signing below, on the other hand, agree as follow:

1. **Grant of License.** Subject to Licensee’s acceptance and agreement with all of the terms and conditions set forth hereinabove and hereinbelow, including but not limited to the “Park Rules”. Licensor hereby grants to Licensees a non-transferable, exclusive, limited month to month RV site license (the “License”) to use the “RV Site” defined above, which is located on the property generally known as West Bay Marina & RV Park in Azle Texas (the “RV Park”). The RV Park and the area generally known as West Bay Marina (the “Marina”) adjacent to the RV Park are together referenced herein as the “Premises”. This License Agreement, including by incorporation the *West Bay Marina and R.V. Park LLC RV Park Rules* below (the “Park Rules”), shall hereinafter be referred to as the “Agreement”.

2. **License Term and Renewal/Subsequent Term(s).** The Initial Term of the License begins on the first day of the Initial Period, above, and ends on the last day of the same month. After the Initial Term, the License will continue for month to month renewal and/or subsequent terms unless terminated by Licensor. Licensor shall have, at its sole discretion and option, the right to terminate License or the right to amend the terms and/or conditions of this Agreement for any renewal and/or subsequent one-month term. Licensor may for any reason terminate the License as to one or more of the Licensees with fourteen (14) days’ notice. In the event Licensor does not amend the terms of this Agreement for any renewal and/or subsequent one-month term, then the terms and conditions of this Agreement shall remain the same as the prior term. In the event Licensor does not amend the terms of this Agreement for any renewal and/or subsequent one-month term but Licensor elects to terminate as to one or more Licensees for renewal or subsequent one-month term(s), then the terms and conditions of this Agreement shall remain the same on a month to month basis for the remaining non-terminated Licensees.

3. **Monthly License Fee; Utilities, Other Charges, Late Payments.** Licensees, jointly and severally, agree to pay (a) the “Total Amount Due and Payable” referenced above upon execution of this Agreement for the “Initial Term” referenced above and, thereafter, (b) the net “Monthly License Fee” referenced above plus any additional charges, if any, for water/sewer, electricity, propane gas, administration and authorized other charges (i.e. store charges) “Total Monthly Charges” on a monthly basis as set out below. All stays require the Monthly License Fee plus water/sewer charges to be paid in advance and there are no refunds for early departures.

For month to month licensees, all charges for Monthly License Fee, water/sewer, propane (if applicable), and any other misc. charges are due upon invoice and are “Delinquent” on the eighth day after invoice. A \$10 per day late fee will be accessed beginning on the eighth day after invoice. A separate late fee can be accessed for delinquent electric fees.

A \$35 fee for returned checks will be accessed.

If the License Fee, water/sewer charges, electric charges, propane charges, and/or returned check fee are not paid 19 days after invoicing, then management will post notice of the default (“Notice”). If electric and/or propane charges remain unpaid five days after Notice, electric power and/or propane service to the site will be terminated. A \$10 reconnection fee will be accessed for restored electric service. If License Fees and/or other charges remain unpaid eight days after Notice, Licensor may tow and impound Licensee’s RV. Any towing and impoundments fees will accrue to current charges to Licensees.

- a. **Electricity:** Sub-metered electric service is invoiced at or near the first of a month for prior month/partial month electric service usage along with the current month Monthly License Fee. The rate charged is the KWH rate charged to the Park multiplied by the KW hours used at the RV Site. A Park employee will read the meter upon move in and around the first day of each month. It is advised that Licensee make note of the meter reading at

these times as well. It is agreed that all issues concerning electric charges are between Licensee and the Park and not with Tri County Electric. All records pertaining to the calculation of the sub-metered electric bills are available at the Park office during regular business hours. If Licensee becomes Delinquent on payment of billed electricity charges for more than 12 days a 5% penalty on the past due electricity charges may be assessed. Additionally, if Delinquent by more than 12 days, electric service will be subject to disconnection following a notice being taped to the front door of the RV providing five days to pay the delinquent amount plus late penalty. If Licensee is found to be tampering with an electric meter or connecting to another site's electric meter, Licensee's license will be revoked immediately.

- b. **Propane:** If Licensee elects to lease a 100-gallon propane tank, the lease rate is \$50 per year (non-prorated and non-refundable) plus a \$25 connection fee (not including parts) plus a \$25 leak test will be charged after the tank is hooked up. Licensee agrees to pay for propane usage per the gauge on the tank. The tank gauge will be read when connected and around the first of each month. The net usage (calculated gallons in tank at the beginning of the month plus any propane added less calculated gallons in tank at the end of the month) will be multiplied by our retail price per gallon of propane and added to your monthly bill.
- c. **Water/Sewer:** Licensee will be charged \$20 per month for water and sewer accessed on a pro-rata basis if Licensee moves in other than the first day of the month

4. **Use of RV Site.** Licensee's use of the RV Site is limited to the right to place "Licensee's RV" (identified above) on the site and hook up Licensee's RV to the water, sewer and electrical connections designated to the RV Site. Licensees agree he/she has not been granted by this Agreement or otherwise the general and exclusive right to possession and/or occupancy of the RV Site or any other area of the Premises during the term of the License. Licensor, or others, may enter upon the RV Site during the term of the License. Licensor retains absolute control over the RV Site and the Premises. Licensor has granted Licensees a limited license to use only the RV Site for month to month terms, subject to the terms and conditions set forth herein, and the use of the RV Site is non-exclusive, except as set forth hereinabove.

5. **No Real Property Right.** Licensor and Licensees hereto acknowledge and agree that the License is merely a license to use, and not an agreement to lease, the RV Site. This Agreement does not create any property rights or rights of possession or occupancy whatsoever in favor of or on behalf of Licensees and/or their guests, but only licenses to Licensees the right to use the RV Site for the purposes, and in the manner, provided for in this Agreement

6. **Behavior on the Premises.** Licensees and their guests shall at all times abide by all applicable laws, ordinances, orders, directions, rules, regulations, policies, Harbor Rules and specifically, but not exclusively, the Park Rules. Additionally, Licensees and their guests will not (a) permit the RV Site to be used for any commercial, illegal, or improper, immoral, objectionable purpose, and/or (b) obstruct or interfere with the rights of any other person(s). Notwithstanding any other provision herein, in the case of any violation(s) of the provisions of this section 6, (a) Licensor may at any time revoke and/or cancel this License and/or Licensee(s) access to the Premises without compensation to Licensee(s) or reduction in the Total Monthly Charges, and/or (b) Licensor may revoke any right one or more of the Licensee(s) and/or their guests have to be anywhere on the Premises including on the RV Site and ask the Licensee(s) and/or their guests to immediately leave the Premises. If the Licensee(s) and/or their guests do not immediately leave the premises upon Licensor's request, Licensor will press criminal trespass charges under *Texas Penal Code 30.05*.

7. **Entry for Inspection, Repairs, and Alterations.** Licensor expressly reserves the right to enter onto the RV Site at any time for inspection thereof and whenever necessary to make repairs, alterations, additions, clean, cut grass, and/or otherwise maintain the RV Site and the adjacent areas.

8. **INDEMNIFICATION/RELEASE/WAIVER: NEITHER LICENSOR, NOR ITS AFFILIATED COMPANIES, AND/OR ANY OF THEIR EMPLOYEE'S, MEMBERS AND/OR**

WEST BAY MARINA & R.V. PARK LLC RV SITE MONTH TO MONTH LICENSE AGREEMENT
6925 LIBERTY SCHOOL TAP ROAD, AZLE, TX 76020 PHONE: (817) 444-1622 EMAIL: westbaymarina@aol.com

INITIALS _____ INITIALS _____ INITIALS _____ INITIALS _____

MANAGERS (ALTOGETHER THE "LICENSOR GROUP") ACTING ON THEIR OWN BEHALF, AND/OR ON BEHALF OF LICENSOR, SHALL HAVE ANY LIABILITY OR RESPONSIBILITY OF ANY KIND FOR ANY LOSS, DAMAGE OR INJURY TO OR DEATH OF ANY PERSON OR PROPERTY IN OR AROUND THE RV SITE OR ON OR IN ANY OTHER PART OF THE PREMISES AND/OR ANY RELATED FACILITIES, AND/OR FOR DAMAGE TO THE LICENSEE'S RV ITSELF, BY ANY CAUSE, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, OR DEATH WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR AND/OR ANOTHER MEMBER OF THE LICENSOR GROUP. LICENSEES HEREBY WAIVE AND RELEASE LICENSOR AND OTHER MEMBERS OF THE LICENSOR GROUP FROM ANY LIABILITY OR RESPONSIBILITY OF ANY KIND FOR ANY LOSS, DAMAGE OR INJURY TO OR DEATH OF ANY PERSON OR PROPERTY ON, IN OR AROUND THE RV SITE OR ON, IN OR AROUND ANY OTHER PART OF THE PREMISES, AND/OR ANY RELATED FACILITIES AND/OR FOR DAMAGE TO LICENSEE'S RV ITSELF, FROM ANY CAUSE, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, OR DEATH WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR AND/OR AND OTHER MEMBER OF THE LICENSOR GROUP. LICENSEES AGREE TO INDEMNIFY, DEFEND, AND HOLD THE LICENSOR GROUP HARMLESS FROM ALL LIABILITIES, CLAIMS, LOSSES, COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM OR RELATING IN ANY WAY TO LICENSEE'S USE OF THE RV SITE AND/OR ANY OTHER PART OF THE PREMISES, AND/OR ANY RELATED FACILITIES AND/OR THE ACTS OR FAILURE TO ACT OF ANY OF THE LICENSOR GROUP'S AND/OR LICENSEE'S VISITOR'S AND GUESTS, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, OR DEATH WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR AND/OR ONE OR MORE OTHER MEMBER OF THE LICENSOR GROUP. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT OR PROVIDED BY APPLICABLE LAW OR IN EQUITY, ANY LIABILITY OF LICENSOR AND/OR OTHER MEMBER(S) OF LICENSOR GROUP ARISING FROM OR IN ANY WAY RELATING TO THIS AGREEMENT OR USE OF THE RV SITE AND/OR OF ANY OTHER PART OF THE PREMISES, AND/OR ANY RELATED FACILITIES SHALL BE STRICTLY LIMITED TO THE AMOUNT OF THE MONTHLY LEASE PAYMENTS WHICH HAVE ACTUALLY BEEN PAID BY LICENSEES UNDER THIS AGREEMENT, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, AND/OR DEATH WAS CAUSED IN

WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR AND/OR OTHER MEMBER OF THE LICENSOR GROUP. THIS AGREEMENT IN NO WAY CREATES OR SHALL BE DEEMED TO CREATE A GENERAL OBLIGATION OF THE LICENSOR AND/OR ANY OTHER MEMBER OF THE LICENSOR GROUP AND SHALL BE STRICTLY CONSTRUED AND LIMITED AS PROVIDED IN THE PRECEDING SENTENCE.

9. Default; Termination.

(a) **Termination with Cause.** In the event that Licensee(s) fail to pay to Licensor when due any amount (including the Monthly License Fee, water, electricity move in and/or any other fees) required to be paid by Licensees pursuant to the terms of this Agreement, or in the event the Licensees otherwise default in the performance or observation of its duties and obligations under this Agreement, after a twelve (12) day written notice by Licensor to Licensee(s) to cure such default, Licensor may at its option, terminate the License. Upon termination for any reason, the License and all other rights and privileges of Licensees under this Agreement shall immediately terminate without further action by Licensor. Licensor shall have the right to immediate possession of the RV Site and any property attached to, placed in, or placed on the RV Site shall immediately become Licensor's property. Such property may be disposed of or may be retained at Licensor's sole discretion.

(b) **Termination without Cause.** Licensor also reserves the right to revoke this License at any time "at will" by giving Licensees at least thirty (30) days written notice of such termination. In the case of a termination without cause, Licensor shall immediately refund to any one Licensee a prorated portion of the Total Monthly Charges based upon the number of remaining paid for days during the License Term. Upon termination of this Agreement, all rights of the Licensees to enter upon the RV Site and/or any other part of the Premises shall cease immediately, with the sole exception of entry, at a time and place approved by Licensor in writing, for the sole purpose of removing Licensee(s) RV and any materials attached to, placed in or placed on the RV Site by Licensee. Should such materials attached to, placed in or placed on the RV Site by Licensee(s) not be removed at a time and place approved by Licensor in writing, such other materials, shall become Licensor's sole property. Such property may be disposed of or may be retained at Licensor's sole discretion.

10. Legal Fees. Whether suit is filed or not filed, Licensee(s) agree to pay all costs and expenses, including attorney's fees, incurred by Licensor in enforcing this Agreement against Licensee(s).

11. Governing Law. The parties agree that this License and Agreement shall be governed by the laws of the State of Texas without regard to principles of conflicts of law. Any action brought to enforce any of the terms and conditions of this License and/or Agreement shall be brought in the courts of Tarrant County, Texas.

12. Notices. Any notice provided for herein shall be effectively served by personal delivery, by certified mail, and/or by posting such notice onto Licensee's RV.

13. Entire Agreement. This Agreement expresses the entire agreement of the parties with respect to the matters provided for herein and supersedes all oral and written agreements and communications previously made by the parties hereto. This Agreement may only be amended or modified by an instrument in writing, signed by the parties to be bound. In the event the License and/or the Agreement is amended, modified extended, and/or terminated, the Indemnification/Release/Waiver agreements of paragraph 8 shall survive and remain binding upon Licensee(s).

13. No Partnership, Joint Venture, or Agency Relationship. Nothing in this Agreement is intended to or shall be deemed to constitute a partnership or joint venture between the parties. Neither party shall hold itself out as a partner, joint venturer or an agent of the other under this Agreement.

17. Severability. If any portion of this Agreement is severed -- that is, held indefinite, invalid, or otherwise unenforceable - the rest of this Agreement continues in full force. But if the severance of a provision affects a party's rights, the severance does not deprive that party of its available remedies, including the right to terminate this Agreement.

18. "AS IS" CONDITION; WAIVER OF WARRANTIES. Licensee acknowledges and represents he/she has examined the RV Site and the remainder of the Premises and he/she is relying solely upon such examination in entering into this Agreement. Licensee acknowledges the RV Site is in acceptable and good condition. Licensee hereby unconditionally and irrevocably waives and releases any and all actual or potential rights he/she may have regarding any form of warranty, express or implied, arising by operation of law, including, but in no way limited to any implied warranty of suitability, condition, habitability, merchantability, or fitness for any particular purpose, relating to the RV Site and/or the Premises, and/or any other matter; such waiver and release being absolute, complete, total and unlimited in any way.

19. Representation of Comprehension of Document and Release/Waiver of Fraudulent Inducement Claims. In entering into this Agreement, Licensee represents and warrants he/she has completely read, fully understands, and voluntarily accepts all terms and conditions of this Agreement. Licensee represents, and warrants Licensor and/or Licensor Group made no representations outside this Agreement which were relied upon by Licensee in entering into this Agreement and Licensees waive and/or release any/all fraudulent inducement claims relating to this Agreement.

West Bay Marina and R.V. Park LLC RV "Park Rules"

ALL LICENSEES, THEIR GUESTS, AND OTHERS ON THE PREMISES MUST ABIDE BY THE PARK RULES BELOW. WEST BAY MARINA AND RV PARK LLC. (the "Park") RESERVES THE RIGHT TO AMEND, ADD TO, OR MODIFY THE PARK RULES AT ANYTIME WITHOUT PRIOR NOTICE.

ARRIVALS AND DEPARTURES:

- New arrivals must contact someone in the office when they arrive. A park employee will assist in parking one's RV to make sure it is the correct site and properly positioned.
- Subject to Park management's prior variance., check in time is 12:30 pm for overnight stays and check out time is noon.
- Boat launching is not included in the RV site rates. Please see management about boat launching, boat storage, and/or trailer parking/storage.

RV RIG, OTHER VEHICLE AND RV SITE APPEARANCE:

- Management reserves the right to prohibit accommodations for RVs and other vehicles that are not deemed to be in good and clean condition and appearance; and if an existing RV or other vehicle has deteriorated due to age/neglect etc. management reserves the right to cancel pending license.
- No structures of any type may be constructed at a RV site without the prior approval of management.
- If structures located on a RV site become unsightly due to lack of maintenance, age, etc. (in the opinion of management) then licensee will be given the option to repair, replace, or remove the structure.
- Outside storage is not permitted. RV sites must always be kept clean and clear of litter.
- No swimming pools or trampolines are permitted at RV sites.
- Holiday decorations must be removed within 14 days after the holiday.
- No boat trailers or tow-behinds are permitted at RV sites. See park management concerning where to park trailers and if there is a charge for storage.
- Trees may not be cut down or trimmed without park management approval.

DOGS & OTHER ANIMALS:

- Dogs may be permitted provided they are not among the following breeds or mixed breeds: Pit Bulls & Staffordshire Terriers, Doberman Pinschers, Rottweilers, German Shepherds, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, Bull Mastiffs, Siberian Huskies and Wolf-hybrids or any other dog that is aggressive in the opinion of park management. Exceptions can be made for certified service dogs that may be of a breed noted above.
- All dogs must have collars and wear a valid tag showing they have a current rabies vaccination.
- No more than one dog per RV site without written approval from management.
- Fences for dogs cannot be built/installed without management approval.
- All dogs must be kept on a leash when not inside your RV (unless inside an approved fence). Dogs may not be chained up or caged outside the RV.
- Dogs must always be cleaned up after and may not run free in the park under any circumstances.
- Excessive barking will not be tolerated.
- Failure to adhere to the above rules concerning dogs may result in revocation of License.

- No other types of pets are allowed without written permission of management. No chickens, horses, cows, pigs or other farm type animals are permitted.
- Dog owners will be liable for all damages and/or injury caused by their dog. If management receives more than two written complaints with respect to excessive barking, biting a person or other dog, or displaying aggressive behavior the licensee(s) will be required to remove the dog from the park.

PARKING AND VEHICLES:

- In many cases only one motor vehicle (other than Licensee's RV) may be parked at the RV site. Subject to Park management's approved variance, some RV sites may be allowed two vehicles per site. See Park management regarding requests for more than two vehicles (other than RV) on park premises. Overflow parking is available. See management for specific overflow parking areas and for additional fees (if any).
- All vehicles owned/used by a licensee must be identified on that licensee's license agreement.
- The speed limit in the park is 5 MPH.
- No parking in the roadway. Towing is enforced for vehicles improperly parked.
- No vehicles allowed on grass areas of the park.
- All motorized vehicles operated on the premise must have a current registration, be in good physical repair (i.e. no wrecked vehicles) and must be operable.
- Licensees may not build, rebuild, or repair vehicles or their RV anywhere on the Premises at any time – other than inside approved storage buildings.

GOLF CARTS:

- If a licensee wishes to bring a golf cart on Premises it must be registered with park management. A registration sticker must be applied to the golf cart at the time of registration and may be revoked at any time by management.
- Golf carts MUST be parked at the owner's RV site from 10PM to 6AM daily except in cases where licensee is going to/from laundry or to/from their boat slip.
- The operation of ATV's, Gators, Razors, Dirt Bikes, 4 wheelers, go-carts or similar vehicles are not permitted anywhere on the premises.
- Cart operator must hold a valid driver's license unless driver is accompanied by a parent or guardian who has a valid driver's license. Parent or guardian must always be in the front seat next to a child driving the cart.
- The speed limit in the park is 5 MPH including for golf carts.
- Golf carts must be in good working condition. No loud mufflers allowed.
- Golf carts must have working headlights and headlights must be turned on when golf cart is being operated at night. Flashlights are not a replacement for working headlights.
- Golf carts may only be driven on roadways. Absolutely no golf carts are to be in the recreation area and golf carts are not to be driven between RV sites.
- No driver may operate a golf cart in a manner that may endanger themselves or others.
- No more than two golf carts per RV site and golf carts must not be parked in the roadway at any time.
- No one shall be allowed to ride on a golf cart while standing, squatting or otherwise not sitting in a designated seat.
- "No Parking" signs apply to golf carts as well as other types of motor vehicles.

- Failure to abide by the above rules concerning golf carts may result in licensee losing their right to use the golf cart on park premise or termination of your license to be on park premises.

SWIMMING AND FISHING:

- Swimming is allowed in the designated swimming area only. No lifeguards are on duty and children should always be accompanied by their parent(s) or guardian.
- No swimming is ever allowed off the boat docks. Many of the docks contain underwater bracing that cannot be seen from the surface. Extreme care must always be taken when walking on a boat dock.
- If licensee invites a guest(s) to go swimming and/or picnicking, the guest(s) must always be accompanied by the licensee.
- Fishing is permitted off the bank, seawall or select docks only and only for licensees 16 YOA and older. All licensees under the age of 16 must be accompanied by a parent when fishing off the seawall or boat docks. No fishing allowed after 10PM. Please see park management for exact locations you can fish from. Guest(s) of licensee(s) that wish to fish must purchase a fishing permit.
- Do not place fish parts in ANY trash receptacle or dumpsters.

GENERAL RULES:

- Quiet hours are from 10:00pm to 8:00am. No loud music from any source or location during quiet hours.
- No licensee(s) or guest(s) of a licensee shall be present around boat ramp, seawall or path to trailer parking area and disrupt, create a bad atmosphere, kid, chastise, make fun of, heckle etc. anyone attempting to launch a boat, attempting to load a boat on a trailer, attempting to back a trailer down the ramp and/or exiting the ramp area to a trailer parking area. *{While the boat ramp area can be most entertaining WE (you and the Park) do not want to get a bad reputation among boaters that West Bay and the people that live here create a bad atmosphere for boaters and their families anywhere on the Premises including (with zero tolerance) at the boat ramp. Everyone has a bad day occasionally and a critical audience can make matters worse}.*
- Licensees are asked to notify park management in cases where someone is speeding in the park and are asked to refrain from calling out those who may be driving more than 5 MPH.
- No open fires are permitted unless contained in a bar-b-que, smoker or small chimenea.
- Do not move your RV from your currently assigned RV site without management approval. There will be a \$50 move fee applied each time a move is approved.
- Licensee's and their guests that smoke should not throw cigarette butts on the ground.
- No clothes lines are permitted.
- All guests/visitors of Licensees that will be staying more than 7 days must be added to the license agreement and provide information to have background checked for criminal activity. No more than 4 people staying overnight (licensees and guests combined) per site without management approval.
- Offensive activities, abusive language, interference with rv park employees, rv park owners, marina tenants, their guests, any park or marina visitor, other park licensees and/or guests by licensee's, their guests, or children can be cause for revocation of a license.
- Absolutely no sub-letting of a RV site is allowed.
- Discharge of firearms, paintball guns, BB Guns, pellet guns, sling shots and/or fireworks of any kind is not permitted on park premises.

- Licensees will be held liable for damage to grounds, electric meters, plumbing, etc. should damage be due to licensee’s or their guest(s), visitors, or children’s negligence.
- The use of a sewer ring or other means to contain sewer gases must be used and are not furnished by the park. All sewer lines must be free of leaks and have a “dough-nut” or treaded attachment to our sewer lines.
- Never leave trash sitting outside a RV. All trash must be bagged and placed into a dumpster. There is no trash pick-up at RV sites.
- Generators will only be operated (1) during true emergencies or (2) for monthly systems checks during Park office normal business hours.
- No person is allowed to climb on trees or stand on picnic tables. No one may ride bicycles after dark.
- A minor curfew is enforced. Minors, without their parents or guardians with them, should be at their RV site between 10PM & 6AM. Children should always be accompanied by parent or guardian around boat ramp and docks. No child under the age of 16 should ever be on a boat dock without parental supervision.

I, LICENSEE PRIMARILY RESPONSIBLE FOR PAYMENT _____, HAVE READ THIS AGREEMENT AND I AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS OF THIS AGREEMENT AND PARK RULES.

Signed: _____ Date: _____

I, LICENSEE , _____ HAVE READ THIS AGREEMENT AND I AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS OF THIS AGREEMENT AND PARK RULES.

Signed: _____ Date: _____

I, LICENSEE , _____ HAVE READ THIS AGREEMENT AND I AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS OF THIS AGREEMENT AND PARK RULES.

Signed: _____ Date: _____

I, LICENSEE , _____ HAVE READ THIS AGREEMENT AND I AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS OF THIS AGREEMENT AND PARK RULES.

Signed: _____ Date: _____

AGREED: LICENSOR - WEST BAY MARINA & RV PARK, LLC

By: _____ Date: _____

Title: _____

AUTOMATIC MONTHLY PAYMENTS

Credit Card Info: This part of the contract will be shredded once the information has been entered into an encrypted data base.

Name on Card: _____

Card # _____

Expiration Date; _____ **CCV number** _____

Billing address for Card: _____ **City** _____ **Zip** _____

FOR AUTOMATIC BANK DRAFT COMPLETE ATTACHED AUTHORIZATION FROM