



Here at Pine Cove RV Park, we strive to maintain a peaceful atmosphere for all our guests. To ensure an enjoyable experience, please adhere to the following policies:

Authorization and Agreement:

By signing below, I, the undersigned, authorize Pine Cove RV Park to charge my credit card for the reservation and any additional charges that may occur during my stay. I understand and agree to the following terms and conditions:

Guest Status & Right to Refuse Service

By staying at Pine Cove RV Park, you understand and agree that your stay is considered temporary lodging as a guest of the park and does not establish a landlord-tenant relationship under Mississippi law or any other applicable law.

To help maintain a safe and enjoyable environment for all guests, Pine Cove RV Park reserves the right to refuse service or end a guest's stay if necessary, including for violations of park policies, disruptive behavior, nonpayment, or other circumstances determined by park management. In such cases, guests may be asked to vacate the premises without prior notice.

Quiet Hours:

Quiet hours are observed from 10:00 p.m. to 8:00 a.m. to help ensure a peaceful and enjoyable stay for all guests. We kindly ask that music, conversations, and other noise be kept at a respectful level during these hours. If noise from a site becomes disruptive at any time of day, park management may ask guests to lower the volume. For the comfort of all guests, generators are not permitted in the park.

Office Hours:

Staff can be reached daily from 9 a.m. to 5 p.m. at 662-694-4122. Please note there may be brief delays if staff are assisting guests or temporarily away from the RV Park. We appreciate your patience and understanding.

Check-In & Check-Out:

Check-in begins at 1:00 p.m. If you have any special accommodation requests or anticipate arriving outside of normal hours, please let our staff know in advance so we can help make your arrival as smooth as possible for all guests. Early check-in may also be available for a \$25 fee. Please call the staff ahead of time to check availability.

Check-out time is 11:00 a.m. We appreciate your cooperation in departing by this time to allow us to prepare the site for incoming guests. If you need a late check-out, please contact the office in advance. When available, late check-outs may be accommodated for a fee of \$20 per hour and charged to the card on file.

Occupancy Limit:

To ensure everyone has a comfortable stay, our sites are set up for up to two (2) adults and two (2) children. For larger groups, we'd love to help, so simply contact us ahead of your visit to make arrangements, and additional guest fees may apply.

Site Assignments:

Sites are assigned 24 hours before check-in. Sites are categorized by type, including Standard and Pull Through. If your assigned site becomes unavailable due to unforeseen circumstances, we will do our best to accommodate your preferences based on the available options at the time of check-in.

Parental Supervision:

The safety of our youngest guests is very important to us. We kindly ask that children under the age of sixteen (16) remain under the supervision of a parent or guardian at all times, both at your site and throughout the campground.

Site Cleanliness:

Keeping our campground clean and welcoming is something we take pride in. We ask that your site be kept neat and free of hazards, and that you check in with us before making any modifications to your space. Hazardous materials are not permitted for the safety of all our guests. Our management team may visit your site from time to time to ensure everything is comfortable and safe for everyone.

Speed Limit:

The speed limit in the campground is 10 mph. The safety and comfort of our guests is our top priority, so we kindly ask that all vehicles stay at or below 10 mph throughout the campground.

Vehicles:

Please park only in your assigned spot, and keep vehicle maintenance, washing, and repairs off-site. We also ask that you avoid driving through sites that aren't assigned to you. Should any of these guidelines not be followed, a \$50 daily fee for parking or a \$50 fee per offense for vehicle services will be charged to the card on file.

Land Conservation:

We kindly ask that guests avoid foraging for firewood, trimming trees, digging, staking the ground, and littering of any kind (including cigarette butts). Temporary structures, clotheslines, and anything attached to trees are not permitted on the site. Please also be conscious of water use and avoid any wasteful discharge.

Campfires:

For the safety of everyone, we ask that all fires be contained to manager-approved cooking grills, self-contained fire pits with covers, or propane fire pits, as long as no local fire ban is in place. Please check with us ahead of time for fire pit placement, as we want to make sure everything is set up safely. Self-erected fire rings and fireworks are prohibited. We truly appreciate your understanding and cooperation.

Unregistered Motorized Vehicles:

To ensure a peaceful and safe experience for everyone, we ask that guests refrain from using drones, aircraft, and unregistered motorized vehicles within the campground.

Shared Facilities:

Our covered patios, communal bathrooms, and laundry facilities are here to make your stay even more enjoyable. As shared spaces, we kindly ask that all guests help keep these areas clean and free of personal belongings. Any items left unattended overnight will be removed. To ensure the comfort and safety of all guests, we ask that these areas not be used as play spaces for children or pets.

Utilities and Amenities:

At Pine Cove RV Park, every stay includes water, sewer, Wi-Fi, and access to our shared outdoor spaces. Guests also have access to our on-site laundry facility, featuring convenient coin-operated washers and dryers.

We ask that all RVs be connected to the sewer at your site using a proper sewer hose and an approved support such as a SideWinder. Homemade supports are not permitted. If any leaking is detected from your city water connection, gray (wastewater from sinks or showers), or black (sewage/toilet waste), a \$50 fee per offense will be applied to your account. Should a pipe issue arise at your site, our team may need to shut off the water to prevent damage temporarily, and we will reach out to the primary guest if the site is unoccupied.

Electricity is included with nightly and weekly stays. Monthly guests are billed at an additional 13¢ per kilowatt-hour (kWh). All sites come equipped with 50-amp, 30-amp, and 20-amp receptacles.

Vehicle Requirements:

We kindly ask that all vehicles on the property be operational, registered, and insured for the safety and comfort of all our guests. Each site is set up to accommodate one vehicle or trailer comfortably.

Occupancy and Additional RVs

At Pine Cove RV Park, each site is set up for one RV, which includes travel trailers, fifth wheels, converted buses, vans, and any other vehicle modified for recreational or residential living. If you're arriving with more than one RV, we'd be happy to help arrange off-property storage or reserve a separate site at our regular rate for the additional unit.

Please note that our management team holds the discretion to determine whether a vehicle qualifies as an RV based on its look, modifications, or intended use.

Trash and Dumpsters:

Dumpsters are available on the property for your convenience. Please use trash bags for all waste and flatten any cardboard boxes before placing them in the dumpster. Please do not place any large or bulky items in the dumpster.

Security and Footage:

For the safety and security of all our guests, Pine Cove RV Park uses security cameras to monitor the property and buildings. By staying with us, guests acknowledge that any

footage captured may be used for security, safety, or regulatory purposes and may be shared with law enforcement if needed.

Mail:

Pine Cove RV Park cannot be used as a permanent mailing address. If you find yourself in need of a mailing solution, a local P.O. Box is a great option, and our team is happy to help with directions to the nearest post office. For our monthly guests, we kindly ask that any Amazon, UPS, FedEx, or USPS deliveries be arranged for pickup at their respective local locations.

Pets:

All pets must be registered with the office and approved in writing by the Management Team before your stay. Proof of current rabies vaccination may be requested. Pets are not permitted in any common indoor areas.

When outside, all pets must be on a leash of 6' or shorter and accompanied by their owner at all times. We ask that pets remain calm and quiet, especially when left in the RV during your absence, to ensure a peaceful environment for neighboring guests. Should barking or aggressive behavior become an issue, one reminder will be given.

Please clean up after your pet right away, as pet waste may not remain on site. Cats are welcome but must be kept indoors at all times.

For our guests with ESA or Service Animals, please contact management for our policies, which are fully in line with ADA guidelines.

Please note that Pine Cove RV Park is not responsible for injuries caused by or to your pet, and owners remain fully responsible for their animal's behavior during their stay.

Extended absence from property:

If you are planning to be away from your site for two or more days, we kindly ask that you let the office know before heading out. This allows our team to reach you quickly in the event of a power outage or any maintenance needs that may arise. Please also note that storage accommodations are not available on the property.

Short-Term Stay (Nightly/Weekly Rates):

Your stay includes water, trash, Wi-Fi, septic, and electric. If you encounter any issues during your stay, please don't hesitate to reach out to our management team at **(662) 694-4122**. We are committed to addressing your concerns as promptly as possible.

After-hours check-in can be arranged by scheduling in advance with management. Please note that tent camping is not permitted on the property. If you'd like to extend your reservation, we encourage you to contact us as soon as possible to check availability. Please also be aware that Pine Cove RV Park reserves the right to cancel any reservation at any time.

Monthly Guest Rates:

Your monthly rate includes trash, water, Wi-Fi, and septic. Electricity is billed at an additional 13¢ per kilowatt-hour based on your usage. All monthly guests are required to receive prior approval from our management team. For the safety and comfort of all our guests, a background check is required as part of the application process. To apply for a monthly stay, a completed application and background check are required, along with the applicable background check fee. A satisfactory background check result is necessary for approval, and our team will be happy to walk you through the process every step of the way.

RV Requirements:

In order to maintain a comfortable and well-kept environment for all of our guests, we kindly ask that RVs be 10 years old or newer. If your RV falls outside of this range, please reach out to our management team ahead of your stay, as exceptions may be considered with prior written approval.

Site Appearance & Prohibited Eyesores:

We ask that all guests keep their sites tidy and free from clutter. To help us maintain our beautiful surroundings, the following are not permitted:

- Excessive personal belongings stored outside the RV
- Tarps, makeshift structures, or unapproved awnings
- Broken-down or inoperable vehicles
- Piles of tools, wood, construction materials, or trash
- Unkempt or unsightly RV exteriors

If our management team notices any concerns with the appearance of your site, they will kindly reach out with a friendly request to make any necessary adjustments.

Conduct:

We want every guest to feel safe, comfortable, and at home. To help us maintain a peaceful and enjoyable environment for all, we kindly ask that everyone follow the guidelines below. Please note that violations of these guidelines may result in the

immediate cancellation of your reservation, forfeiture of all deposits, and no refunds will be issued. In serious cases, fines may be applied, or law enforcement may be contacted. A \$100 fee will be charged to the card on file for any after-hours calls to your site related to complaints or non-emergency situations.

1. Please be respectful and considerate of your fellow guests at all times. Violence, threats, disruptive behavior, or any loud, disorderly, or unlawful conduct that affects others' comfort and enjoyment is not permitted.
2. The display, discharge, or possession of any weapon, including guns or knives, in a manner that may alarm or concern others is not permitted on the property.
3. The possession, sale, or manufacture of illegal drugs or drug paraphernalia is not permitted within the campground.
4. Please responsibly enjoy alcohol. Excessive consumption that leads to disruptive, disorderly, or loud behavior that disturbs others' comfort is not permitted.
5. Operating a business from your site that involves regular visits from customers or delivery personnel is not permitted within the campground.

These guidelines apply to all sites and guests at Pine Cove RV Park and are an important part of your reservation agreement. Violations may result in being asked to leave the property, with all deposits forfeited.

Consent for Future Charges:

By signing below, I authorize Pine Cove RV Park to charge my credit card for any of the above-mentioned fees or charges during my stay.

Acknowledgement:

I have read and understood the terms and conditions outlined. I accept full responsibility for payment of charges incurred during my stay at Pine Cove RV Park. I further acknowledge that I am aware of the cancellation policy, damage charges, and additional fees that may apply.

Primary Guest Name:

Phone:

Address:

Email:

Thank you for choosing Pine Cove RV Park. We hope you enjoy your stay.

Pinecoverypark662@gmail.com

(662) 694-4122

