

KING RV PARK TERMS & CONDITIONS

AGREEMENT TO OUR LEGAL TERMS

We are King RV Park LLC, doing business as King RV Park LLC (“Company,” “we,” “us,” “our”), a company registered in OKLAHOMA, United States at 11256 Kingfisher Dr, Thackerville, Oklahoma 73459.

We operate the website thekingrvpark.com (the “Site”), as well as any other related products and services that refer or link to these legal terms (the “Legal Terms”) (collectively, the “Services”).

You can contact us by phone at (580) 812-2669, email at info@thekingrvpark.com, or by mail to 11256 Kingfisher Dr, Thackerville, OK 73459.

These Legal Terms constitute a legally binding agreement made between you, whether personally or on behalf of an entity (“you”), and King RV Park LLC, concerning your access to and use of the Services. You agree that by accessing the Services, you have read, understood, and agreed to be bound by all of these Legal Terms. **IF YOU DO NOT AGREE WITH ALL OF THESE LEGAL TERMS, THEN YOU ARE EXPRESSLY PROHIBITED FROM USING THE SERVICES AND YOU MUST DISCONTINUE USE IMMEDIATELY.**

Supplemental terms and conditions or documents that may be posted on the Services from time to time are hereby expressly incorporated herein by reference. We reserve the right, in our sole discretion, to make changes or modifications to these Legal Terms at any time and for any reason. We will alert you about any changes by updating the “Last updated” date of these Legal Terms, and you waive any right to receive specific notice of each such change. It is your responsibility to periodically review these Legal Terms to stay informed of updates. You will be subject to, and will be deemed to have been made aware of and to have accepted, the changes in any revised Legal Terms by your continued use of the Services after the date such revised Legal Terms are posted. All users who are minors in the jurisdiction in which they reside (generally under the age of 18) must have the permission of, and be directly supervised by, their parent or guardian to use the Services. If you are a minor, you must have your parent or guardian read and agree to these Legal Terms prior to you using the Services.

We recommend that you print a copy of these Legal Terms for your records.

ELECTRONIC COMMUNICATIONS, TRANSACTIONS, AND SIGNATURES

Visiting the Services, sending us emails, and completing online forms constitute electronic communications. You consent to receive electronic communications, and you agree that all agreements, notices, disclosures, and other communications we provide to you electronically, via email and on the Services, satisfy any legal requirement that such communication be in writing. **YOU HEREBY AGREE TO THE USE OF ELECTRONIC SIGNATURES, CONTRACTS, ORDERS, AND OTHER RECORDS, AND TO ELECTRONIC DELIVERY OF NOTICES, POLICIES, AND RECORDS OF TRANSACTIONS INITIATED OR COMPLETED BY US OR VIA THE SERVICES.** You hereby waive any rights or requirements under any statutes, regulations, rules, ordinances, or other laws in any jurisdiction which require an original signature or delivery or retention of non-electronic records, or to payments or the granting of credits by any means other than electronic means.

SITE FEES*

Nightly: \$55

Full hook-up includes: water, sewer, electric and WIFI. Price is for 2 adults.

Weekly: \$245

Full hook-up includes: water, sewer, WIFI, trash and electricity. Price is for 2 adults.

Extended Stay (Back in): \$495/month + electric Includes: water, sewer, WIFI & trash. Electric billed separately. Price is for 2 adults.

Extended Stay (Covered Sites): \$585/month + electric Includes: water, sewer, WIFI & trash. Electric billed separately. Price is for 2 adults.

Extended Stay (Premium Covered Sites): \$665/month + electric Includes: water, sewer, WIFI & trash. Electric billed separately. Price is for 2 adults.

Each additional adult is \$3.00/night, \$10.00/week or \$50.00/month extra

****Extended-stay reservations require a \$150 deposit at site assignment***

****Rates are subject to change without notice***

****See rates, terms and conditions apply.***

All spaces are full-hook ups, 20-, 30- and 50-amp service. Prices listed are for two people. Children under 18 are always free. Pets are free, and we ask that guests have no more than two dogs per camper. Cats must be indoor cats. There is a maximum of two vehicles (plus an RV) per site. We do not have any on-site storage available. Monthly sites include infrequent/emergency bathhouse use but do not include daily bathhouse use.

Reservations

All reservations must be paid in full. Reservations must be cancelled 30 days prior to the arrival date. No refunds for last-minute cancellations and no-shows. Reservations cannot be transferred to different dates. If we do not have an Extended-stay site at the time of reservation, we will offer a "weekly to monthly" site. Extended-stay reservations require a \$150 deposit at site assignment. This deposit is fully refundable at check out if you provide at least 15 days' notice and leave your site clean and on time. It will be first applied to your last month's electric bill. All extended-stay guests must make a reservation in-person or over the phone. You can't reserve an extended-stay site online.

NOTE: If you desire an extended-stay site, and one is not available on your check-in date, you can make a reservation for a weekly site. We give those guests that are here waiting priority for extended-stay sites. There is typically less than two weeks wait time. King RV Park DOES NOT keep a waiting list for extended-stay sites.

Nightly and weekly reservations must be paid in full. You may reserve online by clicking on the tab on the "Make a Reservation" tab.

Discounts

We accept GOOD SAM, AARP, Military, AAA, Educators and Government employee discounts for 10% off everyday. Discounts apply to nightly rates for full hook-up sites only. One discount can be used per stay. There is no discount for extended-stay residents as it is deeply discounted.

In support of our active law enforcement officers, we are proud to offer a 10% discount on all site fees.

Wi-Fi

Wi-Fi is complimentary to nightly and weekly monthly guests.

****Rates are subject to change; electricity is included except for monthly; booking fee is not included.***

Check In

All guests must check in with the office or direct text messages upon arrival during office hours.

Check in is at 2 PM CST and entitles you to your site until 11 AM CST the day after check in. Early check-in is not permitted. The guests who paid for the site the night before you have paid for their site until 11 AM. We will not ask a guest to leave so that you can check in early. If you will be arriving in the area early, please make arrangements until your site opens up at 11 AM. We do not have a waiting area for those checking in early. Late check-ins are allowed at any time, please just contact the park for instructions.

Check Out

Check out time is 11 AM. You do not need to contact the office for check out, unless you need to pay for an after-hours check in. Deposit will be refunded when you give at least 15 days notice, leave the site clean & on time. Deposit will be applied to any amount due at time of departure. Final amount due will be charged to the card on file. Once notice to vacate is given, it can't be rescinded so be sure of date. \$150 clean up fee may apply.

If you are staying in our park for a month or longer, we require an agreement to be signed. Please contact park for more details.

Site Changes

Your reservation guarantees your site type and amenities, however, your site number is not guaranteed until check in. We offer a site lock fee which can be paid at time of reservation to guarantee a specific site number if you wish to do so.

Payments:

Daily/Weekly guests: Total reservation cost is due at the time of booking. Monthly guests: will be setting up a recurring payment from your bank account or from credit cards or An invoice will be emailed you two days before your due date. Please pay on due date by noon. A 3% fee applies to credit card usage. Like a hotel, there is NO grace period. Late fees of \$15 a day applies until three days past due at which time monthly site fee is converted to weekly for upcoming check out.

Card on File:

Every guest must have a card on file. Any unpaid balances can and will be charged to the card on file unless another form of payment is given at the time the payment is due. The final invoice for your stay at the resort will be charged to the card on file during check-out. A 3% fee will apply to all credit card usage.

Background Checks:

Your safety and security are our top priorities. We feel so strongly about this every guest that stays more than one night at King RV Park must pass a background check. We do this at our expense to ensure we provide the best environment possible for our guests and their families.

Vehicle Policies

Parking:

Two (2) vehicles per site. No parking on the grass or in empty sites. No overnight parking at the King Inn. No cargo trailers or any trailers other than RV in sites. No semi parking in sites. Please do not park your vehicle, trailer, or boat in an adjacent site. Use of more than one site will result in additional charges.

Speed Limit:

Strictly enforced. The park speed limit is 5 mph. This policy is to keep you, your children, and your pets safe. Exceeding this speed limit will result in a warning. Multiple warnings will require us to ask you to leave. Safety is our number one priority for our guests.

Trash:

Please place bagged trash in the dumpster. Household trash only. No furniture, mattresses, or large boxes.

RV Condition:

All RVs must be fully operational and tidy in appearance. RVs older than 10 years must be approved by sending a picture of all four sides to resort manager. In order for RVs older than 10 years to be approved, appearance must be neat and clean. No window air conditioners. Window coverings must be professional in appearance (no cardboard, wood, tin foil in windows). Awnings must be in good condition, free of rips and shredding. During the winter months a heated hose is required. \$50/month fee for those who choose not to add.

RV Site:

Please keep site tidy and clean. No rugs on the grass, rugs bigger than 3' x 2' are not allowed as it kills the grass and we want your site to look good for both you and the next guest. No pallets in sites. All personal items must be off the grass on mow days. Please do not put stakes or satellite dishes in the ground due to park infrastructure. No household furniture or appliances allowed outside your RV, outdoor patio furniture only. Please keep BBQ grills off the picnic table. Please check with the resort manager before adding anything to your site.

Quiet Hours:

Please honor quiet hours, 10 PM - 8 AM. Refrain from engine idling. You will receive one warning only for a quiet hour violation.

Pet Policies

Leash

We ask that you keep your pets on a leash at all times. This helps you, your pet, and other guests and other guests' pets stay safe.

Buildings and (Pool Area - coming soon)

Pets are not allowed in the buildings. County code laws do not allow pets in our building or pool area. Please do not tie your pet to our trees, doors, or posts. Pets are also not allowed on our playground.

Cleaning Up After Your Pet

Be a good neighbor and please use the dog walk area and clean up after your pet always. Do not let your pet deposit waste on your site or any of our other guests' sites please. Failure to clean up after your pet will result in you being asked to leave without a refund.

Leaving Pets Unattended

Pets may not be left unattended in our park. Please do not tie your pet to a tree and leave. Leaving your pets unattended is dangerous for your pet as many factors including weather, power outages, etc. can affect your pets' well-being while you are away.

Pet Vaccinations

Due to Insurance Requirements, all pets must be vaccinated in our park. Please make sure your pet's shots are up-to-date.

Barking

Excessive barking is not tolerated and disturbs your neighbors. Please note that excessive barking may result in you being asked to leave without refund.

Your friendly pets are always welcome. We allow 2 pets per site. For our Guest's safety aggressive dogs/breeds are not allowed in the Park. Please do not leave pet food outside as it attracts ants, flies, skunks and rodents. Indoor cats only. Please note should your dog be a nuisance barker or become aggressive you will be required to remove your pet from the Park.

General Park Policies

Visitors

Only registered guests are permitted to enter the park. All visitors must stop in the office to register, pay a fee and receive a parking pass. Visitors may not bring pets. King RV Park reserves the right to limit the number of people visiting a site. Day visitors must depart by 10 PM CST. Overnight visitors must depart by 11 AM CST. Please check with the office before inviting any visitors. Registered guests are responsible for ensuring their visitors are properly registered and that all campground rules are followed.

All guest visiting someone in the park must register and pick up a pass at the office and park in the designated area. Vehicle Pass must be visible at all times please.

Severe Weather

In case of severe weather, seek shelter in the bathrooms or the laundry room. Signs for shelter areas are posted. We love pets, so please bring them with you and please do not leave them in your RV during severe weather warnings.

Children

Children under 18 must be supervised by an adult at all times. Horseplay, running, or diving in the pool is not permitted. Riding bicycles without a parent and on our main entrance road is prohibited for the safety of your children and our incoming RV guests. The playground, basketball court, and pool close at dark. Anyone under the age of 18 must be back at their site by dusk. Children may not use the restrooms without being accompanied by a parent or guardian.

Drones

Drones are not permitted in our park. Please do not fly drones over people or RVs. There are several local area parks where drones are permitted for your enjoyment.

Fireworks and Firearms

Fireworks and firearms are strictly prohibited in our park. The prohibiting of fireworks includes sparklers, smoke bombs, aerials, and firecrackers. The prohibiting of firearms includes all guns including air soft, BB, and pellet guns. If these items are seen outside of your RV, you will be asked to leave immediately without a refund.

Repairs

Repairs to RVs and vehicles are not permitted in our park. We are happy to recommend a local Mobile RV Repair service that comes out to your site to assist you with any repairs.

Electrical Use

You are responsible for understanding how many amps you are using in our RV. Amp usage over the 50 AMPs provided can trip your breaker. Please be mindful of your amp usage, so that you don't trip your breaker during your stay.

Please notify the office so that we can notify maintenance if you have any electrical issues during your stay. Guests are not permitted to diagnose our electrical pedestals per insurance and safety requirements. Maintenance is happy to help. Even if you are an electrician, laws prohibit you from working on our pedestals unless hired to do so.

Police:

We have a ZERO TOLERANCE policy. If law enforcement is called for any reason other than a medical emergency, you will be asked to leave immediately with no refund at the discretion of the RV Resort owners and manager.

Laundry:

Our beautiful "King Laundry Center" is open 24/7. Please do not leave your laundry unattended. We are not responsible for accidents or theft.

Restrooms

For the comfort of all our guests, restrooms are open 24/7 with exception of a temporary closing for cleaning once per day. We ask for your help in keeping the restrooms clean, please. Guest under the age of 18 need adult supervision in the bathrooms and showers as well as the pool area.

Fires:

No open fires are permitted. Propane fire pits are allowed.

Children:

Children must be monitored and accompanied by an adult when playing outside. Please go over campground etiquette with them if they are new to living in an RV Resort.

Water:

No outside watering except for sprinkling potted plants. No vehicle washing.

Site Fees:

Site fees are structured for two adults per site. For long-term guests, a \$50.00 fee will be applied to your monthly invoice per additional adult. Site fees are subject to change without notice.

Cancellation and Refund Policies:

- Daily/Weekly Reservations: Reservations cancelled 48 hours or more prior to arrival will incur a \$25 cancellation fee. Reservations cancelled less than 48 hours prior to arrival receive no refund. No shows and same day cancellations receive no refund.
- Monthly Reservations: Reservations cancelled 30 or more days in advance will incur a \$25 cancellation fee. Reservations cancelled 14 - 29 days in advance of arrival will incur a 50% cancellation fee. Reservations cancelled 7-13 days in advance of arrival will incur a 25% cancellation fee. Reservations cancelled less than 7 days in advance of arrival will receive no refund. No shows and same day cancellations receive no refund.

***Weekly and Nightly Guests:** We do not refund any portion of your payment if you decide to leave early, please speak with our resort manager should an emergency arise.

Mail:

You may receive mail here. Important: Do not go online and forward mail to King RV Park as it has a commercial address and can never be unforwarded. Instead, contact those you want mail from and give them this address with name and site number. Mail is delivered to the King Office each day

Safety and Emergencies

Emergency Contact Information forms are required from all monthly guests. This information remains private and used only when a situation arises when we need to contact someone in the event of an emergency or is sought by law enforcement agencies. We never give personal information out to others.

If you observe any activity you believe to be of concern, call 580-812-2669 24 hours a day. (No soliciting is allowed.)

If you need to call 911 for any reason, and time allows, please call the office so the maintenance staff can be prepared to escort the emergency personnel to your site.

Licensee of Owner:

Guest acknowledges and understands that he/she is a licensee of the Owner and not a tenant; and that he/she is not acquiring any interest in the property.

Under Oklahoma law, you are not a tenant with a lease or contract. Anyone who fails to comply with these rules that benefit everyone will be asked to leave with no refund.

MODIFICATIONS AND INTERRUPTIONS

We reserve the right to change, modify, or remove the contents of the Services at any time or for any reason at our sole discretion without notice. However, we have no obligation to update any information on our Services. We will not be liable to you or any third party for any modification, price change, suspension, or discontinuance of the Services.

We cannot guarantee the Services will be available at all times. We may experience hardware, software, or other problems or need to perform maintenance related to the Services, resulting in interruptions, delays, or errors. We reserve the right to change, revise, update, suspend, discontinue, or otherwise modify the Services at any time or for any reason without notice to you. You agree that we have no liability whatsoever for any loss, damage, or inconvenience caused by your inability to access or use the Services during any downtime or discontinuance of the Services. Nothing in these Legal Terms will be construed to obligate us to maintain and support the Services or to supply any corrections, updates, or releases in connection therewith.

CORRECTIONS

There may be information on the Services that contains typographical errors, inaccuracies, or omissions, including descriptions, pricing, availability, and various other information. We reserve the right to correct any errors, inaccuracies, or omissions and to change or update the information on the Services at any time, without prior notice.

DISCLAIMER

THE SERVICES ARE PROVIDED ON AN AS-IS AND AS-AVAILABLE BASIS. YOU AGREE THAT YOUR USE OF THE SERVICES WILL BE AT YOUR SOLE RISK. TO THE FULLEST EXTENT PERMITTED BY LAW, WE DISCLAIM ALL WARRANTIES, EXPRESS OR IMPLIED, IN CONNECTION WITH THE SERVICES AND YOUR USE THEREOF, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT. WE MAKE NO WARRANTIES OR REPRESENTATIONS ABOUT THE ACCURACY OR COMPLETENESS OF THE SERVICES' CONTENT OR THE CONTENT OF ANY WEBSITES OR MOBILE APPLICATIONS LINKED TO THE SERVICES AND WE WILL ASSUME NO LIABILITY OR RESPONSIBILITY FOR ANY (1) ERRORS, MISTAKES, OR INACCURACIES OF CONTENT AND MATERIALS, (2) PERSONAL INJURY OR PROPERTY DAMAGE, OF ANY NATURE WHATSOEVER, RESULTING FROM YOUR ACCESS TO AND USE OF THE SERVICES, (3) ANY UNAUTHORIZED ACCESS TO OR USE OF OUR SECURE SERVERS AND/OR ANY AND ALL PERSONAL INFORMATION AND/OR FINANCIAL INFORMATION STORED THEREIN, (4) ANY INTERRUPTION OR CESSATION OF TRANSMISSION TO OR FROM THE SERVICES, (5) ANY BUGS, VIRUSES, TROJAN HORSES, OR THE LIKE WHICH MAY BE TRANSMITTED TO OR THROUGH THE SERVICES BY ANY THIRD PARTY, AND/OR (6) ANY ERRORS OR OMISSIONS IN ANY CONTENT AND MATERIALS OR FOR ANY LOSS OR DAMAGE OF ANY KIND INCURRED AS A RESULT OF THE USE OF ANY CONTENT POSTED, TRANSMITTED, OR OTHERWISE MADE AVAILABLE VIA THE SERVICES. WE DO NOT WARRANT, ENDORSE, GUARANTEE, OR ASSUME RESPONSIBILITY FOR ANY PRODUCT OR SERVICE ADVERTISED OR OFFERED BY A THIRD PARTY THROUGH THE SERVICES, ANY HYPERLINKED WEBSITE, OR ANY WEBSITE OR MOBILE APPLICATION FEATURED IN ANY BANNER OR OTHER ADVERTISING, AND WE WILL NOT BE A PARTY TO OR IN ANY WAY BE RESPONSIBLE FOR MONITORING ANY TRANSACTION BETWEEN YOU AND ANY THIRD-PARTY PROVIDERS OF PRODUCTS OR SERVICES. AS WITH THE PURCHASE OF A PRODUCT OR SERVICE THROUGH ANY MEDIUM OR IN ANY ENVIRONMENT, YOU SHOULD USE YOUR BEST JUDGMENT AND EXERCISE CAUTION WHERE APPROPRIATE.

PRIVACY POLICY

We care about data privacy and security. By using the Services, you agree to be bound by our Privacy Policy, which is incorporated into these Legal Terms. Please be advised the Services are hosted in the United States. If you access the Services from any other region of the world with laws or other requirements governing personal data collection, use, or disclosure that differ from applicable laws in the United States, then through your continued use of the Services, you are transferring your data to the United States, and you expressly consent to have your data transferred to and processed in the United States.

CONTACT US

In order to resolve a complaint regarding the Services or to receive further information regarding use of the Services, please contact us at:

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