

(TOS) Terms Of Service

Last Updated: December 5, 2025

Welcome to Houston Leisure RV Resort ("Houston Leisure," "we," "us," or "our"). These Terms of Service ("Terms") govern your access to and use of our facilities located at 1601 South Main Street, Highlands, Texas 77562.

By making a reservation, accessing our property, or using our services, you agree to be bound by these Terms and our Privacy Policy.

1. RESERVATIONS AND PAYMENTS

1.1 Reservation Process

Reservations may be made by phone or through our website. All reservations are subject to availability and confirmation by Houston Leisure management.

1.2 Payment Terms

- Full payment for nightly, weekly, or monthly stays is due at the time of check-in.
- For monthly stays, the first month's payment is due at check-in, with subsequent payments due on the same date each month.
- We accept credit cards, checks, money orders, and debit cards.
- A valid credit card is required to hold all reservations.
- Discounts:
 - Good Sam members receive a 10% discount on nightly RV site rates only (not applicable to monthly rates).
 - Military personnel receive a 10% discount on weekly and monthly stays upon presenting valid proof of service.
- Discounts may not be combined with other offers.

1.3 Cancellation Policy

- Cancellations made 7+ days prior to arrival: full refund minus \$25 processing fee.
- Cancellations made 3–6 days prior to arrival: 50% refund.
- Cancellations within 48 hours of arrival: no refund.

- No refunds for early departures or no-shows.
- Refunds will be processed within 7–10 business days.

1.4 Minimum Stay Requirements

Minimum stay requirements may apply during holidays and special events. Advance notice will be provided.

2. CHECK-IN AND CHECK-OUT

2.1 Check-In Hours

- Standard check-in time: 2:00 PM – 6:00 PM.
- After-hours check-in must be arranged in advance.
- Valid government-issued ID required at check-in.

2.2 Check-Out Time

- Standard check-out time: 11:00 AM.
- Late check-out may be available for an additional fee, subject to availability.
- Failure to check out on time without prior arrangement may result in additional charges.

3. RULES AND REGULATIONS

3.1 General Rules

- Speed limit: 7 mph throughout the property.
- Quiet hours: 10:00 PM – 7:00 AM.
- No fire pits or open fires allowed.
- No open carrying of firearms permitted.
- No window A/C units or permanent porches.
- Management reserves the right to refuse service or evict any guest violating these rules.

3.2 RV and Site Rules

- RVs must be self-contained, well-maintained, and in good condition.
- Each site: max one RV, two vehicles, six persons.
- No tents permitted.
- All hookups must be properly connected with appropriate equipment.
- No washing of RVs/vehicles without prior approval.
- No site modifications without management approval.
- Guests must keep sites clean and orderly.
- Max three potted plants per site.

3.3 Pet Policy

- Pets must be leashed at all times outside the RV.
- Owners must clean up after pets immediately.
- Pets must not be left unattended outdoors.
- Aggressive behavior or excessive barking is not tolerated.
- Temporary pet fencing requires management approval.
- Service animals are exempt from restrictions.
- Management reserves the right to update pet rules at any time.

4. LIABILITY AND INSURANCE

4.1 Property Damage

Guests are responsible for damages caused by themselves, their guests, or pets. Repair costs will be charged to the responsible party.

4.2 Personal Property

Houston Leisure RV Resort is not responsible for lost, stolen, or damaged property. Guests should secure belongings at all times.

4.3 Insurance

Guests must maintain appropriate insurance coverage for RVs, vehicles, personal property, and liability.

4.4 Release of Liability

By staying at Houston Leisure RV Resort, guests acknowledge the inherent risks of outdoor recreation and release Houston Leisure from liability for injuries or damages resulting from such activities.

5. TERMINATION OF STAY

5.1 By Management

We reserve the right to terminate any stay for rule violations, disruptive conduct, or threats to guest safety/enjoyment. No refunds for terminated stays.

5.2 By Guest

Guests ending a monthly stay early must provide at least 7 days' written notice. No refunds for early departure without notice.

6. SMS COMMUNICATIONS

By providing your mobile number and opting in through our website, booking system, or by phone, you consent to receive SMS/text messages from Houston Leisure RV Resort regarding your reservations, park updates, and customer support.

- **Message Frequency:** Varies depending on reservations and inquiries.
- **Opt-Out:** Reply **STOP** to unsubscribe at any time. Reply **HELP** for assistance.
- **Charges:** Message and data rates may apply.
- **Sender Identification:** All messages will clearly identify Hooves N Wheels RV Park.
- **Data Sharing:** We will not sell or share your mobile number with third parties for marketing purposes.

7. MODIFICATIONS TO TERMS

We may modify these Terms at any time. Updates will be posted at the office and on our website. Continued use of our facilities after updates constitutes acceptance.

8. GOVERNING LAW

These Terms are governed by the laws of the State of Texas. Any disputes shall be resolved exclusively in the courts of Parker County, Texas.