



Pine Haven RV Park
1350 Aery Road
Vidor, TX 77662-4000
(409)782-6768
www.pinehavenrv.com

Park Guidelines

The following Guidelines are effective November 19, 2025, and will remain in effect until changed by written notice.

Purpose

The intention of these Guidelines is to create, preserve and to enforce standards that ensure an atmosphere at Pine Haven RV Park that is the greatest benefit to all guests, tenants, management, and ownership. Special emphasis is given to the qualities of safety, order and peace.

Arrivals and Departures

Please check in with the office immediately upon arrival and departure. All outstanding balances are due before departure. There are NO PULL THRU SITES.

Cancellations

No refunds will be given for cancellations, no shows, or late arrivals. Your reservation will be automatically canceled after 3 days of scheduled arrival, unless park management is notified prior to arrival.

Emergencies

For all emergencies, please call 911 immediately and then call (409)782-6768 to notify management.

Garbage and Trash Removal

The removal of household waste is the responsibility of the guest. Dumpsters are provided near the Office; all trash must be properly bagged and placed in the dumpster. The disposal of any appliances, furniture, lumber, paint, motor oil, tires or other non-household trash is the responsibility of each guest. These items may NOT be stored outside and may not be deposited in or near the dumpster area. Please notify the office if you notice any unauthorized use of our dumpster.

Golf Carts or Personal Vehicles

Golf carts or other vehicles may be driven only on streets and may be parked on your assigned site. No driving or parking on grass or other sites is permitted. Please observe the 10 MPH speed limit. Please do not cut through your neighbors' sites. No vehicle maintenance or washing of personal vehicles are permitted. All vehicles must be operational and legal to operate on public roadways.

Internet (Wi-Fi)

The park does provide Wi-Fi at no additional charge, please contact the office for password. The park does not guarantee speed or performance.

Lot (Site) Assignment

Management Reserves the right to reassign lots, lots rented by the day, week or month may be reassigned if someone desires to rent the lot on a long-term basis. Without a deposit on a lot, reservations may be cancelled or reassigned by management. All guests staying in the RV must be pre-approved and registered with the office.

Lot (Site) Maintenance and Condition

All lots must be kept in a neat and orderly condition. No storage of any items under or around the RV (no exceptions, unless pre-approved by Management. Outdoor furniture is allowed; NO indoor furniture is allowed outside. Outdoor clotheslines and the hanging of garments outside are not permitted. Absolutely no junk, trash or other debris shall be left outside. All water and sewer lines must be free of leaks and well maintained. Any modifications to the sites must be approved by Park Management.

Mail and Deliveries

US Postal Delivery locked PO Boxes available onsite, please visit local USPS Office to sign up. Packages will only be accepted by the office for registered guests only and will be delivered to your site. If you are out of the park for more than 24 hours, please notify office and packages will be held until your return. Questions about packages or mail deliveries can be directed to Park Management during office hours.

Occupancy

Rates are based on only (2) people per RV are allowed. Management must be notified if guests stay overnight. Additional person fees are \$50 per month for each adult, and \$25 per month for each child under the age of 16. Outside tents or canopies may not be used for overnight sleeping or additional guests.

Office Hours

Monday – Friday 9:00 AM to 4:00 PM. Office phone is answered 24/7 for after hour inquiries and emergencies.

Parking

Parking of vehicles, boats, trailers, golf carts, etc. on the grass or on neighbors' sites is NOT permitted. Parking on driveways and under canopies is limited to the registered guest's vehicle. Any vehicle violating this rule will be towed at the owner's expense. Two vehicles are allowed for each registered site(lot), which will be parked in front of RV or Trailer. NO PARKING ALLOWED ON UNOCCUPIED LOTS.

Pets

Pets are welcome in the park but must always be on a leash no longer than 5 feet when outside. No pets may be left unattended. Barking dogs will not be tolerated by your neighbors or the Park. Please do not walk your dog on other peoples or empty sites. Be a responsible pet owner and clean up after your pet.

No aggressive breeds of any weight are allowed in the park. All pets must be pre-approved and registered with the office.

Refunds

We maintain a no refund policy, with no exceptions.

Rent Payments

Our rate schedule will determine rates, deposits and fees to be paid. All rent payments are due upon arrival, and then monthly on or before the due date. No partial payments will be accepted. Any past due rent will result in a \$28.00 late fee/day. Payments are accepted via Rent Manager, Money Order or check only. Returned checks or payments will result in a \$35.00 fee. We reserve the right to disconnect your electricity and tow your trailer or vehicle at the owner's expense.

Reservations

All reservations require the first month's rent, within 10 days to hold your reservation.

RV Park Conduct

Loud parties, excessive drinking, offensive language and other unacceptable behavior by any resident, registered guest or their guest(s) will not be tolerated. Quiet Hours are 9:00 PM to 7:00 AM. Failure to comply to the park's Guidelines shall be grounds for immediate removal of the tenant and/or guests from the premises with NO Refunds.

Soliciting

No peddling or solicitation will be allowed on the premises.

Visitors

Registered guests are allowed to have visitors. You will be held responsible for your guests' actions. Anyone causing issues will be asked to leave the park and will not be allowed to return.

Water and Sewer Usage

The park is responsible for providing access to available utilities but will not be responsible for acts of negligence. Please report any leaks to management. Any blockages or breaks caused by the guest, the guest may be billed for the cost of repair. All sewer connections require proper hook ups.

Management reserves the right to make necessary changes to these rules and regulations without notice by posting any changes to the Website and Park Office.

Non-compliance of Pine Valley RV Park's Guidelines may result in the eviction from the park without refund. Pine Valley RV Park, its owners, managers, employees or agents do not and will not assume any responsibility or liability for theft, disappearance, fire, loss, injury or damage to any person or his/her property, including the property of visitors or guests.

Every resident, whether permanent or temporary, by the posting of these Guidelines, acknowledges their agreement and willingness to comply.

Thank You

Pine Valley RV Resort