

# Allen's Point R.V. Park, LLC.

3045 Allen's Point Dr.

Talala, OK 74080

Park Host: Mike Bearden (918) 559-9182

August 11, 2024

These policies are subject to change over time.

## Allen's Point R.V. Park Guidelines/Policies

1. Rental/Usage Rates are subject to change.
2. The following guidelines are in effect and will be enforced by park management and the owners:
  - a. There will be **absolutely no subletting** of units located in Allen's Point R.V. Park. In addition to this, tenants are not allowed to rent any of their space to friends, family, etc. for any form of tent camping.
  - b. Currently, there is one (1) unit that is permanently affixed within the park. Any party owning and/or selling this unit **will not sell/rent their unit as a year-round family residence without prior approval of new tenants by the owners.**
  - c. The existing septic system is for an R.V. park and not as a mobile home park and therefore will not accommodate such without serious complications. Due to our septic system, we cannot accommodate a family larger than four (4) or more, depending on ages, full-time on a single unit.
  - d. **There will be no selling of R.V.s on their Spot #.** In the event a tenant wishes to sell their unit, it **must be removed from the spot** and then sold outside of the confines of the park.
  - e. All payments will be due on the **19<sup>th</sup>** of each month with an allowed **five (5) day grace period.** If paying by check, please make payable to "Allen's Point R.V. Park LLC." Billing statements are printed to show the tenant's monthly rate plus utilities as well as

previous bill history. Late fees are assessed at the beginning of every billing cycle and are only applied to a customer's account if there is an unpaid balance remaining from the previous month's billing cycle. All delinquent bills exceeding the grace period timeframe will be assessed a **\$30.00** late fee (subject to change). Delinquency of payment may result in eviction from the park premises.

- f. There will be no pro-rating of rent rates. Tenants will have the option of paying the entire month, or daily rate, whichever option is least for the days or weeks exceeding their due date.
- g. There will be no structural additions (rooms) made to any unit which resides in Allen's Point R.V. Park. Porches may only be added with **prior approval** of the owners. When a tenant is preparing to vacate the premises, any porch, staircase, or similar structure **must be removed** prior to the tenant leaving.
- h. Tenants are allowed up to two (2) vehicles maximum in the park. This includes but is not limited to any car, truck, motorcycle, or any other vehicle on the property. Any additional vehicles will constitute a **\$65.00** storage fee per vehicle for the first month and the tenant will then be asked to remove it. There is designated space offered for boat/jet ski storage; however, this space is limited and solely based on availability. This does not include guests visiting the tenant; however, we ask that the tenants be respectful in directing where their guests will park.
- i. When leaving your unit for an extended period of time, please ensure your water has been disconnected. This will help to prevent a potential water break and/or any damage to the unit.
- j. **Sites must be kept neat and clean.** Tenants are more than welcome to decorate their porches and the interior/exterior of their units. However, the landscape itself must be clear of any trash, debris, rocks, driftwood, decorations or any other such items that may impede the abilities of the park host to care for and maintain the grounds. This also includes nailing decorations to the trees in the park. Our R.V. spots are not meant to be used as a storage facility, therefore if you have excess items, please rent a storage unit outside of the park. Additionally, we do understand that roof damage occurs from time to time with some of the inclement weather we have, however, tarps are not permitted as a way to fix any leaks from the units. Tenants found in violation of this policy will receive a written notice and a timeframe of fifteen (15) days to resolve the issue. Failure

to comply with this notice will result in a surcharge of **\$30.00** that will be applied to the following month's rent and each additional month after until the issue has been resolved.

- k. With windy conditions being a constant in this state, please ensure that all loose items are properly stored and secured. Management is **not responsible** for any lost or damaged property.
- l. Children/Pets **will not be left unattended** in this park or its surrounding lake front property. All pets on the premises must be controlled (in other words leashed) at all times while outside of the tenant's R.V. and must be approved by management prior to occupying this park. Because of our insurance policies, all big breed dogs (Labradors, Rottweilers, Dobermans, Pitbulls, or similar breeds) will not be allowed. Cats are acceptable, as long as they are housed within the confines of the unit and porch (if applicable). A maximum of 3 pets are allowed per lot, no exceptions.
- m. The park will be closed to the general public from the hours of **10:00PM to 5:00AM** and all violators will be prosecuted. Quiet hours are from **10:00PM to 10:00AM** and apply to all park residents. The owners are not always on the premises and if attempts to contact the owners fail, Park residents who observe trouble are encouraged to contact the Roger's County Sheriff's Office at **(918) 342-9700** or **911** for direct emergencies.
- n. All road and speed limit signs within the park **must be followed and adhered to**. One Way signs, for example, are posted throughout to help with the flow of traffic coming in and leaving the park. By not properly following the posted signs, you can potentially cause a disruption in traffic, an accident, or something far more severe. These signs are in place in order to maintain a safe atmosphere for all tenants and visitors who come to the park.
- o. Any disruptive and/or vagrant behavior within the confines of the park which breaks the credibility of this establishment to maintain a family atmosphere **will be grounds for eviction** by the management with loss of rent payment. This includes any violent behavior exhibited within the confines of the park. All residents are responsible for their guests and responsible for ensuring their guests are following these policies while visiting the park.
- p. Any park tenant found using illicit drugs or growing marijuana on the premises will be **immediately evicted** no questions asked. This is private property that you are allowed

to rent, and regardless of if you are an OMMA card carrier or not, we have a zero-tolerance policy and will take immediate action.

**Any violations of the preceding policies contained in this letter are grounds for eviction.**

Any questions pertaining to the information contained within this letter may be directed to the Park Host, **Mike Bearden**, who is located at Lot #5. Mike Bearden can be reached at (918) 559-9182. The Park Host has direct contact with the owners and may involve them when certain issues need further attention. We wish to thank every one of you for your continued business and support in keeping this R.V. Park an enjoyable home away from home.

Jolene and Neil Dishman  
Owners, Allen's Point R.V. Park, LLC.