

# TAN 1 ON, INC. DBA LAKEVIEW MARINA

## RV SITE NIGHTLY/WEEKLY - APPLICATION/LICENSE AGREEMENT

RATES: \$50.00 NIGHT OR \$300.00 WEEK

REQUESTED MOVE IN DATE: \_\_\_\_\_

MOVE OUT DATE: \_\_\_\_\_

### **“PROSPECTIVE LICENSEE - PRIMARY RESPONSIBILITY FOR PAYMENT”**

NAME (First, Middle, Last, Maiden): \_\_\_\_\_ DOB: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ DL#: \_\_\_\_\_

EMAIL (REQUIRED): \_\_\_\_\_ MOBILE PHONE: \_\_\_\_\_

EMPLOYER/Address: \_\_\_\_\_ PHONE: \_\_\_\_\_

**Other RV SITE “PROSPECTIVE LICENSEE(S)” 18 years old and older (FOUR TOTAL LICENSEES PER RV SITE see park mgt for exceptions)**

FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_

FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_

FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_

**CHILDREN STAYING IN LICENSEE’S RV 17 years old and younger**

FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_

FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_

FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_

### **PROSPECTIVE LICENSEE’S, RV, VEHICLE and PET INFORMATION**

RV MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_ LICENSE#: \_\_\_\_\_ SIZE: \_\_\_\_\_

**IF RV IS OVER 9 YEARS OLD PLEASE SUBMIT PHOTOS (FOUR TOTAL. ONE OF EACH SIDE) WITH APPLICATION**

VEHICLE 1 YEAR: \_\_\_\_\_ MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ LICENSE#: \_\_\_\_\_

PET(s) (Identify pet type, name, breed, tag #): \_\_\_\_\_

**Authorization & Representation:** Prospective Licensee(s) authorize Tan 1 On, Inc. dba Lakeview Marina (“Licensor”) and Licensor’s agent at any time before, during and/or after any license period to: (1) obtain a copy of any and/or all of the Prospective Licensee’s credit report(s); (2) obtain criminal background check(s) on Prospective Licensee(s); (3) verify any licensing, rental, employment, or criminal history or verify any other information related to

TAN 1 ON, INC. DBA LAKEVIEW MARINA

6600 Peden Road, Fort Worth, TX 76179

PHONE: (817) 236-4633

EMAIL: lakeviewmarinaeaglemountain.com

RV Nightly-Weekly LICENSE APPLICATION

this application with persons knowledgeable of such information. Prospective Licensee(s) represent that the statements in this application are true and complete. Prospective Licensee(s) understand that providing false or inaccurate information is grounds for rejection and a breach of any License Agreement.

LICENSE. Subject to Licensor's signature on the "ACCEPTED" line below, and subject to Prospective Licensee's acceptance and agreement with all of the terms and conditions set forth herein including but not limited to the "Park Rules" below, Licensor hereby grants to Prospective Licensees a non-transferable, exclusive, limited nightly/weekly RV site license (the "License") to use the "RV Site Assigned" for the License Period. The Lakeview Marina RV Park and the area generally known as Lakeview Marina (the "Marina") are together referenced to as the "Premises". This License Application/Agreement, including by incorporation the Tan 1 On, Inc dba Lakeview Marina RV "Park Rules", is the "Agreement".

**INDEMNIFICATION/RELEASE/WAIVER: NEITHER LICENSOR, NOR ITS AFFILIATED COMPANIES, AND/OR ANY OF THEIR EMPLOYEE'S, MEMBERS AND/OR MANAGERS (ALTOGETHER THE "LICENSOR GROUP") SHALL HAVE ANY LIABILITY OR RESPONSIBILITY OF ANY KIND FOR ANY LOSS, DAMAGE OR INJURY TO OR DEATH OF ANY PERSON OR PROPERTY IN OR AROUND THE PREMISES AND/OR ANY RELATED FACILITIES, AND/OR FOR LOSS, DAMAGE AND/OR THEFT TO THE LICENSEE'S VEHICLES, BOATS, AND/OR OTHER PROPERTY BY ANY CAUSE, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, OR DEATH WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR GROUP. PROSPECTIVE LICENSEES HEREBY WAIVE ALL SUCH CLAIMS, RELEASE AND INDEMNIFY LICENSOR GROUP FROM ANY LIABILITY OR RESPONSIBILITY OF ANY KIND FOR ANY SUCH LOSS, DAMAGE, INJURY, AND/OR DEATH. IT IS AGREED THE PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE ANY TERMINATION AND/OR NONRENEWAL OF THIS AGREEMENT.**

**Notice:** Unless otherwise agreed to in writing, Licensor's RV sites remain on the market until a License Agreement is signed by ALL Licensees and by Licensor and Licensor may continue to show the Licensor's RV site(s) to other prospective Licensees and accept another offer.

## **Tan 1 On, Inc. dba Lakeview Marina RV "Park Rules"**

**ALL LICENSEES, THEIR GUESTS, AND OTHERS ON THE PREMISES MUST ABIDE BY THE PARK RULES BELOW. TAN 1 ON, INC. DBA LAKEVIEW MARINA. (the "Park") RESERVES THE RIGHT TO AMEND, ADD TO, OR MODIFY THE PARK RULES AT ANYTIME WITHOUT PRIOR NOTICE.**

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**ARRIVALS AND DEPARTURES:**

- New arrivals must contact someone in the marina office when they arrive. A park employee will assist in parking one's RV to make sure it is the correct site and properly positioned.
- Subject to Park management's prior variance., check in time is 12:30 pm for overnight stays and check out time is noon.
- **Boat launching, mooring, storage etc. is not included in the RV site rates. Please see management about boat launching, boat mooring, boat storage, and/or trailer parking/storage.**

**RV RIG, OTHER VEHICLE AND RV SITE APPEARANCE:**

- Management reserves the right to prohibit accommodations for RVs and other vehicles that are not deemed to be in good and clean condition and appearance; and if an existing RV or other vehicle has deteriorated due to age/neglect etc. management reserves the right to cancel pending license.
- No structures of any type may be constructed at a RV site without the prior approval of management.
- Outside storage is not permitted. RV sites must always be kept clean and clear of litter.
- No swimming pools or trampolines are permitted at RV sites.
- **No boat trailers or tow-behinds are permitted at RV sites. See park management concerning where to park trailers and if there is a charge for storage.**

**DOGS & OTHER ANIMALS:**

- Dogs may be permitted provided they are not among the following breeds or mixed breeds: Pit Bulls & Staffordshire Terriers, Doberman Pinschers, Rottweilers, German Shepherds, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, Bull Mastiffs, Siberian Huskies and Wolf-hybrids or any other dog that is aggressive in the opinion of park management. Exceptions can be made for certified service dogs that may be of a breed noted above.
- All dogs must have collars and wear a valid tag showing they have a current rabies vaccination.
- No more than one dog per RV site without written approval from management.
- Fences for dogs cannot be built/installed without management approval.
- All dogs must be kept on a leash when not inside your RV (unless inside an approved fence). Dogs may not be chained up or caged outside the RV.
- Dogs must always be cleaned up after and may not run free in the park under any circumstances.
- Excessive barking will not be tolerated.
- Failure to adhere to the above rules concerning dogs may result in revocation of License.
- Dog owners will be liable for all damages and/or injury caused by their dog. If management receives more than two written complaints with respect to excessive barking, biting a person or other dog, or displaying aggressive behavior the licensee(s) will be required to remove the dog from the park.

**PARKING AND VEHICLES:**

- **In most cases only one motor vehicle (other than Licensee's RV) may be parked at or near the RV site. See Park management regarding requests for more than one vehicle (other than RV) on park premises. Overflow parking is available. See management for specific overflow parking areas and for additional fees (if any).**
- All vehicles owned/used by a licensee must be identified on that licensee's license agreement.
- The speed limit in the park is 3 MPH and this includes golf carts.

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- No parking in the roadway or grassy areas. Towing is enforced for vehicles improperly parked.
- All motorized vehicles operated on the premise must have a current registration, be in good physical repair (i.e. no wrecked vehicles) and must be operable.

### **GOLF CARTS:**

- If a licensee wishes to bring a golf cart on Premises, it must be registered with park management.
- The operation of ATV's, Gators, Razors, Dirt Bikes, 4 wheelers, go-carts or similar vehicles are not permitted anywhere on the premises.
- Cart operator must hold a valid driver's license unless driver is accompanied by a parent or guardian who has a valid driver's license. Parent or guardian must always be in the front seat next to a child driving the cart.
- Golf carts must have working headlights and headlights must be turned on when golf cart is being operated at night. Flashlights are not a replacement for working headlights.
- Golf carts may only be driven on roadways and NEVER in the grassy areas of the park.
- No driver may operate a golf cart in a manner that may endanger themselves or others.
- No more than ONE golf cart per RV site and golf carts must not be parked in the roadway at any time.
- No one shall be allowed to ride on a golf cart while standing, squatting or otherwise not sitting in a designated seat.
- "No Parking" signs apply to golf carts as well as other types of motor vehicles.
- Failure to abide by the above rules concerning golf carts may result in licensee losing their right to use the golf cart on park premise or termination of your license to be on park premises.

### **SWIMMING, FISHING and BOATING:**

- Swimming is allowed only off the designated swimming platform. No lifeguards are on duty and children should always be accompanied by their parent(s) or guardian.
- No swimming is ever allowed off the boat docks or seawall. Many of the docks contain underwater bracing that cannot be seen from the surface. Seawall may contain rebar steel and swimming near the seawall must be avoided. Extreme care must always be taken when walking on a boat dock.
- If licensee invites a guest(s) to go swimming, fishing and/or picnicking, the guest(s) must always be accompanied by the licensee.
- Fishing is allowed off the concrete seawall or small concrete dock only at 6657 Peden and only for licensees and a limited number of guest(s). Fishing is also allowed off the swimming platform so long as no other guest wish to swim.
- No fishing from the marina docks or from area around the crane.
- Do not place fish parts in ANY trash receptacle or dumpsters.
- Launch fees and boat trailer parking fees are not included in the RV site rate. See management about boat trailer parking locations and associated fees.
- RV site licensees are not to leave a boat/watercraft moored anywhere on the marina premises. This includes the swimming platform, the fuel dock, bank or the marina docks.

### **GENERAL RULES:**

- Quiet hours are generally from 10:00pm to 8:00am. Occasionally, (mostly certain weekends and holidays) there will be occasions where a band may be playing after 10:00pm at the bar next door.

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- No licensee(s) or guest(s) of a licensee shall be present around boat ramp, seawall or path to trailer parking area and disrupt, create a bad atmosphere, kid, chastise, make fun of, heckle etc. anyone attempting to launch a boat, attempting to load a boat on a trailer, attempting to back a trailer down the ramp and/or exiting the ramp area to a trailer parking area. *{While the boat ramp area can be most entertaining WE (you and the Park) do not want to get a bad reputation among boaters that Lakeview and the people that live here create a bad atmosphere for boaters and their families anywhere on the Premises including (with zero tolerance) at the boat ramp. Everyone has a bad day occasionally and a critical audience can make matters worse}.*
- Licensees are asked to notify park management in cases where someone is speeding in the park and are asked to refrain from calling out those who may be driving more than 3 MPH.
- No open fires are permitted unless contained in a bar-b-que, smoker or small chimenea.
- Licensee's and their guests that smoke should not throw cigarette butts on the ground.
- The number of Guest(s) of licensee is extremely limited and must be approved by park management. At no time will licensee throw a party or have more than four guest at the RV site and/or surrounding premises at any time.
- All guests/visitors of Licensees that will be staying overnight must be added to the license agreement and provide information to have background checked for criminal activity. No more than 4 people staying overnight (licensees and guests combined) per site without management approval. Parking for guest is extremely limited and may not be allowed. See park management before allowing any guest park anywhere on the marina premise as their vehicle(s) may be towed.
- Offensive activities, abusive language, interference with rv park employees, rv park owners, marina tenants, their guests, any park or marina visitor, other park licensees and/or guests by licensee's, their guests, or children can be cause for revocation of a license.
- Absolutely no sub-letting of a RV site is allowed.
- Discharge of firearms, paintball guns, BB Guns, pellet guns, sling shots and/or fireworks of any kind is not permitted on park premises.
- Licensees will be held liable for damage to grounds, electric meters, plumbing, etc. should damage be due to licensee's or their guest(s), visitors, or children's negligence.
- The use of a sewer ring or other means to contain sewer gases must be used and are not furnished by the park. All sewer lines must be free of leaks and have a "dough-nut" or treaded attachment to our sewer lines.
- Never leave trash sitting outside a RV. All trash must be bagged and placed into a dumpster located on the marina premises next door. Do not use the dumpster at Gibco Flex Mold. There is no trash pick-up at RV sites.
- Generators will only be operated (1) during true emergencies. No clothes lines are permitted.
- A minor curfew is enforced. Minors, without their parents or guardians with them, should be at their RV site between 10PM & 6AM. Children should always be accompanied by parent or guardian around boat ramp and docks. No child under the age of 16 should ever be on a boat dock without parental supervision.

- Restrooms and Laundromat located in the yellow building are for use of RV park licensees and approved guest(s) only.
- RV park licensees and guest should not be on the grass lawn in front of the blue house after dark.

**I, PROSPECTIVE LICENSEE PRIMARILY RESPONSIBLE FOR PAYMENT, \_\_\_\_\_ HAVE READ THIS LICENSE APPLICATION AND I AGREE TO THE AUTHORIZATION & REPRESENTAION ABOVE. I HAVE ALSO REVIEWED THE LICENSE AGREEMENT INCLUDING THE “PARK RULES”.**

**SIGNED: \_\_\_\_\_ Date: \_\_\_\_\_**

**I, PROSPECTIVE LICENSEE, \_\_\_\_\_ HAVE READ THIS LICENSE APPLICATION AND I AGREE TO THE AUTHORIZATION & REPRESENTAION ABOVE.**

**SIGNED: \_\_\_\_\_ Date: \_\_\_\_\_**

**I, PROSPECTIVE LICENSEE, \_\_\_\_\_ HAVE READ THIS LICENSE APPLICATION AND I AGREE TO THE AUTHORIZATION & REPRESENTAION ABOVE.**

**SIGNED: \_\_\_\_\_ Date: \_\_\_\_\_**

**I, PROSPECTIVE LICENSEE, \_\_\_\_\_ HAVE READ THIS LICENSE APPLICATION AND I AGREE TO THE AUTHORIZATION & REPRESENTAION ABOVE.**

**SIGNED: \_\_\_\_\_ Date: \_\_\_\_\_**

**RV SITE ASSIGNED: \_\_\_\_\_  
FROM: \_\_\_\_\_ a.m./p.m. on \_\_\_\_\_  
TO: \_\_\_\_\_ a.m./p.m. on \_\_\_\_\_**

**TOTAL PAYMENT COLLECTED: \_\_\_\_\_**

**Accepted: Licenser-Tan 1 On, Inc. dba Lakeview Marina**

**By: \_\_\_\_\_ Date: \_\_\_\_\_**

**Title: \_\_\_\_\_**