

105 Second Street NW
Red Bay, Alabama 35582
tiffinmotorhomes.com



TIFFIN

Phone: 256-356-8661
Fax: 256-356-8219

RED BAY ACRES

RULES AND REGULATIONS

Tiffin Motor Homes Inc. owns and manages Red Bay Acres, in Red Bay, Alabama (“Park”).

The Rules and Regulations (“Rules and Regulations”) presented herein are incorporated into and made a part of the Reservation Agreement (“Agreement”) under which you are staying as a guest in the Park.

You hereby agree to comply with the Rules and Regulations. If you fail or refuse to comply with any of the Rules and Regulations, you will be in breach of the Agreement, in which case Tiffin Motor Homes Inc. will have the right to all legal remedies set forth in the Agreement, the Rules and Regulations, and applicable Alabama statutes and regulations, including, but not limited to, your eviction from the Park.

Therefore, Tiffin Motor Homes Inc. shall be entitled to damages, including attorneys’ fees and costs incurred in enforcing the Agreement and the Rules and Regulations.

RESERVATIONS: A 50% deposit is required to reserve your space at time of reservation with the balance due upon arrival.

Check-in Time: RV Check-in time is **1:00 PM** at the General Store

Check-out Time: RV Check-out is **11:00 AM**

Early Check-in/Late Check-out: Early Check in fee applies if check in is before **12:00 PM**, late check out fee applies if check out is after **12:00 PM**.

Please be considerate of other guests arriving to the Park. Call the office to check availability.

Stay Extensions: Unscheduled extensions to your stay often require a site change and will be subject to availability.

Quiet Hours: Quiet Hours are After 10:00 PM. No running of generators at any time.

CANCELLATION POLICY: We have one of the friendliest cancellation policies in our industry. As with any business, cancellations are unfortunate for the guest as well as the resort, there is a \$25 fee if cancelled with 14 days of your arrival date.

You hereby agree to comply with the Rules and Regulations. If you fail or refuse to comply with any of the Rules and Regulations, you will be in breach of the Agreement, in which case Tiffin Motor Homes Inc. will have the right to all legal remedies set forth in the Agreement, the Rules and Regulations, and applicable Alabama statutes and regulations, including, but not limited to, your eviction from the Park.

Therefore, Tiffin Motor Homes Inc. shall be entitled to damages, including attorneys' fees and costs incurred in enforcing the Agreement and the Rules and Regulations.

SITE MAINTENANCE: Keep your site neat and free of litter including cigarettes. There are trash cans throughout the resort for your convenience. We provide a daily trash pickup starting at 8 a.m. Mon-Fri. Trash bags must be sturdy and tied. Do not place mats on the grass in your site. For safety reasons, clothes lines are not allowed in this location. Do not hang towels, clothing, linens or other articles from trees or fences. Tents, screen rooms or any other structures not permanently attached to an RV are not allowed in this park. ***Mowing is Tuesday, weather permitting*** Please remove items on the lawn for this day.

GRILL USE: There are grills for use by our guests. Please keep the area clean and remove all items when finished. **Protective mats** - Please always use a protective mat under any grill/cooking appliance set on our picnic tables.

FOOD: You are visiting the country. Please keep all food and coolers inside. Storing grills inside is also recommended.

CAMPFIRES: Open fires are permitted in our designated campfire areas only. No open fires are permitted in any RV site unless you are staying in one of the “luxury” sites where you have a private campfire area.

PET POLICY: Pets are welcome in RV sites. To continue welcoming pets, we enforce a pet policy. A responsible owner and well-behaved pet will find these to be basic requests. All dogs should be leashed when not in the Dog Park.

1. Pets are limited to 2 per RV Site.
2. Pets may not be kept in autos, trailers, or fencing outside an RV. Pets may be tied outside an RV if a guest is outside with them.
3. A fenced dog walk area is provided for walking your pet on grass. Water is also provided for your pets in the dog walking area. Please pick up after your pet in all areas.
4. Quiet, well-behaved pets only please. If your pet is excessively noisy, please do not leave them unattended. If your pet disturbs or threatens another guest or employee of the RV Park, the pet will be asked to leave.

WIFI: Complimentary Wi-Fi access is provided. Wi-Fi speed is impacted by usage which is high between 5:00 PM and 12:00 PM. We do not guarantee Wi-Fi, while every effort has been made to

provide Wi-Fi to every guest. Our system is designed to support email, messaging, and similar communication activities.

CONDUCT: Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude boisterous, objectionable or abusive language or conduct. The use or display of any weapon, including, but not limited to, a bow and arrow, BB guns, knives, swords, batons, fireworks, explosives, mace, pepper spray, electric “tasers” and guns is expressly forbidden. Persons under the influence of alcohol or any other substance shall not be permitted in any common area or other area of the park which is generally open to other residents and their guests.

Radios, televisions, record players, musical instruments and other devices must be used so as to not disturb others. No loud music or noise is permitted. Radios, CD players, boom boxes, and other such entertainment devices are not permitted outside of the RV, unless used with earphones. “Ham” or “CB” radios or other radio transmitters may not be operated in the Park.

You are responsible for the actions and conduct of all other occupants, guests, or residents of your RV and for the actions and conduct of your guests and invitees. Such responsibility shall include, but not be limited to, financial responsibility for any breakage, destruction, or vandalism of the Park’s recreational facilities and common areas.

Park is not responsible for any supplies or equipment left on Park property after use has concluded and all participants have vacated the premises.

INSURANCE: Park does not carry public liability or property damage insurance to compensate you, your guest or any other person from any loss, damage, or injury except those resulting from actions where Park would be legally liable for such loss, damage or injury. You are responsible for obtaining, at

your own cost, extended coverage for RV, fire and other casualty insurance on your RV, other improvements and contents to the full insurable value and such other insurance as is necessary to protect you, your guest or others from loss or liability and you hereby agree to indemnify and hold harmless Tiffin Motor Homes Inc. from any liability thereof. Insurance shall also cover debris removal.

Evidence of insurance is required upon application for tenancy at the park. Failure to provide evidence of insurance may, at the option of Tiffin Motor Homes Inc., void the Agreement and you will be required to vacate the Park.

AROUND THE RESORT:

- The speed limit in the park is “5 MPH” or less.
- Please respect the rights and privacy of others. Do not cut through sites.
- For the safety of both the rider and pedestrian, bicycles are not to be ridden anywhere in the Resort after dark. Helmets are required for children under the age of 15.
- No fireworks allowed.
- Cutting or injuring trees is strictly forbidden.
- DO NOT DISCARD ANY GAS CYLINDERS ON PREMISES.
- Please burn wood only in fire pits.
- Flames in fire pits must be kept under 18” and must not be left unattended.
- Guests should use caution when playing near or crossing any internal RV Park road.

VENDORS:

We require all Vendors to have General Liability Insurance to do work on site here at Red Bay Acres. They are also required to provide a Certificate to be put on file in the General Store. We have a list of approved Vendors as well as a list of all Vendors in the Red Bay area. We want you, as our guest, to be able to contact any of the Vendors for your repair needs, however, any Vendor not on our

approved list will require you to take your coach off-site for the work to be completed. This requirement is to protect all parties in the case of unforeseen accidents. If a Vendor is on site who is not on our approved list will be asked to leave.

AMENITIES

- Fishing Lake
- Fenced Dog Park
- General Store on site
- Six (6) Luxury Sites – Includes larger patio (12x12) and private fire pit.
- Pickleball Court
- Horseshoes
- Monthly Socials
- Water
- Electric 50 AMP - 30 AMP Available with purchase of adapter sold in General Store.
- Sewer
- WIFI

RED ACRES YACHT CLUB – the Yacht Club is a gathering place for guests and locals overlooking the lake. There is seating inside and on the outdoor deck.

THE RESORT IS MONITORED 24 HOURS A DAY, SEVEN DAYS A WEEK BY A VARIETY OF SECURITY CAMERAS

Tiffin Motor Homes Inc. will not be responsible for fire, accidents, or loss of personal property/valuables of any kind. Guests accept lodging and site rental privileges with the understanding they are responsible for their safety and safety of their children. Tiffin Motor Homes Inc. is not responsible for water spots on any RV from sprinklers, etc. We are not responsible for power surges; we do have protectors in the General Store if you need them.