

PUMPHOUSE ROAD RV PARK
a/k/a C.B. Coleman & Sons, LLC
635 Pumphouse Road, Winnsboro, SC 29180
(803) 801-0831
www.pumphouseroadrvpark.com
email: info@pumphouseroadrvpark.com

Campsite Rates and Rules/Rental Agreement
2023 -Forward (UNTIL AMENDED)

Daily

Weekly Rate of \$265.00 for 7 days/6 nights. Plus Tax. This includes power for weekly rental.

Monthly

Starting April 1st price will be \$600 a month.

\$500.00 (plus tax), a month with renter paying electric at first of each month. A late fee of \$50.00 for rent and \$25.00 for electric will be added after the 7th day of due date. Renter pays \$200.00 deposit towards electric which will be used for last month electric bill. Renters who pay monthly and leave early (anything after 2 weeks) will not receive a refund of difference. Any rent/electric 30 days late may require immediate removal from campground and bill due in full. All electric deposits will be mailed to you from the owners.

*All rates are based on 2 adults.

NOTE that the occupancy of the above referenced R.V. Park is similar to a hotel/motel. At a tenant's violation of any rules, the landlord can ask the renter to vacate within twenty-four (24) hours. This agreement is not subject to the South Carolina landlord/tenant laws.

Campground Rules

Violation of any of the following rules is grounds for removal from the property.

NO EXEPTIONS AND NO REFUNDS

1. Check in time 12:00 pm and check out time 11:00 am or pay for another day.
2. Do not cut down or deface trees for campfires. Campfires must be in the approved fire pits only. Absolutely no chain saws are permitted on the grounds.
3. Garbage must be placed in tied plastic bag before throwing it in the dumpsters. Visitors are welcome. No visitors are allowed to enter the campground after 9:00 pm. Visitors will park in parking area of renter they are visiting.

4. Pets are welcome. Please see pet rules agreement if renting monthly.
5. No electric heaters of any kind are allowed. Unless renting monthly.
6. Quiet time is 9:00 pm. Children under the age of 18 years must be at their campsite by 9:00 pm. This rule will be strictly enforced. Please be considerate of others.
7. Only two vehicles and one camping unit allowed per site, unless prior arrangements are made. All vehicles must be operable/road ready.
8. No tents or tarps allowed on camper sites.
9. ATV's and ORV's are prohibited from the campgrounds. Golf carts are allowed.
10. No boats or trailers allowed at campsites. Storage is available. Ask for details.
11. NO cutting/trimming trees or shrubs.
12. One picnic table per site. Do not take tables from other sites.
13. All campers must be 15 years or newer and in good condition, unless management agrees upon.
14. No parking on any grass. *No washing vehicles or campers*
15. All monthly renters must use their own bathroom facilities.
16. Management has the right to change rules at any time they see fit.
17. No electrical appliances permitted outside of camper or on the deck.
18. Your lot must be kept clean at all times and not cluttered as to prevent mowing or weed eating of your site. We will not move anything to do either.
19. If any rules are broken you will be given one warning. If you do not conform to the rules then you will be asked to leave the campground. You are not subject to South Carolina landlord/tenant laws.

20. No political flags shall be displayed at campsights.

21. No public display of alcoholic beverages is permitted

CB Coleman & Sons, LLC
Pumphouse Road RV Park

Tenant Signature

Initial

AMENDMENT TO CONTRACT

HOUSEKEEPING RULES FOR YOUR LOTS

Campers are responsible for the housekeeping of the lot they are renting. If you have grass on your lot, you will be responsible for keeping it mowed or weed-eated. You are to keep trash, pinecones, and sticks picked up also.

Utilities and other trailers are to be kept for \$50.00 a month in a nearby area. You can also park utility and other trailers for free in an area to be designated, at your responsibility. Park them as neatly as you can. They are not to be kept at your campsite.

The area of your responsibility is both sides of your camper from the back of your trailer to the road in front of your camper. If your lot becomes messy, you will be given a warning to get it cleaned up. If it still is not cleaned up, you will be asked to leave the campground by your next due date.

Thank you for your cooperation with this matter. We all want to live in a clean campground.

_____	_____	_____
Camper	Site #	Date

*If management has to clean site upon your departure, there will be a clean up fee charged.

Initial

PUMPHOUSE ROAD RV PARK
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SITE RENTAL AGREEMENT AND INFORMATION SHEET

This agreement constitutes a contract between the person(s) names on the contract
and C.B. Coleman & Sons, LLC

635 Pumphouse Road, Winnsboro, SC 29180

(803) 801-0831

RENTER(S) NAME: _____

ADDRESS: (Include City, State, Zip) _____

CELL, HOME, BUSINESS #: _____

EMAIL ADDRESS: _____

VEHICLE YEAR, MAKE AND MODEL: _____

LICENSE PLATE NUMBER: _____

RESERVED DATES:

IN: _____ OUT: _____ SITE # _____

NUMBER OF ADULTS: _____ CHILDREN: _____ (Please see RV Capacity for regulations)

RATE AGREED UPON: Monthly \$ _____ Electric Deposit \$ _____

*A copy of your drivers license is required for weekly + monthly rate renters. **COPY BELOW

Initial

PET RULES AGREEMENT

Please read our list of pet rules when staying here at Pumphouse Road RV Park.

You are responsible for your pet at all times. We are not liable for any bites or attacks on any person or other animals during your stay.

Pets must be kept on a leash and never left unattended.

No tie down, runs, or houses.

Only friendly dogs allowed.

1 pet limit or total of 25 lbs. Unless management approves.

Please do not let your pets into garden areas and let them urinate on plants.

If your pet destroys any items or plants, you will be responsible to replace. Fee will be determined.

Do not let your pets go to the bathroom on other sites.

Your site must be kept clean of feces, bagged, and put in trash.

*If we have to clean up there will be a fee applied.

Please help keep our campground clean and safe for everyone. Thanks.

Camper

Date

Initial