

HEALTH HAZARDS, SANITATION & INFESTATION POLICY

Texas Health & Safety Compliance Policy

To protect the health, safety, comfort, and welfare of all guests, visitors, staff, and neighboring sites, all guests must maintain their RV site, lodging unit, vehicle, and surrounding area in a clean, sanitary, pest-free, and safe condition at all times.

The following conditions are considered health hazards, sanitation violations, nuisance conditions, or grounds for immediate corrective action, removal from the property, denial of occupancy, involvement of local authorities, health departments, code enforcement, or immediate termination of stay without refund.

PROHIBITED HEALTH HAZARDS & SANITATION VIOLATIONS

Insect & Pest Infestations

The following are strictly prohibited:

- Cockroach infestations
- German cockroach infestations
- Bed bugs
- Fleas
- Ticks
- Ant infestations
- Fly infestations
- Mosquito breeding conditions
- Mites
- Wasps or hornet nests
- Spider infestations
- Termite infestations
- Rodents including rats or mice
- Snakes caused by site neglect
- Any infestation capable of spreading to neighboring sites or buildings

Guests are responsible for immediately reporting any infestation and cooperating fully with treatment procedures.

Failure to report infestations immediately may result in liability for damages, extermination costs, neighboring guest compensation, loss of revenue, and removal from the property. ([Texas Statutes](#))

Unsanitary Conditions

The following conditions are prohibited:

- Excessive garbage accumulation
- Trash stored outside approved containers
- Rotting food
- Open food containers attracting pests
- Animal feces not immediately removed
- Urine or feces discharged onto the ground
- Sewage leaks
- Septic overflow
- Gray water discharge onto the ground
- Foul odors affecting neighboring guests
- Mold or mildew conditions
- Biohazard contamination
- Blood or bodily fluid contamination
- Hoarding conditions
- Rotten materials
- Excessive filth

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- Unsanitary refrigerators or coolers
- Spoiled food attracting insects or rodents
- Standing water attracting mosquitoes
- Hazardous waste accumulation
- Dead animals
- Animal carcasses
- Waste accumulation beneath RVs
- Overflowing trash bags
- Improper disposal of diapers, wipes, feminine products, or chemicals

[\(Texas Statutes\)](#)

Site Maintenance Violations

Guests must maintain their site in a clean and orderly manner.

The following are prohibited:

- Tall grass or weeds
- Debris accumulation
- Junk piles
- Storage of scrap materials
- Excessive clutter
- Unsafe storage conditions
- Neglected or abandoned property
- Items creating rodent harborage
- Conditions creating insect breeding
- Open containers holding rainwater
- Unmaintained outdoor appliances
- Rotten wood piles
- Excessive outdoor storage
- Hazardous obstacles
- Unsafe walking conditions
- Failure to maintain sanitary outdoor conditions

[\(eCode360\)](#)

RV & Vehicle Health Hazard Conditions

The following conditions are prohibited:

- RVs contaminated with insects or rodents
- RVs with sewage leakage
- RVs with black tank overflow
- Strong biohazard odors
- Unsafe electrical conditions
- Water leaks causing mold or standing water
- Inoperable sanitation systems
- Improper wastewater disposal
- Hazardous propane conditions
- Fire hazards
- Structural hazards
- Unsafe living conditions
- Excessive interior contamination
- Conditions deemed hazardous by management, pest control professionals, fire officials, or health authorities

[\(Texas Statutes\)](#)

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Public Health Nuisances

Under Texas Health & Safety laws, the following may constitute a public health nuisance:

- Conditions attracting rodents, insects, or pests
- Unsanitary sewage conditions
- Accumulated garbage or refuse
- Pollution of surrounding land
- Contamination of water sources
- Health threats to neighboring guests
- Conditions dangerous to human health
- Failure to maintain sanitary premises
- Hazardous environmental conditions
- Improper waste disposal
- Conditions determined unsafe by management or public officials

[\(Texas Statutes\)](#)

Management Rights & Enforcement

Management reserves the right to:

- Inspect sites suspected of health hazards
- Require immediate corrective action
- Require professional pest treatment at guest expense
- Require proof of extermination
- Relocate guests when necessary
- Remove guests creating a health hazard
- Deny future reservations
- Contact local health departments
- Contact code enforcement
- Contact fire officials
- Contact environmental authorities
- Require immediate evacuation of affected RVs or lodging units
- Charge cleanup, extermination, remediation, and damage fees
- Recover lost revenue from impacted neighboring sites

Immediate removal without refund may occur if management determines a condition presents:

- A public health threat
- Contamination risk
- Pest spread risk
- Fire risk
- Biohazard risk
- Safety hazard to guests or staff

[\(Texas Statutes\)](#)

Mandatory Guest Cooperation

Guests must:

- Immediately notify management of infestations
- Cooperate with inspections
- Follow extermination instructions
- Remove contaminated belongings when directed
- Maintain sanitary conditions at all times
- Allow access for emergency maintenance or pest treatment

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- Comply with all health and safety directives issued by management

Failure to cooperate constitutes a violation of park rules and may result in immediate eviction procedures.

Texas Legal Authority

This policy is supported by, including but not limited to:

- Texas Health & Safety Code Chapter 341
- Texas nuisance and sanitation laws
- Texas public health regulations
- Local municipal sanitation ordinances
- Fire and safety codes
- Environmental health standards
- Applicable county and city health regulations

[\(Texas Statutes\)](#)