

# All Related Policies

## Deposit Policy

A deposit is required for all stays except daily stays.

To reserve your spot, the required deposit must be paid in advance. Reservations are not guaranteed until the deposit has been received.

For long-term stays, we require a \$150 security deposit. This deposit helps cover late stays and any cleanup of garbage or debris left behind at move-out.

## Payment & Rent Policy

Monthly rent is due on the 1st of each month.

Rent is considered late if received after the 5th.

A \$50 late fee will be applied after the 5th.

We accept payment through:

Venmo

PayPal

Cash App

We do not accept cash payments.

Thank you again, and have a safe trip!

Mike (Shrek)

Burnt Springs RV

Alexander City, Alabama

## Late Payment Policy

All site fees (daily, weekly, or monthly) must be paid in advance.

Monthly rent is due on the agreed due date.

Payments not received by the due date may result in:

Late fees

Utility disconnection

Termination of stay

Failure to pay rent may result in removal from the property in accordance with Alabama law.

Returned checks or failed payments will incur additional fees.

Guests who anticipate payment issues must contact management before the due date.

## Termination of Stay / Removal Policy (Alabama)

Burnt Springs Campground is a private property.

Management reserves the right to:

Refuse service

Terminate a stay

Require immediate departure

Remove individuals for rule violations, illegal activity, non-payment, or disruptive behavior

Failure to vacate after notice may result in removal under Alabama trespass laws.

Long-term occupants may be subject to applicable Alabama landlord-tenant statutes depending on length of stay.

No refunds will be issued for removal due to rule violations.

## Burnt Springs Campground

### Entry & Occupancy Acknowledgment Agreement

#### No Signature Required

By entering or occupying Burnt Springs Campground property, you acknowledge and agree to the following:

You have read and agreed to comply with all campground rules and policies.

You accept full responsibility for yourself, your guests, children, pets, and property.

You understand this property operates under an ENTER AT YOUR OWN RISK policy.

You agree that Burnt Springs Campground, its owners, and management are not responsible for:

Injury

Death

Theft

Property damage

Accidents

You understand that violation of rules may result in removal without refund.

You understand that failure to pay site fees may result in termination of occupancy.

You acknowledge that remaining on the property constitutes acceptance of these terms.

Occupancy or presence on the property serves as acknowledgment and agreement to all terms and conditions.

## Pet Policy

Burnt Springs Campground – Alexander City, Alabama

At Burnt Springs Campground, we are dog lovers and welcome responsible pet owners. Our goal is to create a safe and enjoyable environment for all guests. To protect the campground, our residents, and our animals, the following rules strictly apply:

All pets must be kept on a leash no longer than 6 feet at all times when outside your RV or campsite.

Pets may not be left unattended outside under any circumstances.

Excessive barking, aggressive behavior, lunging, chasing, or any disturbance to other guests will not be tolerated.

Pet waste must be picked up immediately and properly disposed of. Failure to clean up after a pet may result in fines or removal from the property.

Pet owners assume full responsibility and liability for any injury, damage, loss, or disturbance caused by their pet, including but not limited to:

Injury to other guests

Injury to other animals

Damage to grass, utilities, RV hookups, or campground property

Pets are allowed only as long as they do not disturb other residents and do not damage grass, landscaping, utilities, or campground property.

Burnt Springs Campground maintains a breed-neutral policy. No specific breeds are automatically restricted; however, acceptance of any pet is solely at the owner's and management's discretion.

Management reserves the absolute right to deny, restrict, or require removal of any pet at any time for safety concerns, behavioral issues, property damage, or policy violations.

Burnt Springs Campground, its owners, and management shall not be held liable for any pet-related incidents, injuries, damages, or disputes between guests.

Service animals assisting individuals with disabilities are welcome in accordance with federal law. Service animals must remain under control at all times. Emotional support animals must comply with standard pet rules.