



Hills Landing & RV Park

728 Hills Landing Road, Cross, South Carolina

843-753-2731 | hillslanding.com | WiFi: Hills Landing Hotspot

PARK RULES & REGULATIONS:

- 1. ROAD SPEED:** The speed limit is 5 MPH throughout the Campground
- 2. RESPONSIBILITY:** Hills Landing & RV Park is not responsible to owners for any loss or damage to their property including, but not limited to explosion, fire, flood, tornado, windstorms, high water, hail, Acts of God, or any other conditions. The Park is not responsible for damage or theft of RV, trailers, contents, equipment, accessories, or personal belongings. The owner/lessee accepts full responsibility for their RV and agrees to carry their own insurance to protect their RV and such other property against said perils.
- 3. FIREARMS:** No discharging of firearms, air rifles, BB guns, Bow and arrows, crossbows, or slingshots permitted at any time in the park. No Fireworks will be allowed at any time.
- 4. NOISE:** Between the hours of 10:30 PM and 8:00 AM excessive noises created by tenants or guests will not be tolerated.
- 5. CAMPER COURTESY:** Walking or driving golf carts or vehicles through other campsites is forbidden. Please stay on roads. All children are to be on their sites or with their parents after the hour of 11:00 PM. This includes teenagers. IF YOU DO NOT OBEY, YOU CANNOT STAY. Please note that children are always present around the Landing and Park. Inappropriate Language or Signage is unacceptable.
- 6. CHILDREN:** Parents are responsible for the behavior and safety of their children near the water and on the campground. Climbing trees and playing around restrooms is prohibited. Please DO NOT leave your children unsupervised at the restaurant or marina.
- 7. PETS:** All Pets must be kept on leashes, and it will be the responsibility of the owner to insure all stool deposits are cleaned up immediately. No Pit Bulls allowed. **Vicious or Problematic** dogs will not be allowed at any time in the park. This rule applies to all campers and their guests. No doggie fences allowed. Cables & Runners only as of November 2023.
- 8. UTILITIES:** Sewage or sink water must not be discharged on the ground. Due to underground utilities, do not drive stakes or any object into ground without checking with the office.
- 9. GUESTS AND VISITORS:** Are Welcome!! They must be informed of our regulations. To avoid embarrassment, management should be advised in advance if guests are to arrive not accompanied by trailer owner. **Remember all owners are responsible for the conduct of their guests or visitors.** Loud and boisterous parties or conduct will not be tolerated. Common Sense and Good Judgement are the rules to follow. **No more than 2 cars per lot.** There is additional parking in designated areas in the park for extra guests.
- 10. LONG TERM CAMPERS:** Campers cannot live on the campground full time. **You must have a mailbox elsewhere for all personal mail.** There will be no alterations to any site without prior approval from the owner or manager. On site camper will not be sold to a new owner without approval of the campground owner or manager.
- 11. MAIL:** Hills Landing's business address may not be used as your personal mailing address. All campers must have an off-site mailing address for all personal mail. Any personal mail sent to us will be Returned to Sender. ***We will gladly accept packages from FedEx, UPS, Amazon, etc.** -Packages will be stored in the small grey storage shed located at the front of the store/office.
- 12. CLEANLINESS:** This is not a junkyard. The 30 Minute Rule applies. All campers must be able to pack up all belongings in 30 minutes or less. No fuel cans, refrigerators, storage buildings, hot water heaters, fences, decks, or enclosed trailers. No unused block, brick, lumber, patio stones, PVC pipe allowed on site. Temporary tents and gazebos allowed on site for 3 days only. No inoperative golf carts, trucks, boats, jet skis, etc., are allowed on sites. Only ONE watercraft and trailer allowed on site. Additional temporary parking is available. (Please speak with Management)
**Wooden steps are allowed, but the top landing may not exceed 4' x 4'.
- 13. CAMPGROUND LOTS:** Camp sites are not transferable and are not to be sub-rented. This agreement is with the RV owner only, and is for original time agreed upon, and is valid if signed by original RV owner. Any change in RV ownership will require a new agreement. Previous RV customers will be given preference in lot assignment whenever possible.
- 14. ELECTRIC:** (MONTHLY & Long-Term site holders) Lessee/owner is responsible for their electric, which is metered and monitored by Management. Lessee shall be billed monthly. All Electric Bills shall be paid within 10 days of receipt of bill, if not lessor can void this contract. **ELECTRIC BOXES WILL BE LOCKED BY MANAGEMENT ON ANY ACCOUNT 30 DAYS OR MORE PAST DUE.** Electric bills are to be paid by clicking the link in their online bill, or in the store via Debit, Credit, or Cash.
- 15. INSURANCE:** Owners are required to have their RV, campers, trailers, boats, golf carts, and contents fully insured against damage or theft.
- 16. SERVICE WORK/TECHNICIANS:** Any & all technicians entering Hills Landing RV Park to do work must check in at the office and show proof of Insurance & Workman's Comp. before starting any jobs. It is the RV owner's responsibility to ensure their preferred technician knows this in advance.
- 17. BICYCLES:** Bicycles will not be ridden at night without the proper nighttime light safety equipment. No riding of bicycles, skateboards, skates, or scooters around front door or patio/picnic table area.
- 18. DUMPSTERS:** **Please do not place anything but bagged household garbage in Dumpster.** If you have large items such as furniture, extra-large boxes, mattress, grills, or any metal, it can be taken to the Dump/Recycle Convenience Center conveniently located at:
2163 Ranger Drive, Cross, SC 29436. Hours of Operation are 7:00 AM-6:00 PM Closed Thursday & Sunday.
- 19. LEASE/RESERVATION RENEWAL:** Lessee agrees that upon expiration of this lease, renewal is solely at the discretion of the lessor.
- 20.** Lessor/Management reserves the right to change, alter, or otherwise make changes to this agreement or its rules and regulations at any time without prior notice.
- 21. GOLF CARTS:** Should only be driven by someone with a valid driver's license. Children **MUST** have a licensed driver with them to drive the golf cart. This is for the safety of the cart owners and the residents of the park. Golf carts must be fully insured. If operating at night, proper lighting is required. **No reckless operation of carts will be tolerated.** Each lot owner will be afforded one (1) warning. Any further violations will require removal of the golf cart from the campground.
- 22. LAUNDRY/BATHHOUSE:** Hours of operation are between 6:30 AM-10:00 PM Please be courteous and clean up behind yourself before your departure from building. Please do not leave any personal belongings behind as they will be tossed in the garbage by our staff. We strive to make everyone's experience here a nice, safe, and clean one!! If you need to access the bathhouse after hours please see management about an access card.
- 23. GENERAL STORE/OFFICE:** Hours are subject to change depending on the season. Please call for current hours of operation.
- 24. EMERGENCY SITUATIONS:** Medical and Fire Emergencies CALL 911. For after-hours emergencies that do not require immediate attention, please call the store (843) 753-2731 and follow the directory.
- 25. CAMPFIRE:** Small Campfires are allowed inside an approved fire ring. No burn barrels allowed!! The **Community Fire Pit** is available for all to enjoy. Please do not use lighter fluid or gasoline. Do not throw trash in the fire pit, please use the receptacle.
- 26. DISCLAIMER:** Persons using Hills Landing & RV Park and its facilities do so at their own risk. They assume all responsibility for injury or illness occurring to them or members of their party. Hills Landing & RV Park (Pura Vida Unlimited LLC) assumes NO responsibility for lost, damage, or stolen property occurring to anyone while on its grounds, or facilities.
- 27.** The Management or Owners of Hills Landing & RV Park reserve the right to eject all violators of these rules and regulations, without refund, and to remove persons or animals who are considered detrimental to the health, safety, or welfare of others using the landing, campground, or its facilities.

Rules & Regulations continued..

Wi-Fi: Hills Landing Hotspot ~ Password: Hills2023

Important Information for our Campers:

- **SIDE H "HILLSIDE" CAMPERS:** Please do not park on the grass.
All grassy areas on this side of the park have irrigation/sprinklers. We thank you for your cooperation.
- **MAIL: ALL CAMPERS** must have an off-site address for all personal mail. Hills Landing's business address cannot be used as your personal mailing address. If you are staying long term with us, we will happily produce a letter for the Post Office stating your long-term residency here. Any personal mail we receive will be Returned to Sender.
- **PACKAGE DELIVERY:** You may have packages sent to Hills Landing. For the safety & security of our guests & their belongings, we do not allow direct delivery to camp sites. All drivers must deliver packages to the small grey shed in front of our store entry. Please pick up your packages the day they arrive, as we have limited space.
- **RESERVATION/REFUNDS:** We do not hold RV sites indefinitely. If you need to shorten or extend your stay, please communicate with us so that we can continue to accommodate you.
We **do not offer **REFUNDS** for early departures.
- **PETS:** We love our furry friends!! However, Hills Landing has a "No Pet Fence" rule as of November 2023. (you may see fences at a few camper sites that arrived prior to) We allow the use of cables, runners, and retractable leashes. This rule helps us maintain order, cleanliness and the ability to maintain our property to the highest standards. Thank you for your understanding.
- **Wi-Fi:** Hills Landing does offer free Wi-Fi, however, if you are working from home and you require the internet to do your job, we highly suggest having a back up plan. Our internet is not perfect! Thank you for your understanding.
- **LAUNDRY & BATHHOUSE:** Our Laundry and bathhouse is in the grey building with the double glass doors. Doors are unlocked between 6:30AM – 10 PM. If you are inside the building after 10pm you must press the lit green button to the left of the door to exit. When using the facility please remove your clothes promptly as a courtesy to your fellow campers. Please see one of our staff if you need to access this building after hours due to your work schedule.
- **EXTRA PARKING/VEHICLES:** If you have a vehicle, boat or trailer that will not fit at your RV site, please inquire about overflow parking with the office. (843)753-2731

For news and updates please follow us on:

Facebook: Hills Landing RV Park AND Hills Landing RV Park Campers

Instagram: @hillslandingrv ~ Text Announcements from (737)232-7448