

WELCOME TO

Tripl

RV PARK



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Welcome Home

TO TRIPL RV PARK

We understand that you could have spent your time and resources elsewhere and we are grateful that you chose us. We aim to make your stay with us an enjoyable one. Please let us know if there is anything that we can do to help make you feel even more at home.

We are a small, family owned park that provides luxury, but, affordable temporary housing options. We have tiny homes, RVs, mobile homes and custom-built cabins for rent. We also offer in-park, owner-financing for some of our select units. Inquire at the office if you would like more details.

Amenities

LAUNDRY-ROOM

There is a laundry room available for guests only. The facilities are free. The shared washer and dryer is located in the brown tiny home up front right as you go up the few steps.

INTERNET/WIFI

We have Wi-fi throughout the park.

SSID: TripL RV Park

Password: 3571627364

OUTDOOR KITCHEN

Coming soon!

TRASH

The dumpster is located at the front of the property and is emptied every Wednesday. We have provided Trash cans for each location. **Please place only bagged trash in these.**

Check-Out

- Check-out time – 11 AM
- Pile linens and dirty towels on the floor
- Leave the air conditioner/heater on 78°
- Empty refrigerator
- Place dirty dishes in the sink
- Double check to make sure you are not leaving anything behind.
- Leave the key on the counter
- Empty the trash in the dumpster on your way out
- Leave a review

RV Park Policies

Park Policies and Rules were put in place to assure the park remains a safe, clean, and quiet park for everyone to enjoy. These policies are to ensure the welfare of all campers staying with us. All guests are subject to the same policies and it is your responsibility to follow them.

All guests are expected to comply with all statutes, ordinances, and requirements of all municipal, state, and federal authorities now in force, or which may hereafter be in force, pertaining to the premises. Be aware that this property falls in a flood plain and the property Host are not responsible for any losses or damage to guest property caused by nature or any act of God including floods, rains, tornados, hail, wind, fire, etc.

Occupancy: Occupancy rates are based on 2 adults and 1 vehicle per RV site. Additional vehicles may incur additional charge

All monies are due at the time of check-in unless previous arrangements have been made with management

All monies paid are nonrefundable.

Visitors: All guests and their visitors are subject to the same rules and it is the guest's responsibility to inform their visitors and make sure that all rules are followed during their visit. If you are notified by management that you or your visitor are in violation of any rule and you continue to not comply, you and or the guest will be asked to leave immediately. Any damage or destruction of any property will be paid for by the responsible party.

Pets: Pets are allowed in the park on a case by case basis. Pets MUST be disclosed prior to move in or as soon as possible if acquired after move in. Failure to do so will result in a fine in addition to the pet fee and could result in termination of Agreement and eviction. There is a 100 pet fee for each pet up to two 2 pets. Pets must not be left outside unattended at any time, and must be kept on a leash at all times when outside your trailer. It is your responsibility as a guest to pick up after your pet and place all solid pet waste in a plastic bag and properly dispose of it. Guests will be fined after the first warning. Do not leave pet waste on the ground! No aggressive dogs are allowed in the park. Excessive barking or any signs of aggression will not be tolerated and guests will be asked to remove their animal from the property if it becomes a problem.

Guest must keep all vaccinations current.

Propane: Propane can be exchanged at a cost (5 gal), larger bottles will incur a higher charge. All bottles exchanged must be within service dates or they will not be accepted and will have to purchase a bottle at purchase price.

Checkout: At the time of check-out campers are required to clean up their site before leaving and must notify management of their departure. Trash must be placed in the dumpster or there will be a \$20 disposal fee.

Renewal Term: It is the intent of both parties that this agreement is on either a: 3 day, weekly or on a month-to-month basis and this agreement, and all stipulations herein, shall remain in full force and effect for so long as the Guest occupies said premises

Notice of Photography and Video Recording

I understand that photography, audio and video recording may occur on these premises for security purposes and give my consent to be recorded

RV Park Rules

1. Quiet time must be respected between the hours of 9:00 pm and 8:00 am Sunday through Thursday and 11:00 pm to 8:00 am Friday and Saturday. No loud music or parties are allowed. Please be considerate of guests who might sleep in on weekends. Loud, disorderly, or unlawful conduct will not be tolerated and will result in guests being asked to leave the park immediately.

2. Guests must keep their RV site neat and clean at all times. (You may have plants, BBQ grills/smokers, and lawn furniture on your site, but please keep everything else out of sight.) All trash must be placed in the trash cans immediately. Do not ever leave full trash bags outside your RV. No tires, furniture, car batteries, oil, antifreeze, or other hazardous materials are allowed to be dumped in the trash cans. All trash must be bagged and tied, and boxes must be broken down – failure to do so may result in a fine.

3. Parents must be with their children at all times. Never leave your child unattended. You and only you are responsible for the conduct and safety of your children.

4. No parking in empty RV spaces. Parking in empty RV spaces

without prior approval will result in additional charges. Only 1 vehicle allowed per lot. No big rigs are allowed inside the park.

5. There is absolutely no Vehicle/RV/Motorcycle washing allowed in the park at any time.

6. Alcohol use must and shall be done responsibly!!!! ALL BEER CANS, BOTTLES, LIDS, CUPS, ETC. must be picked up and thrown in the trash can immediately. In addition drunken and disorderly conduct will not be tolerated and result in proper measures being taken to ensure the safety of all guests.

7. Smoking is not allowed in any of the park provided RVs. Smoking is allowed in personally owned RVs and outside, but please do not throw cigarette butts on the ground. This is not only a fire hazard, but it also littering.

8. Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive or vulgar behavior will not be tolerated and will result in immediate eviction without refund. In addition, the possession, sale or manufacturing of illegal drugs or drug paraphernalia within the RV park is prohibited and will result and immediate removal. Any and all suspected illegal activity will be reported to the local law enforcement agency.

9. Excess use of electricity or water on any site will result in additional charges.

10. Makeshift Clotheslines are not allowed. Electric Space Heaters, Cheater Boxes, or Pigtails are also not allowed. In addition, Host is not responsible for any electrical components on RV's. Furthermore, guests must make sure that there is a positive sewer c-seal at both ends of the sewer hose.

11. ABSOLUTELY NO FIREWORKS ALLOWED AND NO OPEN FIREARMS DISPLAYED.

These rules were created to assure that TripL RV Park remains a safe, clean, quiet RV Park and that all of our campers may have a comfortable experience during their stay.

Restaurants

Dark Roast

(979)647-1111

WWW.DARKROAST.COM

119 N Main
Sweeny, TX

HOURS

MON-FRI 5:30AM - 7PM
SAT 7AM - 2PM

Diamond S Restaurant

(979) 798-2137

1013 S Brooks St
Brazoria, TX

HOURS

MON-SUN 10AM - 10PM

Dido's Restaurant Yellowstone Paddlewheeler

(979) 964-3167

WWW.DIDOSSEAFOOD.COM

2922 County Road 519,
Brazoria, TX

HOURS

MON-WED 11AM - 2PM
THU 11AM - 2PM, 5PM-9PM
SAT 11AM - 10PM
SUN 11AM - 4PM

Fat Grass

(979)244-7277

WWW.THEFATGRASS.COM

1717 7th
Bay City, TX

HOURS

MON-WED 11AM-MIDNIGHT
THU-SAT 11AM-2AM

Giovanni's

(979)849-3332

WWW.GIOVANNISITALIANKITCHEN.COM

729 E Mulberry
Angleton, TX

HOURS

TUE-SAT 4PM-9PM

Lou Ella's Old Fashioned BBQ

(979)548-4113

105 N Main
Sweeny, TX

HOURS

MON, TUE, THU 11AM-8PM
WED 11AM-7PM
FRI 11AM-10PM

On The River

(979)233-1352

WWW.ONTHERIVERRESTAURANT.COM

19 W 2nd
Freeport, TX

HOURS

MON-SAT 11AM-9PM

Vallarta Mexican Grill

(979)345-3556

188 Freeman
West Columbia, TX

HOURS

MON-WED 11AM-9PM,
THU 11AM-10:30PM
FRI & SAT 10AM-10PM
SUN 10AM-10PM

Coffee Shops

Dark Roast

(979)647-1112

WWW.DARKROAST.COM

119 N Main
Sweeny, TX

HOURS

MON-FRI 5:30AM - 7PM
SAT 7AM - 2PM

421 Coffeehouse & Bistro

(979)345-2560

WWW.421COFFEEHOUSEANDBISTRO.COM

421 S 17th
West Columbia, TX

HOURS

MON-FRI 6AM - 9PM
SAT 8AM - 9PM

Kate's Coffee Tea & More

(979)318-3471

WWW.KATESCOFFEEANDTEA.COM

1606 6th
Bay City, TX

HOURS

MON-SAT 7AM - 8PM

Starbucks

(979)299-3052

WWW.STARBUCKS.COM

104 State Hwy 288
Lake Jackson, TX

HOURS

MON-SAT 4:30AM - 10:30PM
SUN 5:30AM - 10PM

Grocery

HEB Bay City

(979)245-2990
2700 7th
Bay City, TX

HOURS

6AM - 11PM

Pharmacy, fresh sushi

HEB Lake Jackson

(979)297-1288
97 Oyster Creek Drive
Lake Jackson, TX

HOURS

6AM - MIDNIGHT

Pharmacy, fresh sushi, fresh tortillas

HEB West Columbia

(979)345-6590
110 W Brazos
West Columbia, TX

HOURS

7AM - 10PM

Stewart's Sweeny

(979)548-2621
205 Ashley Wilson
Sweeny, TX

HOURS

6AM-9PM

Limited check cashing, coin machine

Stewart's Brazoria

(979)798-2600
102 E San Bernard
Brazoria, TX

HOURS

7AM - 10PM

Walmart Bay City

(979)245-0196
4600 7th 24 hrs
Bay City, TX

HOURS

24 hrs

Pharmacy, bakery, tires

Walmart Lake Jackson

(979) 297-9757
121 Highway 332 W,
Lake Jackson, TX

HOURS

24 hrs

Pharmacy, bakery, tires

Walmart West Columbia

(979)-345-3147
301 N Columbia Dr,
West Columbia, TX

HOURS

7AM - 11PM

Entertainment

AMC Brazos Mall

(979)285-9099

WWW.AMCTHEATRES.COM

Brazos Mall

Lake Jackson, TX

Movie theater

Krazy Sk8

(979)265-1426

KRAZY-SK8.COM

1219 TX 332

Clute, TX

Skating Rink with snack bar and arcade

MSR Houston

(281)369-0677

WWW.MSRHOUSTON.COM

1 Performance Drive

Angleton, TX

Go-track/ racing

HOURS

9AM - 5PM

Mulligan's Golf Center

(979)730-4653

WWW.BAYCITYMOVIEBOWLGRILLE.COM

855 County Road 340

Angleton, TX

HOURS

SUN-THU 10AM-10PM

FRI & SAT 10AM-11PM

Driving range with bar

Schulman's MBG

(979)429-2610

WWW.BAYCITYMOVIEBOWLGRILLE.COM

6655 7th

Sweeny, TX

Movie theater, bowling, arcade, and restaurant/bar

Urban Air

(979)307-7793

WWW.URBANAIRTRAMPOLINEPARK.COM

Inside Brazos Mall

Lake Jackson, TX

Indoor trampoline park

Parks & Beaches

Backyard Park

Behind City Hall | FM 524
Sweeny, TX

*Playground, splash pad, Veteran's
Memorial, Walking trail, Covered pavillion*

Brazos Bend State Park

(979)553-5102
21901 FM 762
Needville, TX

*Camping, fishing, wildlife, walking trails,
playgrounds*

Bryan Beach

Bryan Beach Rd
Freeport, TX

Fishing, swimming, camping, shell collecting
Freeport, TX

First Capitol Pool

(979) 345-2266
1300 North 13th Street
West Columbia, Texas

*Open Pool During the summer, Park-
covered pavilion, Soccer and Softball fields,
Walking trails and Fishing Pond, Playground*

Hanson Riverside County Park

TX 35
West Columbia, TX
*Boat ramp, fishing, Walking trails,
BBQ, playground, Covered Pavillion*

Matagorda Beach

WWW.MATAGORDABEACH.ORG
Matagorda, Texas

Riverside Park

(979)245-0340
Bay City, TX

*Camping, playground, day use picnic area,
fishing, and swimming*

Sargent Beach

WWW.SARGENTBEACH.COM
*Day Use- fishing, bird watching, shell
collecting, playground, restrooms*

Surfside Beach- Jetty Park

101 Parkview
Surfside, TX

Quintana Park

(979)233-1461
330 5th
Quintana, TX

*Camping/ cabin rentals, fishing, shell
collecting, restrooms w/ showers,
boardwalk*

Hunting & Fishing

All Seasons Guide Service

(361)920-2825

MIKE@ALLSEASONGUIDESERVICE.COM

5639 FM 1686

Victoria, TX

Guided hunting and fishing trips

Bourne Fishing Charters

(817)501-4997

322 Marine Way

Freeport, TX

Offshore Fishing Charter

Covert Ranch

(713)975-1975

COVERTRANCH.COM

800 Bering Drive #305

Houston (Bering Park), TX

Hunt whitetail deer, quail, dove, etc.

Cowboy Charters

(979)864-9439

COWBOYCHARTERS.COM

135 Shark Lane

Surfside, TX

Deep Sea Fishing

Freeport Texas Fishing Charters

(409)739-8526

FREEPORTTEXASFISHINGCHARTERS.COM

516 Marine Way

Freeport, TX

Offshore Fishing Charter

Sea Center Texas

(979)-292-0100

TPWD.TEXAS.GOV/FISHING/

SEA-CENTER-TEXAS/

302 Medical Drive

Lake Jackson, Texas

Admission is Free

Waterfowl Specialties

(979)543-1109

3525 N Mechanic

El Campo, TX

Guided waterfowl hunts

Fitness

Absolute Fitness

(979)548-3770

206 N McKinney

Sweeny, TX

24 hour gym, tanning beds

Grit Fitness

(979)345-2333

GRITFITNESS.COM

431 S 17th

West Columbia, TX

Planet Fitness

(281)968-7661

PLANETFITNESS.COM

208 HWY 332

Lake Jackson, TX

Open 24 hours

Lake Jackson Recreation Center

(979) 297-4533

[WWW.LAKEJACKSON-TX.GOV/248/](http://WWW.LAKEJACKSON-TX.GOV/248/RECREATION-CENTER)

RECREATION-CENTER

91 Lake Rd,

Lake Jackson, TX

*Family friendly facility with swimming,
Basketball courts, racquetball courts,
volleyball, pickleball, spin studio, KidZone
(Daycare), weight room, and sauna.*

Other Resources

ACE Cash Express

(979)266-7968

ACECASHEXPRESS.COM

1407 TX 332

Clute, TX

Beal's Bubbles Washateria

(979)548-3513

602 N Main

Sweeny, TX

Coin operated wash & dry, wash dry fold service, dry cleaning

CVS

(979)345-5119

CVS.COM

701 S 17th

West Columbia, TX

Frakey's Cleaners & Laundry

(979)798-4977

402 N Brooks Ste A

Brazoria, TX

Dry Cleaner

Pharmhouse Drugs

(979)459-2220

200 N Main

Sweeny, TX

Pharmacy

Texas Laundromat

(979)798-9274

312 S Brooks

Brazoria, TX

Coin operated wash and dry

Walgreens

(979)345-2147

WALGREENS.SHOPLOCAL.COM

100 E Brazos

West Columbia, TX

WWW.TRIPLERVPARK.COM

4218 FM 2611 | Brazoria, TX 77422

979-388-3989