WELCOME TO BREEZE LAKE AND SUNSET PALMS RV PARKS

PARK INFORMATION AND RULES

These are privately owned campgrounds. We reserve the right to select our clientele and guests. Please read the rules to ensure your visit is a fun and pleasant one. We appreciate your cooperation in helping us maintain Sunset Palms and Breeze Lake as a clean, attractive, and happy place for everyone to enjoy.

The office is open Mon thru Fri and hours are posted. (Emergency phone number after hours are Breeze Lake 956-831-4427 and Sunset Palms 956-831-4852). Available in the office are: Quarters for laundry, copier services, and all tickets for functions in the park.

The speed limit in the park is 5 mph at all times on all park roads AND MUST BE OBEYED

Laundry Room is open 24/7. ½ cup of liquid soap only please. If you use a pod IT MUST be placed in the washer and NOT in the liquid soap slot at the top of the machine. Cost per load may vary depending on weight and soil lever selected. Please turn out the lights when leaving. NO PETS ALLOWED INSIDE.

Library and/or Billiard Rooms are open 24/7. Available in the library are DVDs, puzzles as well as books and valley publications. There is a WiFi connection as well and designated 911 phone line. Please turn out the lights when you leave.

Recreation Hall: Open 24/7 and located by the swimming pool. All meals and entertainment are presented in the Rec Hall. Various card games take place in the Rec Hall as well- refer to the monthly calendar of events for details. Sign-up sheets for dinners, entertainment and gaming are in the Rec Hall. Please note that you must bring your own table service and drinks to all dinners in the hall. **Personal use of any kitchen appliances or items is strictly prohibited.**

Mailboxes: Mailboxes are allocated by Site Numbers. Be sure to forward your mail back home when you leave. Mailboxes are assigned per request at the office.

Garbage and Recycling: Trash and recyclables are collected daily around 10 am **(no Sunday or Holidays)** at your site by park staff. PLEASE DON'T PUT TRASH OUT THE NIGHT BEFORE. If you want to, you can deliver the trash to the bins located at the front of the property at Sunset Palms and by the Dog Park at Breeze Lake. Do not leave your bags outside of the bin. There are doors on either side of the bin. Make sure you close the doors afterward so that animals won't get inside. Please abide by the list of acceptable recyclable items and mark bags with an "R" for recyclables. Trash placed after 10am or Sunday's is prohibited and enforced.

Misc.: Guests are asked to refrain from selling or advertising merchandise and/or services within the park. No business may be operated on or from the park property without PRIOR written consent of management.

Heated Pool and/or if applicable Hot Tub: Hours are l0am – l0pm. No glass of any kind is permitted in pool area. No lifeguard is on duty so please stay safe. Refer to the calendar of events for exercise times.

Washing RVs and Vehicles: There is a $15.00 water charge for washing RVs and an $8.00 charge for vehicles. We use the honor system to monitor this so please advise the office if you are washing your equipment.

Site Maintenance: An airtight sewer connection or sewer donut is required on all sewer hookups. We ask that your maintain your site, keep it clean and orderly. If your water hose is leaking please fix it right away. There is a $25.00 penalty for leaky hoses.

All Visitors and Service Companies must check in with the office to sign a liability waiver. This a private property and we want to ensure your security as well as that of your family and property. Do not give out your gate code or card. We ask that your report any suspicious vehicles/persons to management. Gate cards are available in the office.

Campground Etiquette: Applies to all. Please do not walk through or enter an RV or Campsite without an invitation. Quiet time is from l0PM -7AM.

Parking: Only one vehicle and one RV per site unless permission is given by management. Please park in your designated parking spot. Please do not parking in unoccupied sites. Some sites may be reserved. No parking on streets or on cement patio slabs. Oil changing or major mechanical work on vehicles is prohibited. For extra parking please check with the office.

Pets:

1. For the safety and welfare of your pet(s), guests, and resident's pets must be kept on a 6ft leash at all times when outside the owners' unit. This means that you must be in control of your Pet at all times when it is outside your unit.
2. BARKING, NOISY, AGGRESSIVE, OR VICIOUS pets are not allowed in this Park. NO EXCEPTIONS.
3. Pets must be on a leash at all times when your pet is outside your unit. THERE IS AN OFF LEASH DOG PARK AT THE REAR OF THE PARK. You MUST PICK UP and dispose of all pet waste in the appropriate waste containers or waste receptacles. Pet waste disposal bags are provided in the receptacle at the Dog Park. You may be fined $25.00 for not picking up after your animal.
4. PETS MUST BE RESTRAINED AT ALL TIMES (in other words you must have control over your Pet at all times- no pet should be running around the Park). Pets are not allowed in any buildings (exception- Service Animals), this includes the laundry room, bathrooms, inside the pool fence area and Rec Hall, as well as any other park owned building. Pets may not be left out unattended.
5. Pets are not allowed in any park facilities including the Recreation Hall, Laundry, Library, Spa, Office, Pool, or Pool area, etc. EXCEPTIONS: Service Animals (Which is an animal that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other disability). We require certified verification of such animal per ADA Service Animal Law.
6. Pets are not to be left unattended AT ANY TIME while outside the owner's unit.
7. Pets are limited to two (2) per site. EXCEPTIONS: Must be approved by Management.
8. All pets must have appropriate vaccinations as prescribed by law. All vaccination paperwork must be presented at registration and will be kept in your file.
9. If you feed or provide water for any wild or stray animal it shall be considered yours and all pet rules shall apply.

We are very proud of our parks and will try to make your stay as quiet, comfortable, and safe as possible. We are a pet friendly park but realize that not everyone is a pet lover, so we ask that you abide by our pet rules. Should you have any concerns or comments, please contact the office. Thank you for choosing to stay with us. We hope you will enjoy your time with us and return again.

No open carried firearms permitted in the park. Fireworks and open fires are not permitted for liability reasons.

No fences, barriers or barricades allowed in park unless prior approval is obtained by Management.

We love our children and grandchildren and welcome them to visit during the season. Any visiting child must be under adult supervision at all times. You are responsible for any accidents or damages caused by them.

Please do not attempt to correct many problems with park facilities, or equipment. Notify the office and we will have one of our staff correct the problem.

Any guest who fails to follow park rules may be asked to leave the park at sole discretion of the management. There will be no refund of any monies paid.

Breeze Lake and Sunset Palms RV and Mobile Home Parks, its Owners and/or employees are not responsible for theft, accidents or damages due to malicious mischief, acts of God and/or misuse of park facilities. We do recommend that you lock your bicycles. We are very proud of our park and will try to make your stay as comfortable, enjoyable, and safe as possible. Should you have any concerns or comments, please contact the office.

Management reserves the right to change or modify the rules as it deems necessary. A current copy of all rules will be available in the office.

Thank you for choosing to stay with us and we hope you will return again and again. We appreciate your business.

SUNSET PALMS RV PARK
1129 N. MINNESOTA AVE, OFC
BROWNSVILLE, TX 78521
(956)831-4852
manager@sunsetpalmspark.com

BREEZE LAKE CAMPGROUND
1710 N. VERMILLION AVE, OFC
BROWNSVILLE, TX 78521
(956)831-4427
manager@breezelake.com

February 1, 2025

Re. Trash pickup and Dump

Dear Guest and Residents

Please remember that trash pickup provided by the park is for household trash only. We pickup onsite daily Monday thru Saturday; please have your trash out NO LATER than 10am. DO NOT LEAVE TRASH OUT THE NIGHT BEFORE OR ON SUNDAYS as this brings in stray animals and can leave a huge mess for our guys to clean up.

Trash needs to be in a plastic bag that is tied.

We will also gladly pickup yard waste out by the road as well as recycles. Please make sure boxes are broken down before pickup.

There is no dumping allowed in the back of the park unless it is bagged household trash that is placed in the dumpster.

If you have large items such as furniture, mattresses, appliances, construction materials etc., you will need to haul them to the County dump that is only a few miles away.

Also please remember to pick up all dog waste and dispose in the appropriate containers.

PLEASE ALSO REMEMBER THAT SPEED LIMIT IN THE PARK IS 5 MPH

We thank you so much for your help and understanding.

Mel Wilson

Breeze Lake and Sunset Palms Property Manager