

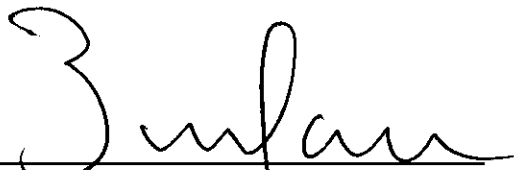
**ORDER: OPEN PUBLIC HEARING ON CONDITIONAL USE PERMIT TO DEVELOP
A RECREATIONAL VEHICLE RESORT IN A RURAL (A-1) DISTRICT ON
LAFAYETTE COUNTY PARCEL 149-29-001 AND 149-29-001.05**

Motion was made by Tim Gordon, duly seconded by Scott Allen, to open Public Hearing on Conditional Use Permit to develop a Recreational Vehicle Resort in a Rural (A-1) District on Lafayette County Parcel 149-29-001 and 149-29-001.05.

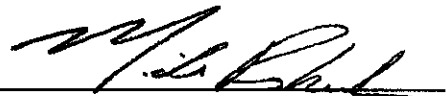
The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor John Morgan, voted yes
Supervisor Tim Gordon, voted yes
Supervisor Scott Allen, voted yes
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 5th day of February, 2024.



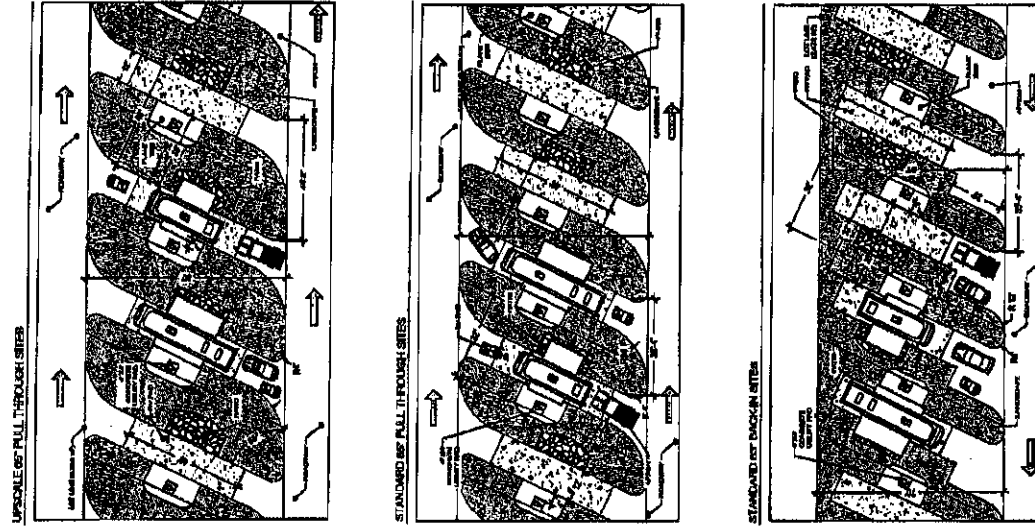
**Brent Larson, President
Board of Supervisors**



Mike Roberts, Chancery Clerk

The Planning Commission recommends approval of the Roundabout Oxford RV Park and Water Resort conditional use permit request to develop an RV Resort in a Rural (A-1) District on Lafayette County parcel 149-29-001 and 149-29-001.05 (Planning Commission Case 23-311). In addition to the requirements of Section 2105 of the Lafayette County Zoning Ordinance, the Planning Commission recommends the following:

- A variance should be granted from the maximum 5-acre requirement for RV Developments found in Article IIIB Section 2 of the Lafayette County Land Development Standards and Regulations.
- A variance should be granted from the pull through RV sites requirements found in Article IIIB Section 3 (a) of the Lafayette County Land Development Standards and Regulations.
- Lafayette County should accept existing vegetative screening in lieu of required screening when commercial uses abut an A-1 District.
- The developer must construct a wood/plastic opaque fence around the Gordon property. Between the entrance to the resort and the Gordon property, the fence must be 8' tall. The remaining fence must be 6' tall.
- The developer must create a 20' vegetative buffer between the entrance to the resort and the Gordon property.
- The developer must create a ditch and/or berm along the north boundary of the Gordon property to prevent drainage issues.
- The developer must separate his operations plan from his rental agreement in order to provide a clear, concise document that can be enforced by Lafayette County. (You will see in your packet how those items were combined and the need for them to be separated.)
- Lafayette County reserves the right to review the operations plan following a year of operations and may require changes as needed.

Oxford, Mississippi
December 5, 2023

OUTDOOR
—DANEN GROUP—
www.danengroup.com

Supplement to Application of Resort Properties, LLC

(Roundabout Oxford - RV & Water Resort)

Subsection A:

INGRESS & EGRESS:

As presented in the site plan, ingress, and egress the development will be from two points on Highway 278 (HWY 6), as approved by MDOT.

At the suggestion of MDOT, we have worked with our immediate neighbor to the east, Wink Tumbling Academy, LLC, to provide a new access to its facilities on the west side of its property, to better allow traffic flow and less chance of congestion at their current entrance.

We have also contracted for the purchase of the old Endevo / Kent Howell property and will be providing a new ingress /egress road from County Road 105, across the rear of the Howell Property and Wink property, to the eastern line of the Roundabout Property. Wink Tumbling Academy will have ingress and egress from both the new road to County Road 105 and the new entrance to the west of their property.

PROPOSED STRUCTURES:

1. 150 paved and landscaped RV sites, with connections for water, sewer, and electricity.
2. 20 Luxury Cottages, with independent connections for water, sewer, internet, and electricity.
3. Covered pavilion space for meetings and rallies of guests of the RV Resort.
4. Enclosed Grand Lodge for meetings and rallies of guests of the RV Resort, including an arcade
5. Main Entrance & Guest Check-In building, camp store and management offices.
6. Enclosed water features, including double loop slides, water playground, splash pad/family pool, adult pool, and hot tub
7. Pump/control buildings for water features
8. Maintenance Building & Electric Golf Storage
9. 2 Bath Houses & Laundry Facilities
10. Zen / Yoga Garden
11. Walking Trail
12. Enclosed Dog Park with Wash Station
13. Water Recreation, including paddle boats, paddle boards and kayaks
14. Playground facilities for ages 5-12, and separate one for ages 2-5
15. Pickleball Courts.
16. Miniature Golf Course.

VEHICULAR AND PEDESTRIAN SAFETY AND CONVENIENCE

Vehicular Traffic Flow and Control

Traffic will be directed throughout the resort on one-way roads and drives, with appropriate directional signage and posted speed limits between 5 – 10 mph. Roads will be hard surface with curbs.

Pedestrian

Pedestrian travel will be as is common in RV resorts, that is along designated paths, walking trails, sidewalks, steppingstones, or designated crossings.

ACCESS IN CASE OF FIRE OR CATASTROPHE

Access for emergency vehicles and services will be readily available at each point of ingress to the development. Additionally, the lanes of travel will be widened at fire hydrants to allow for a fire truck to be parked at the hydrant and other vehicles to still be able to pass. One-lane roads will be 15' wide and two-lane roads will be 24' wide.

SUBSECTION B:

OFF-STREET PARKING AND LOADING AREAS

As indicated on the preliminary site plan, there will be paved, off street parking at each RV site, sufficient for a full-size RV to be parked on site, as well as a tow car or visitor, and electric golf cart. Each cottage will have paved and designated parking for two vehicles and an electric golf cart at each cottage.

There will be 50 parking spaces for employees and vendors. Additional paved and designated parking will be provided for overflow visitors and food trucks for special events.

At the main entrance check-in building, there will be multiple lanes for parking RV's and tow-cars without interfering with others pulling in or checking in from the primary ingress/egress points. More particularly, there will be two stacking lanes that are 200' each, a single stacking lane of 250', and 10 guest parking spaces. Thus, there will be 650' feet of stacking, and 10 passenger vehicle spots.

SUBSECTION C:

REFUSE AND SERVICE AREAS

There will be covered trash receptacles located throughout the property (at least 30), and a dumpster area with appropriate gating and screening. Additionally, as is usual and customary with RV resorts and campgrounds, the Site and Cottage renters will place their trash in bags at the end of each RV or Cottage site by 9:00 am each day, and it will be picked up by an employee on a utility cart throughout the day and placed in the dumpsters for ultimate pick up by the waste service providers.

SUBSECTION D:

UTILITIES, WITH REFERENCE TO LOCATIONS, AVAILABILITY, AND COMPATIBILITY.

Electricity:

Electricity will be provided by Northeast Mississippi Electrical Power, who will also work with the engineer in final electrical layout for underground power throughout, and transformers and substations as needed. 50- or 100-amp power will be provided to all RV sites as well as the cottages. Any electrical transformers or similar above-ground electrical features will be appropriately landscaped or screened.

Water:

Water will be provided to the development by the Westover Water Association, which has a current 10" line running along CR 105. Individual water service will be provided to all 150 RV sites and 20 cottage sites. Additional water will be provided to the permanent structures and water features (pools, splash pad, etc.). Two private wells (less than 4" each) will be used to serve landscape irrigation, the ponds, and some water features.

Sewer:

The Mississippi DEQ requires a daily flow rate of 100 gallons per day, per RV site or Tiny Home. This will equate to the need of a sewerage treatment plant of at least 17,000 gallons per day, though the resort will not always be full. We are proposing a 25,000-gallon wastewater treatment package plant which would be located to the rear central part of the development, with a spray field on undeveloped land behind it.

The proposed wastewater treatment package plant will be designed by an engineer and manufactured and installed by a certified entity, and subject to the approval of DEQ and other appropriate departments or agencies

Internet:

Fiber Internet will be provided to all guest through the development by NESPARC, who will design the layout for waypoints and optimum reach throughout all parts of the development.

SUBSECTION E:**SCREENING & BUFFERING WITH REFERENCE TO TYPE, DIMENSIONS, & CHARACTER**

Other than the south line of the development which abuts the highway, the entire perimeter of the development is completely screened by existing natural vegetation that is composed of a canopy of mature growth trees, with cedar and oak undergrowth, all of which will be preserved and protected.

Additionally, there are mature trees running along the southern property line along the highway for approximately half of the frontage. The remaining portion of the frontage will have appropriate natural evergreen and artificial screened to provide safe, solid, and aesthetically pleasing screen of the development from vehicle traffic on HWY 6 and adjoining neighbors.

SUBSECTION F:**REQUIRED YARDS AND OTHER OPEN SPACE**

With the project only having a ratio of less than five RV sites or tiny home cottages per acre of the development, there will be a significant amount of green space, lawns, and natural terrain. Each level of RV site will have the following spaces:

Luxury 65° Pull through Sites =	50'
Upscale 65° Pull through Sites =	44' 2"
Standard 65° Pull through Sites =	35' 4"
Luxury 65° Back-In Sites =	55' 2"
Upscale 65° Back-In Sites =	44' 2"
Standard 65° Back-In Sites =	35' 4"

SUBSECTION G:

GENERAL COMPATIBILITY WITH ADJACENT PROPERTIES & OTHER PROPERTIES IN THE DISTRICT.

The development is surrounded by agricultural/timber land on three sides, and commercial or agricultural across the highway, being Thompson Machinery. In a small 2 acres section of the front is a one-story, single family rental house that is approximately 55 years old. Care will be taken with existing natural vegetative screening and other evergreen measures to appropriately screen the property from this development.

SUBSECTION H:

ANY OTHER PROVISIONS DEEMED APPLICABLE BY THE BOARD OF SUPERVISORS

1. This will be a Tourism Impact Development under the certification standards of the Mississippi Development Authority.
2. Positive economic impact, tax base, construction and development supplies and jobs, and full-time employment with seasonal part-time employment.
3. Property will be staffed or have security 24/7.
4. There will be an aesthetically pleasing entrance and appropriate signage from the highway and County Road 105.

Supplement to Conditional Use Permit

Roundabout Oxford RV & Water Resort

1. **Storm Shelters:** Community storm shelters & safe rooms will be built in accordance with FEMA P-361, as amended, and located throughout the property. Storm shelters will be built within the main building, recreation building, grand lodge, and bath houses. Additional storm shelters will be placed outside of buildings, on slabs, and secured. The RV population of the RV sites, being 150 sites, is estimated to be 600 guests, if every site is rented and every RV has 4 guests. Realistically, half, or more of the RVs will only have two travelers, meaning 75 sites will have a population of 150 guest, and 75 sites will have a population of 300 guests, for a total of 450 guests. Additionally, consideration is given to the fact that the average occupancy will be 45%, and a percentage of the population will not heed warnings and take shelter. Even so, our plans are to provide shelter for 450 people at 5 square feet per person.
2. **Number of RV Sites:** The latest plat presented to you on December 6, 2023, is the correct number of RV sites, being 150 RV sites and 20 cottages.
3. **Dumpsters:** There will be four 8-yard dumpsters and will be angled and easily accessible to the entrance from the new road to CR 105.
4. **Fire Suppression System:** These will be designed into the building plans for the Grand Lodge. Additionally, any area with active food cooking on an open flame or fryers will meet the health and safety code with an ANSUL or similar, approved system.
5. **Emergency Access:** Each entry point to the resort will have the necessary equipment to allow for siren activated opening and a Knox Box.
6. **General Operations Plan:**
 - a. **Severe Weather:** There will be weather alert detectors and sirens in place and tied to the national weather service. Additional warnings will go by cell phone and the speakers located throughout the property. Locations and instructions related to safe rooms and storm shelters will be provided to all guests at the time of check-in. Staff will go through regular training and protocol on severe weather emergencies.
 - b. **Occupancy:** Occupancy will be limited to the number of guests at the 150 RV sites and 20 Cottages. The maximum number of people per site is 6 adults and 2 children.
 - c. **Staffing:** The resort will be staffed 24/7 by qualified staff. This full staff will include the following positions: managers, assistant managers, clerks, marketing, receptionists, security, attendants, maintenance, sanitation, grounds crew, activity director, cleaning, cooking, etc. The primary offices will be in the

main entrance building, with other offices located in buildings throughout the property.

- d. **Noise:** RV resort and related activities are not high-noise locations, and certainly not louder than the vehicular traffic on Highway 6. However, all the natural tree canopy and vegetation around the perimeter of the site will be maintained. Further, the central activities, including water features have been located by design approximately 500' way from the east and west property lines, and 500' from Highway 6. There will be no amplified music in the amphitheater, and any music played on the speakers in the water area will be low volume. **The Site Rental Agreement (Rules & Regulations) are attached with this and specifically addresses conduct and noise.**
- e. **Special Events:** There are no special events anticipated other than within the capacity requirements of the resort and amenities. If there are rallies, these will be limited to the attendees. If there is soft music or plays in the amphitheater, it will be limited to capacities. We would love to find a way to partner with different community groups, or perhaps school children or scouts, to have outdoor classes in the amphitheater, or use of the natural part of the park, all when it is not in full use by RV or Cottage guests.
- f. **Alcohol:** No application or request for alcohol has been made. However, as is usual and customary with RV resorts and parks, the sale or consumption of alcohol is a regular industry practice. At the appropriate time, a request for resort status will be made and the rules followed. The site rental agreement specifically prohibits the public display of alcoholic beverages. Essentially, like in the Grove on gamedays, any adult beverages will need to be in a red solo cup. All guests will be required to provide an ID upon entry and provided an Tyvek RFID wrist bracelets that cannot be removed during the stay, which clearly indicates whether they are under 21. These bracelets are an industry accepted practice and used for everything from charging food, accessing amenities, to accessing bathhouses. **The Site Rental Agreement (Rules & Regulations) are attached with this and specifically addresses these issues.**
- g. **Food Trucks:** In order to provide the best dining options for guests, food trucks will have a designated space for big weekends or nights. We anticipate inviting every type from seafood boils, Hispanic food, fried catfish, local flavor, to BBQ. All such vendors will be required to have the necessary license from the applicable health or food department.

Roundabout Oxford RV & Water Resort

General Overview

- Roundabout Oxford RV & Water Resort is open year-round.
- Peak Season is May 1st through September 5th.
- The resort is staffed 24 / 7.
- 1 recreational vehicle/unit and 2 vehicles per site (a golf cart counts as a vehicle); extra vehicles must park in overflow lot.
- Must be 21 or older to rent an RV Site or Cottage.
- Wristbands are issued to each guest upon check-in and must be worn at all times to identify you as a registered guest. These wristbands also serve as your ticket to fun and grant access to the amenities, events, and facilities. You may be turned away from an amenity, event, or facility if a secure wristband is not present.

Check In/Registration: 12:00 PM is check-in time for RV sites. 2:00 PM is check-in time for Cottages.

Check-Out/Departure: 11:00 AM is check-out time for both RV sites and Cottages.

Amenity privileges end at 11:00 AM on the day of your check out.

Quiet hours are 10:30 pm. to 8:00 am. All bicycles, scooters and golf carts must be parked and turned off during these hours.

Early Departure: Fees are not refunded for early departure. Guests are expected to occupy the registered site.

Dynamic Pricing: We have adopted dynamic rates which fluctuate based on occupancy like the other RV Resorts, car rentals and the hotel and airline industry. With dynamic pricing, rates vary based upon availability and are subject to change with each search.

Tents, Rugs, Canopies, Clotheslines, etc. Tent camping is not permitted on the property.

Rugs or screen canopies on the grass will smother and destroy the grass and are not permitted.

- Conduct & Appearance: Roundabout is a family-friendly resort. We expect all guests to behave in a family-friendly manner. Line jumping, profanity, behaving in a drunk or disorderly manner, or displaying immoral or lewd behavior and unruly behavior are considered offensive behaviors that will not be tolerated and are deemed to constitute a public disturbance. Any person creating a public disturbance will be deemed a threat to themselves or others and removed from the resort without a refund. Clothing or swimwear that is revealing or has messaging that depicts violence, nudity, vulgarity, or discriminatory language or graphics are not permitted.
- Entrance/Exit Gates: The gates are moving barrier arm gates and close daily. Once closed, a gate code is required to enter. All vehicles must exercise caution and stop before entering and exiting.

Rules and Regulations

Please note that these are subject to change at any time upon sole discretion of owner.

Check-In Policy:

- Specific site occupancy is assigned at check-in. Specific campsites or Cottages may be requested but are not guaranteed. While we do our best to honor special requests, we cannot guarantee a specific site selection - only site category. We do offer you the opportunity to guarantee your favorite campsite or cabin by paying our applicable locking fee. If you opt-out of the locking fee, you are guaranteed your selected category or cabin type, but NOT the specific site or unit number.
- Parking permits are issued at check-in (all RVs' and other motor vehicles must always have permits visibly displayed).
- Check-in time is 12:00 pm for RV sites and 2:00 pm for Cottages. If you arrive early, and there is a site or Cottage available for early check-in, there is an early check-in fee of \$30.00.
- Check-out time is 11:00 am for all RV sites and Cottages. A late check-out fee is available for \$30 which extends your stay until 1 pm. The late check-out fee is not an option if your site or Cottage is reserved for the same day. Please contact the Camp Store for further details.

Occupancy: The maximum number of people allowed per RV site is 8. The maximum number of people per Cottage is 6 adults and 2 children under the age of 16. All persons must be identified by name in advance and personally receive an arm band at the time of check-in.

Minimum Stay: For RV & Cottages, a 3-night or more minimum stay is required for the following weekends: Easter, Memorial Day, July 4th and Labor Day, or special events as determined by management. All other weekend reservations require a 2-night minimum stay.

All Cottages have a two (2) night minimum stay during non-peak season.

Bookings made during Memorial Day Weekend or Labor Day Weekend with a Sunday departure date will not be accepted, unless made within 1 week of booking.

Rates, seasons, holidays, rules, and policies are subject to change without notice.

Any RV owner or Cottage Renter that has not arrived 24 hours after their check-in time and has not made prior arrangements with Resort Staff (that is confirmed in written email) will be considered a "no show" reservation and forfeit their full reservation amount and surrender their site or Cottage reservation.

Payment Policy

- Payment is due in full at time of booking.
- We gladly accept Visa, Mastercard, Discover, and American Express.
- Are you struggling to pay in full? Give us a call to see how we can work with you.
- Bookings will require 50% down. The remaining 50% will be required to be paid in full 30 days prior to arrival.

Cancellation Policy:

- All cancellations must be made via email to cancel@Roundabout.com.
- We do not accept cancellations by phone.
- Cancellations that are more than 14 days from your arrival date will incur a \$25 cancellation fee. Cancellations less than 14 days will forfeit their deposit. Cancellations not made in writing will forfeit their deposit.

- Cancellations less than 45 days prior to arrival for stays 7 days or more will incur a \$250 cancellation fee.
- All changes to an existing reservation are subject to a minimum \$25 change fee. These fees are non-refundable. Multiple changes will result in multiple change fees.
- No refunds or credits will be issued if shortening reservation dates less than 7 days prior to arrival.
- Early departures for any reason are not eligible for refunds.
- Roundabout Oxford exclusively determines refund requests. Request for special refunds or credits must be made in writing, providing full proof of emergency circumstances claimed.
- Refunds are prohibited for weather conditions, voluntary departure, acts of nature or evictions. Any refund processed will be refunded in the same form this it was originally paid.
- RV Resort Facilities & Amenities:

All rules regarding the use of the Roundabout Oxford facilities must be observed. Roundabout Oxford reserves the right to restrict or deny the use of the any of the common facilities if they deem that action appropriate for the circumstances regarding the actions of an RV owner, their family members, or their guests.

Resort Fee Per RV / Cottage Site:

Our resort fee is \$15 per day. Our resort fee allows us to provide fun, games, entertainment and activities for our guests to enjoy during their stay, including:

Unlimited access to high-speed Internet

Live entertainment, select days

Unlimited access to the following amenities:

- Lazy River
- Kids Pool & Splash Pad
- Resort Pool with slide
- Adult Pool
- Hot Tub
- Fitness Center (ages 16 & up)
- Business Center
- Playgrounds
- Dog Park
- Pickle Ball Courts
- Walking Trail
- Gaga Ball
- Zen/Yoga Garden
- Miniature Golf
- Community Firepit
- Community Pavillion
- Corn Hole, Pool, Ping Pong, Bingo, Trivia (additional fee may apply for special activities & events)

RV Policy:

- All recreational vehicles must be currently registered and maintained in good condition and in running order.
- Roundabout Oxford must approve any RV twenty (20) years old or older prior to making reservations. Email info@roundaboutoxford.com for advance approval.
- No RV deemed to be in "poor" condition (e.g., broken, or cracked windows, flat tires, rusted or badly dented or in need of paint or extremely unkept or excessively dirty) will be allowed in the RV Resort.
- Approved recreational vehicles include Class A, Class B, Class C Motor coaches, fifth wheels, hard sided travel trailers, pop-up trailers and Toy Haulers.
- School bus conversions, Cargo Trailers, Living Quarter Horse, or Cattle Trailers and Cab Over truck campers are not permitted.
- All RV's must be leveled and supported with the proper equipment when located on an RV site, including chocks on wheels of pulled trailers or fifth wheels.

Vehicle Policy:

Speed limit is 10 mph, all times, for all types of vehicles, and all locations within the resort.

Vehicle Registration & Passes: All guests, visitors, pets, approved watercraft, vehicles, golf carts and motorcycles, must be registered at the office and obtain the appropriate pass. Any vehicle without the required pass may not be operated within the resort and may be towed at the owner's expense. Vehicle passes must be displayed at all times inside the resort. Parking on paved surfaces only.

Management is not responsible for damage, injury, or loss to either person or property. The Owner/ Management of Roundabout Oxford disavows themselves from any and all liability and responsibility pertaining to loss of vehicle, theft, weather, Acts of God, property damage, accident or any other cause whatsoever and registered guests and guest guests agree to save, protect and hold harmless Roundabout Oxford from all such liability.

Automobiles and RV's must park on the designated area or in resort designated parking spaces. One (1) standard size passenger vehicle, One (1) golf cart or/ TWO (2) motorcycles are allowed per site; the vehicle may not infringe on the neighboring adjacent sites.

- RV's, automobiles, and motorcycles must be currently registered, in good running order and operated by a licensed driver (at least 18 years of age). Issues such as flat tires, dead battery, leaks, broken windows must be immediately resolved by a qualified repair person, or the RV removed from the resort.
- All vehicle and RV repairs, maintenance (e.g., oil changes, lubes, etc.), and washing RVs are prohibited.
- **Personal Golf Carts:** Only electric carts are allowed and must be in good mechanical condition with all systems working properly. The owner must register cart with the office, sign the Golf Cart Agreement, provide proof of current liability insurance, visibly display the cart pass. Operators must be at least 16 years of age with a valid driver's license, and all passengers wearing seat belts. The registered owner of the cart is responsible for the safety and actions of the operator, and for any and all damage

caused by the operator. Golf cart violations are subject to loss of use privilege without refund.

- Turn on Lights: All scooters, bicycles and golf carts operated after dark must have lights always turned on when they are moving, whether day or night. If they do not have front and rear lights, they cannot be operated after sunset or before sunrise.
- No boat, utility, storage, or auto trailer may be parked in the RV Resort without prior written RV Resort management approval. Vehicles in violation of these rules may be towed at the Owner's expense.
- All ATV's and Side by Sides are prohibited from the resort premises.
- Electrical usage is constantly monitored on-site. We do not allow the charging of electric vehicles at your site. This includes both Cottages and RV sites. Guests are responsible for any damage to our property caused by attempting to charge your vehicle. Any damage done to your own property is also your responsibility. If you are caught charging your vehicle at your site, you will be charged a \$500 violation fee. This is for the safety of our guests, our property, and guest property.
- Minibikes, go carts, wheeled toys, skateboards, hoverboards, roller-skates, and remote-control toys may not be operated inside of the RV Resort. Bicycles must be operated /ridden with extreme caution and adults must supervise minors while operating/riding a bicycle on RV Resort premises. Riding scooters or bicycles at night without lights is prohibited.

Guest Policy:

- RV owners and Cottage renter(s) are responsible for the actions of their guests/visitors. Guests are those people whose names are listed on the reservation and been issued an RIF wristband. Visitors are those who come into the park to visit but are not staying overnight. Visitors must check in with the Camp Store before entry into the camp site, Cottages or recreation areas and pay a fee of \$20.00 per adult and \$10.00 per child per day. There will be no visitors allowed on high occupancy weekends or holidays. Please check with the Camp Store prior to inviting family or friends to visit. Management reserves the right to make changes to this policy at their sole discretion without notice.

Outdoor Living Space:

- Fires: Supervised campfires are only allowed in above-ground fire pits provided with each site/cottage. All fires must be fully extinguished by bedtime. Do not use fire rings to burn trash or anything other than firewood or charcoal.
- Only customary outdoor patio or lawn furniture and accessories may be left outside.
- Golf carts and bicycles can be kept outside on the site. Tools, toys, and other such items must be stored inside or under the RV.
- Larger outdoor recreational items, including but not limited to kayaks, paddleboards, coolers, fishing equipment must be organized and neatly stored beneath the RV with every attempt to conceal these stored items and maintain site aesthetics.
- Please do not remove picnic tables from their sites without written resort approval.
- Please close awnings, canopies, and umbrellas when your RV is unattended. Strong winds can cause serious damage and or loss of property.

- **Alcoholic Beverages:** Display of alcoholic beverages is not permitted – but you can use a red solo cup just like the Grove on gameday.
- **Flag Policy:** The following flags are allowed to be displayed at your site and throughout the campground/resort, American, Military, including Air Force, Army, Marine Corps, Navy, Coast Guard, POW, MIA, and veterans, NFL, College Sports and official state flag, and decorative flags such as holiday, seasonal or garden. Political, promotional, commercial or flags or signs are not permitted.
- Do not cut through sites and please keep your possessions on your site.
- Smoking is permitted only in designated areas. No smoking in Cottages. No areas included but are not limited to pool/splash pad area, playgrounds, laundry areas, bath house/comfort stations, all recreations rooms, outside common sitting areas, tiki pavilion areas and outside grass/green space areas.

Allowed:

- Enclosed Cargo Trailer - Cargo Trailers are for cargo only (NOT LIVING SPACE)
- Temporary Outdoor patio furniture
- Temporary drying Rack (for swimwear / towels only)
- One (1) electric golf cart
- Bicycles (No more than the number of guests registered on the site. Don't forget your bike helmet. Mississippi law does not require it but we strongly recommend that all riders wear a helmet while riding a bicycle. Bicycle riders must obey the same rules of the road as motor vehicle.
- Traditional Golf

Prohibited /Not allowed:

- Tents or Tarps
- Inflatable Pools or Hot Tubs
- Outdoor Appliances
- Perimeter Fencing
- Indoor Furniture
- Clothes lines
- Excessive Decor
- Open Trailers
- Affixing to Trees
- NO ATV's or Side by Sides
- **Fireworks:** including sparklers, explosives or noise makers of any kind are not permitted under any circumstances. Anyone caught with fireworks will be asked to leave the premises without a refund.

24/7 access:

- Bathhouse
- Laundry Facilities
- Business Office
- Fitness Center
- On-site Security

For guests staying with us for one or two full weeks, we have a weekly fee of \$75

Note: The daily resort fee will also allow us to continue adding and expanding our amenities, activities, and services.

Swimming Pools / Splash Pad:

- Use of the swimming pool and splash pad are limited to registered guests and their visitors during the posted hours of operation. Hours are 9:00 am to 9:00 pm for the adult pool and hot tub, 9:00 am to dusk for the family pool and splash pad/slide.
- Swimming pools, pool slide, and splash pad rules are posted at each amenity, which include the following but are not limited to:
- **No glass or breakable containers, no alcohol or pets are allowed in/on the pool/splashpad/slide areas.**
- No baby diapers are allowed in the pool, splashpad or on the pool slide. Little swimmers or other appropriate swimwear must always be worn.
- No running, jumping, or diving is allowed around any of the pool or splash pad areas.
- All persons under the age of 16 must have a supervising companion to be in the pools and within the pool and water attraction area. "Supervising companion" is understood to mean a person who is responsible for assuring that the child will comply with applicable rules and regulations.
- It must be understood there is NO LIFEGUARD on duty at any time. Swimming is at your own risk.
- Inappropriate swim attire: jeans, cut offs, under garments, swim wear that is revealing or has messaging that depicts violence, nudity, vulgarity, or discriminatory language or graphics.
- Swim attire with buckles, rivets, zippers, or exposed metal, and other sharp objects are not allowed on slides or play structures.
- Larger outside flotation devices including floats and rafts are not permitted.
- RV owners and their registered family and guests can use the pool areas and other amenity areas. Visitors that are not staying in the registered RV or Cottage must purchase an amenity pass at an additional charge per visitor. The pass is per person and is posted at the RV Resort Camp Store. Management reserves the right to limit or deny access to visitors that are not registered and staying with the RV owner.

Common areas or resort grounds:

- Vehicles or carts of any type are prohibited on any surface other than the paved streets those designated parking areas at or near the end of each block or at the laundry / bath houses. There is no street parking allowed as required by the Fire Marshall.
- Inclement Weather:
- For your safety, certain pools or attractions may need to close during severe weather, such as electrical storms, heavy rain, or high winds. If weather causes a closure every attempt will be made to reopen as soon as it is safe to do so. Pool decks and cabanas will be cleared, and guests will be asked to remove their personal items and leave the waterpark area.
- Site Rules:
- Observe and obey all posted signs throughout the resort and any adjacent property owners.

- Please respect privacy of other guests by not walking through occupied sites.
- All sewer waste disposal hookups must be sealed with all hoses and connections free of leaks and connections must be tight. Replacement sewer hoses and sewer donuts can be purchased at the resort market.
- The discharge of any wastewater (septic or gray water) is strictly prohibited. Violators will be subject to a fine and eviction. Formaldehyde products are not permitted.
- Please help maintain a clean and tidy resort community by not littering. Trash dumpster stations and trash receptacles have been strategically placed throughout our resort property for your convenience. Place all trash in plastic bags before discarding into the dumpsters. Please do not dispose of personal bagged trash in restrooms, laundry, clubhouse, and other building trash receptacles. Large trashcans are not allowed on your site. Dispose of each trash bag directly into a resort dumpster. Storing of trash / garbage in vehicles, especially trucks and open trailers is not allowed.
- Trash pick-up at your site is scheduled between 8:00-11:00 am. For safety purposes NO glass containers/bottles are allowed away from RV site or in any of the common or recreational areas of the Resort.

Glass: Glass is recycled on site. Please segregate any glass bottles or jars so that the staff can easily take them to the recycling facility.

Power pedestals are for your rig and not for charging electric vehicles. This pertains to both RV sites and Cottages. Please do not charge your electric vehicles at your site as it can cause damage to your vehicle or our equipment.

Pets

We love pets and are a pet friendly Resort, and our furry friends are welcome at Roundabout Oxford under the following rules and conditions:

Pets are only allowed at pet-friendly Cottages, so please request at time of booking. For 1 pet, there is a flat fee of \$50. For 2 pets, there is a flat fee of \$75. Pet owners are required to bring a crate(s) for their pets and are responsible for pet clean-up and noise control. For the safety of our guests, pets must be up to date on vaccinations. We reserve the right to remove hostile and disruptive pets from the park. Please view our Pet Waiver [here!](#)

- Pet pens are not allowed outside of the RV or Cottages unless attended by the pet owner. At all times when a pet is outside of the RV or Cottage, they must be on a leash (maximum 12').
- Pet owners must pick up and discard pet waste upon occurrence. Pet waste containers and liners are provided conveniently throughout the resort property.
- Pets must be taken to the onsite dog park when exercising your pet without a leash.
- The resort is pleased to have an onsite pet washing station for the convenience of their pets and pet owner's use.
- The resort does not allow pets, including service animals, having aggressive or unfriendly behavior to both dogs/cats or humans. If your pet shows aggressive or annoying behavior, you will be asked to remove the animal from the RV Resort property.

- Pets are not allowed inside buildings, playgrounds, pool/splash pad areas or any common areas.
- Only pets that belong to the registered RV owner or their registered guests are allowed on the RV Resort property. Wildlife or any farm animal of any type are not considered pets by the Resort and are not allowed.

Guest Responsibilities:

- Any customer or guest destroying / damaging resort or other customer's property will be required to make restitution. If you RV has an electrical problem creating a problem with the resort electric and a certified electrician must be called, you will be responsible for the cost of the electrician's service call and damages.
- The resort shall provide utility hook-ups at the site for sewer, water and electricity. Guests shall not make any alterations to any of the utilities provided by the resort.
- The Resort's responsibility shall extend only to the point of connection and the Resort shall not have any responsibility for the condition or functioning of any pipes, conduits, or wires from such point of connections of the guest's RV. Wastewater must be disposed of properly: not dumping on the ground. Please use the appropriate dump station or sewer connection provided on the site by the Resort.

The Resort reserves the right to disconnect utilities in order that repair, alterations, or additions may be made. Guests will be notified, when possible, of any planned utility system shutdowns.

The Resort shall not be responsible for any loss suffered by any guest from planned or emergency shutdowns of power or water outages through no fault of the Resort.

Parking:

Two vehicles (including a vehicle and golf cart) are permitted per site provided they fit within the site dimensions and NOT ON EMPTY SITES. Guest parking spaces are located at the end of each block for your convenience. There can be no parking on the street per the City Fire Marshall.

Any vehicle (car, golf cart, watercraft, trailer, etc.) parked illegally is subject to being towed at the Vehicle Owner's expense and/or locked and fined \$50 or whatever rate is currently being charged by the local towing company, whichever is higher.

Children/Minors:

- Parents are responsible for the whereabouts, safety and always conduct the of their children, so please keep an eye on them. All minors under the age of 13 must have adult supervision.

How to act? Like your Mamaw is watching!

- All guests should be courteous to other guests, ensuring noise levels are acceptable even during the day. Loud music is not permitted at any time. RV owners shall be responsible for the conduct of their family members, their guests and/or their visitors while at Roundabout Oxford.
- Please no loud talking, loud radios or televisions or other loud noises during quiet time daily. Also, we ask that you please be courteous to the guests around you during all times of the day and night. Anyone under the age of 18 may not leave their campsite after 11:00 pm unless it is to and from the bathhouse.

- RV owners, their family members, their guests and or their visitors who create disturbance or behave in a manner that constitutes a threat or substantial nuisance to other Roundabout Oxford guests will not be allowed to remain on the Roundabout Oxford property. The decision to have a RV owner, including family, their guests or visitors is solely up to the Roundabout Oxford management.
- No motorcycles, loud diesel vehicles or other vehicles with louder than normal exhaust may be operated inside the RV Resort during the posted quiet time. No generators may be used while in the Roundabout Oxford.

Clubhouse, Event Rooms, Laundry Rooms, Restrooms, Showers:

- Use of the clubhouse, event rooms, laundry rooms, restrooms and showers are restricted to the registered guests and their visitors. Personal belongings may not be stored or left behind. All such items left behind will be discarded.
- There is "NO SMOKING" allowed in the Cottages, bathhouses, or any indoor facilities or poor areas. Smoking is deemed to include cigarettes, cigars, vaping, and e-cigarettes. While alcohol is permitted at your RV site or Cottage, it must be consumed in a responsible manner as we are a family Resort.

Fishing: No license is required, and fishing is catch and release. Cast netting from the docks is not permitted.

Health and Safety:

All posted signs regarding health, safety, ordinances, codes, and laws must always be observed and are strictly enforced. All public laws and ordinances shall be obeyed within the RV Resort. The RV Owner will notify management should it become necessary. All emergencies call 911.

No hazardous material may be used or stored or dumped on the site, nor disposed of in the central City sewer system inside the RV Resort at any time.

Absolutely no loaded firearms or fireworks are allowed on the RV Resort common property. All weapons shall be kept in compliance with all applicable State and Federal Laws.

The following are NOT permitted on the RV Resort property: Unlawful weapons, fireworks, firecrackers, slingshots, bows & arrows, pellet guns, toy guns or anything that could be mistaken as a weapon.

Fire Safety:

- Fire safety is of the utmost importance at Roundabout Oxford. No campfires are allowed in the resort, except in the proper fire rings or community fire pits.
- An active/approved fire extinguisher is required in each RV.
- Allowed: LP Gas for BBQ's and gas heaters. When not in use, the preceding must be placed back in storage. A charcoal BBQ is provided at each RV site. Charcoal, once used and completely cooled, may be placed in a plastic garbage bag, and disposed of properly.
- Prohibited: Open flame equipment, other than fire rings and approved grills, are not allowed.

Wildlife:

- Roundabout Oxford is situated adjacent to undeveloped forest. There is natural wildlife, including, deer, rabbits, snakes, spiders, and other natural creatures indigenous to the region. Please observe the posted signs and do not use high voltage or excessively bright lighting at night. We are not responsible for any personal injury or property damage caused by the wildlife.

Damages:

- The RV Resort Guest is responsible for all damage of destruction of property and any injury to persons caused by the Guest or caused by his or her family, visitor, or pets. The RV Resort reserves the right to charge guests accordingly for any damage they cause to the grounds and / or Resort Facilities, including but not limited to broken water lines, damaged or missing sewer connections, cable/Wi-Fi lines, landscaping, and excessive debris (bottle caps, zip ties, cigarette butts, pet feces, etc.).

Flu Seasons, Epidemic and Pandemic:

- If there is an illness that is impacting your visit, we will gladly provide you a credit on your account for a future reservation. We do not refund reservations aside for illness. We follow our standard refund policy for illnesses, including COVID or any future epidemic or pandemic.

Roundabout Oxford Final Say:

Roundabout Oxford retains the right to alter and or modify any of the rules and regulations at any time in keeping with regulations and best interests of all of our parties.

Management's decisions in all disputes are deemed final.

Violation of these rules and regulations that result in damage or destruction of Roundabout Oxford property or threatens the health, safety and welfare of Resort guests or their property will result in the termination of the visitor(s) and guest(s) stay. Additionally, Resort management reserves all rights to terminate guests' stay for any reason at any time.

Evacuation & Other Adverse Conditions:

There are no refunds due to weather. However, vendors may be given for mandatory evacuation. Management is not responsible for damage, injury or loss to either person or property arising from or related to theft, weather, or acts of God. The owner/management of Roundabout Oxford absolve themselves from all liability and responsibility pertaining to loss by fire, theft, weather, acts of God, property damage, accident, or any other cause whatsoever and, guest agrees to save, protect, and hold harmless Roundabout Oxford from all such liability.

Photographs:

- For security, marketing and social media, entrance onto the property constitutes permission to Roundabout Oxford to photograph each vendor, guest, or visitor while on premises and to use any resulting pictures for any lawful purpose without any further permission or payment to such vendor, guest, or visitor.

WAIVER AND RELEASE

Roundabout Oxford RV & Water Resort is privately owned by Resort Properties, LLC, a Mississippi Limited Liability Company. By renting a site, Cottage or day pass, you are expressly agreeing to these Terms & Conditions, and Guest accepts resort privileges with the understanding that he/she does hereby agree to indemnify and release Roundabout Oxford RV & Water Resort and Resort Properties, LLC, its members, managers, owners, officers, employees, volunteers, fellow guests and visitors for all liability for loss and/or damage to property and/or injury to his/her person and/or any person(s) staying or visiting on site, arising out of Guest's use of Roundabout Oxford RV & Water Resort facilities.

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