



Sunset Resort

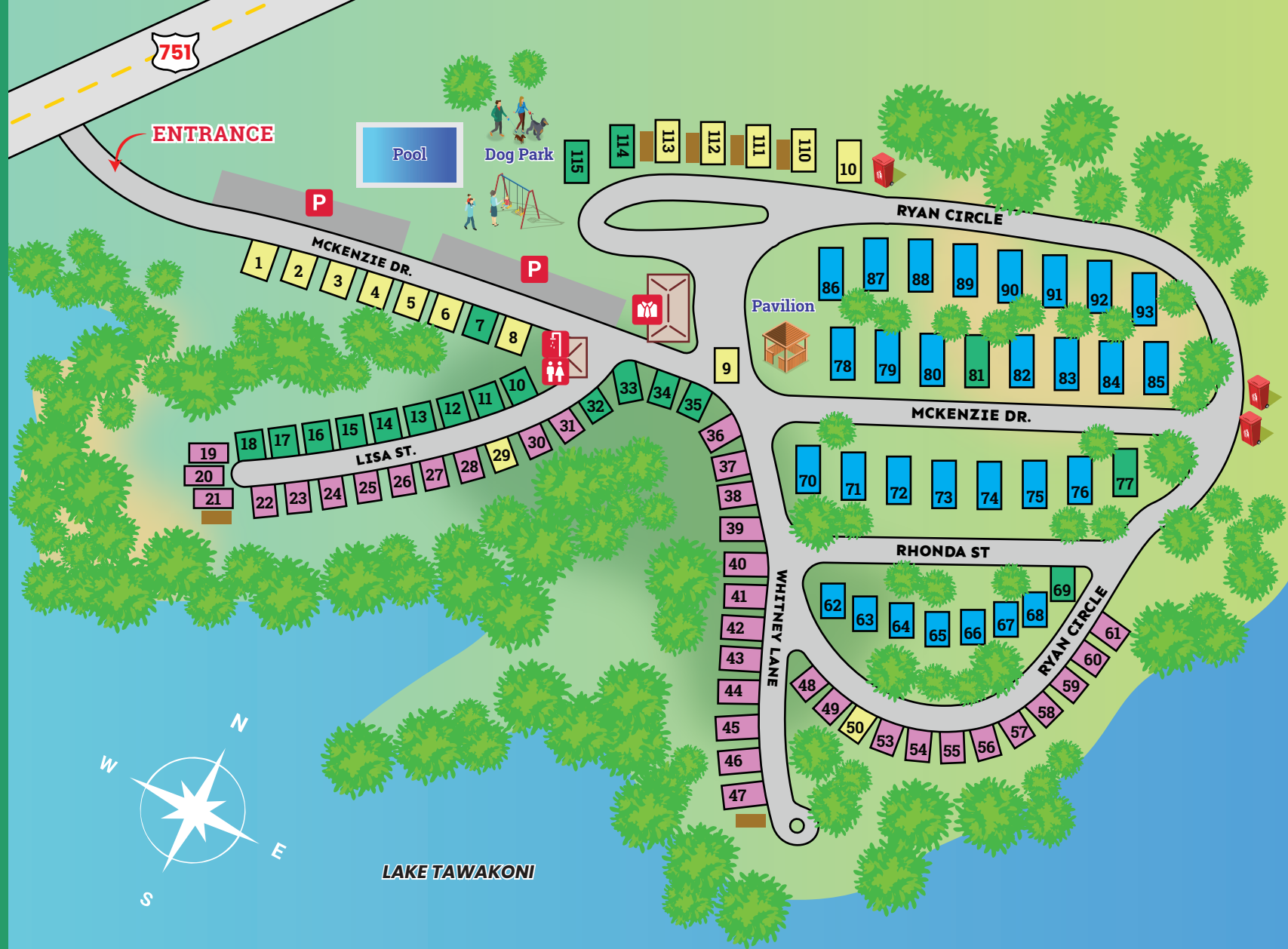
ON LAKE TAWAKONI

Discover the serenity of Sunset Resort, a picturesque all-ages RV park nestled on the shores of Lake Tawakoni in Quinlan, TX. Whether you're planning a family getaway, a fishing trip, or seeking a quiet, comfortable place to work remotely, Sunset Resort offers the perfect balance of relaxation and recreation. With a variety of RV sites and cabin available for long-term stays, our resort is the ideal destination for families, remote workers, and travelers alike.

LEGEND

-  Waterfront Sites
-  Cabins
-  Premium Interior
-  Interior Sites
-  Decks
-  Dumpsters

-  Shower
-  Bathrooms
-  Parking
-  Office



Visit Us

(903) 356-3783

10283 Mckenzie Dr. Quinlan,
TX 75474

SPEED
LIMIT
5

Site Number:

Check-in/out
1:00 PM - 11:00 AM

Sunset Resort Rules

A violation of any of the Resort Rules can be used as grounds to remove a guest from the Resort without a refund.

SPEED LIMIT IS 5 MPH- Strictly enforced!

GUESTS / VISITORS: The monthly rate includes 2 adults and 2 children. Additional people are \$50 per month. Long-term guests may welcome visitors to their site for 3 days at no charge. Visitors staying longer than 3 days must check-in at the office. All visitors are the responsibility of the primary guest.

CHILDREN: You are responsible for all conduct and safety of the children or minors with you. Unruly behavior may necessitate you having to leave the Resort without a refund. Children under the age of 12 must be accompanied by an adult at all times.

QUIET TIME: Quiet hours are 10 PM - 8 AM

VEHICLES: All vehicles must have a car pass. 1 RV and 2 vehicles are allowed per site. Extra vehicles are \$25 per day per month and allowed only if they fit within your site. No trailers, boats, etc. allowed to remain on site. DO NOT park in open RV sites or on the grass at any time. Do not drive on the grass or through other sites. Driving on the lake shore/beach is prohibited.

ATV's, 4Wheelers, Dirt Bikes or Scooters are not allowed to be operated in the Resort.

BOATS: You may anchor your boat at the waterfront during the day while enjoying the lake. Overnight anchoring is not permitted.

GOLF CARTS: Golf carts are permitted. Must be at least 16 years of age with current driver's license to operate. Golf tires only. No tires over 18" in diameter are allowed. Must have front and rear lights. Golf carts are only permitted to travel on resort roads.

PETS: Pets are welcome. All animals must be on a leash no longer than 6 ft, and under adult supervision at all times. Never leave pets alone outside. All pet waste must be picked up immediately, bagged and disposed of. Aggressive or constantly barking animals are not allowed. Guests who disobey pet rules may be asked to leave the Resort without a refund. Please see the Honest RV Park Pet Policy for more information.

CAMPFIRES / FIRE PITS: Gas/Propane fires are allowed. Wood fires may only be built in fire rings, stoves, grills or fireplaces designed for that purpose. Fires are not permitted directly on the ground. Be sure

your fire is completely extinguished before leaving. Do not leave your fire unattended. You are responsible for keeping fires under control. Please ensure you are complying with local burn bans when they are in effect. Updates to burn bans can be found here: <https://www.huntcounty.net/page/hunt.homelandsecurity>

GARBAGE: Household garbage only allowed. Please place all garbage in garbage bag and then into the dumpster. Fish remains are not to be placed in trash containers anywhere on the property.

BUILDINGS: No smoking in any building. No pets allowed in any building.

VEHICLE WASHING: There is a charge per vehicle. You will need to come to the office and pay prior to washing.

ALCOHOL: If taken off your site, must be concealed in a foam insulator or plastic cup. It is against Resort Rules to operate vehicles, golf carts, or boats while consuming alcohol.

RV CONNECTION: All RVs must have a proper electrical power cord and sewer hose seal. Solid sewer connections and water pressure regulators are a must. Sewer hoses must be up on a support. Resort is not responsible for damage to unsupported hoses during maintenance.

RV SITE APPEARANCE: Our grounds keeping personnel strive to make your stay as enjoyable, pleasant, and worry free as possible. Please assist them by following these simple and helpful guidelines.

Keep picnic tables off the grass so our mowers can pass by without disruption. If you choose not to use a picnic table, we will gladly move it off site for you (long term stays).

Keep decorative lights and ornaments at the edge of the concrete pad. If we have to move them for mowers, they will be picked up and placed securely on your site pad.

Pet fences, if used are to be within the area of the concrete site pad only, and if mowers are obstructed, we will move the fence panels to the site pad.

Please refrain from excessive storing of personal items around your RV site. We want each of our guests to enjoy a clean, and clutter-free resort.

Modifications to RV sites must have written permission from management. Decks, etc. must be approved by Sabine River Authority.

CAMPER COURTESY / CONDUCT:

- Do not walk or ride bikes on other sites.
- Respect the privacy of your neighbors.
- Do not throw cigarette butts or litter on the ground.
- Bikes and roller blades are permitted on the road only during daylight hours.
- Guests are expected to exercise common courtesy and respect for others.

NOT PERMITTED:

- No fireworks.
- No open-carry or illegal firearms. The discharge of any firearm is grounds for immediate removal from the park without refund.
- Clotheslines-Do not hang laundry outside of your RV.
- Vehicle repair and maintenance is not allowed at RV sites.
- No one is allowed to operate a business from within the Resort.
- Tents are not allowed.
- No cutting or damaging trees or plants. Do not put nails in trees.
- Appliances (Refrigerators, freezers, etc.) may not be located outside of RV.
- Subletting without prior approval from management.

We enforce our rules to protect our guests. Failure to comply with the resort rules may result in removal from the resort without refund.

We reserve the right to refuse service for any reason.

Management is not responsible for loss, bodily injury, or damage of personal property caused by fire, theft or accidents. RV Owners are responsible for all damages caused by themselves or their visitors.



Please write
us a review