

## PARK RULES AND REGULATIONS

### 1. Check-in and registering: ALL PERSONS RESIDING IN THE PARK MUST BE REGISTERED.

- All residents and guests must register at the office upon arrival or on the first business day after arrival.
- Upon arrival, there are check-in forms to be filled out by residents, literature to be picked up and a mail key to be checked out.
- It is important that you call before arrival to be sure your electricity is on when you get here.
- You will receive a parking permit for your vehicle and if you have a storage trailer, golf cart, scooter, motorcycles, etc. there will be permits for those. All permits must be displayed in a conspicuous place on your vehicles or trailers.
- All golf carts, 4 wheelers and bikes must have working lights in order for you to use them after dark.
- If you are renting out your home, it is your responsibility to pay the occupancy change charge in the office.
- Any guests will receive a guest badge upon registering at the office and must turn it in upon departure.

#### **DEPARTURE:**

- Notify the office one day in advance of your departure. Your meter will be read and ready for your checkout the next day after you notify the office.
- If you own an ANNUAL unit, make sure all loose items are stored in case a storm happens before you return.
- Make sure we have address labels for your mail to be forwarded to your summer address.
- If you will be leaving for a short time, please let the office know. If you want your mail to be picked up by someone else during the time you are gone, please sign the authorization form in the office.

### 2. Rent is payable in advance and not refundable to anyone who makes a personal decision to vacate his/her lot.

- Reservation deposits are refundable less \$15 prior to October 1, 2016
- If a deposit refund is requested due to illness or emergency, it will be handled by management on an individual basis.

### 3. Wear badges at all times while attending park functions or just relaxing around the park.

### 4. Automobiles or other types of transportation (including golf carts)

- The speed limit in the park is 10 MPH. Please observe restricted areas as marked.
- Do not park on lawns or block streets or driveways.
- DO NOT park on the East side by the lake as there is a major gas line running through the park. It is clearly marked.
- Be cautious of golf carts, bicycles and walkers.
- Your safety and security are important to us, so please monitor all items at all times

### 5. **CLOTHESLINES:** A portable scissor type rack attached to the rear of your unit is permissible. This is for swim suits or towels only.

- There are clotheslines by the Laundry buildings if you want to hang other clothes
- NO lines between posts in carports or awnings
- NO items are to be placed on meter boards or fences.

### 6. **FRONT GATE:** The gate is closed nightly for your security. Combination private codes are given at the time of check in at the office. PLEASE DO NOT GIVE THIS CODE TO ANYONE.

- The emergency number for the gate is 956-518-1082
- The EAST GATE is for exiting only. DO NOT attempt to drive an RV through the EAST GATE.

7. **GARBAGE** is collected on Monday and Thursday. Please use good plastic liners and have them tied tightly. Please have your garbage out by 8:00 AM.
8. **LAUNDRY FACILITIES.** There are laundry facilities for your use. If you want to hang clothes at the laundry clotheslines, please feel free to do so, but take them down once they are dry.
  - PLEASE to not leave the park if using our clothes lines. This is out of consideration for others wanting to use the lines.
  - If a problem occurs with the washers or dryers, please call the office. We will need the number on the machine if that is the problem.
9. **Mail** is distributed to your mail box by 12:00 noon. It is put out on Monday through Saturday except on legal holidays.
  - There is no Saturday mail from April 1 through November 30.
  - If you are going to be out of the park for any length of time, please come to the office and fill out our form for the purpose of holding your mail.
10. **This park is pet friendly throughout the park.**
  - Pets MUST be on a leash and MUST be controlled by the owner at all times.
  - Four pets per site are allowed
  - There are pet waste stations near the lake area.
  - Please keep control of your pet and please pick up after your pet.
11. **PROPANE** is available from an outside source and is delivered on designated days.
  - Your LP tanks must be inspected every three months for your security and safety.
12. **REC HALL** is open from 7 AM to 10 PM daily. During summer months, it will close at 8:30 PM
  - Alcoholic beverages are not allowed in the recreation area unless designated by management.
13. **TELEPHONE** land line connections are available at your site. AT&T is the provider.
14. **TREES AND SHRUBS** shall not be removed from any lot. If you wish to replace trees or shrubs currently on your lot please request it in writing and we will review it and get back with you.
15. **ELECTRIC METERS** are read each month the statements are put in your mailbox.
  - All accounts are due and payable on the date of the electric statement.
  - Late charge will be added after the 5<sup>th</sup> day if not paid.
  - Readings are done as follows: Lots 1 – 148 on the 1<sup>st</sup>, Lots 148 to 295 on the 10<sup>th</sup>, and lots 296 through 351 and Lots A-1 through A-63 on the 20<sup>th</sup>. Gas meters are read on the 20<sup>th</sup>.
  - Please do not tamper with the meters.
16. **THIS IS A SENIOR RETIREE PARK.** Visiting children are welcome, but must be chaperoned by an adult at all times in the recreation areas buildings and swimming pool. Minors (under 18) may not use pool tables at any time.
17. Only 1 living unit is permitted per lot or space. Only two people per lot unless there are guests. Guest charges must be paid if there are more than 2 people in the unit including the guests.
18. All mini-motor homes, motor homes and oversized travel units must be placed in storage. All carriages, trailers, or anything of this nature must also be stored. Get a tag at the office.
19. Owners selling their mobile homes, park models or tied down trailers **MUST NOTIFY THE MANAGEMENT OF THEIR INTENTIONS IN ADVANCE.** Management reserves the right to accept or reject the prospective buyer as a park resident before the transaction is finalized.

20. Any type of building construction on your lot must be approved by management.
- Please submit all information in writing in advance of starting a project
  - It is the owner's responsibility to obtain all needed construction permits.
  - Owners of Annual units also own all electric wiring, breaker boxes and electric meters. It is therefore your responsibility if repairs are needed to get an electrician who is certified in the state of Texas.
  - IF you are the owner of an RV and need an upgrade to 50-amp service, come to the office to fill out a request form and submit to the office.
21. Placement of mobile homes, park models and "add-a-rooms" is subject to the prior approval of management. Electrical wiring must be upgraded to the Park Code at the owner's expense.
- It is the resident's responsibility to obtain all required permits for electrical work being done.
22. Two vehicles to a lot require a double driveway at the resident's expense.
23. **SUB LEASING** of lots rented on an annual basis is not permitted.
- Renting of homes on these lots is permissible for periods of no more than 5 months provided that the resident brings the prospective resident to the park office for application for residence and provided that the prospective resident is acceptable to management. Lot rent is the responsibility of the home owner.
  - A service charge of \$20.00 will be made for the office procedures.
24. Written permission must be given to the office if other people are going to be entering your trailer or shed when you are not in the park.

**MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS. MANAGEMENT ALSO RESERVES THE RIGHT TO ASK ANY UNCOOPERATIVE RESIDENT TO LEAVE THE PARK.**