

Canyon Lake Resort
4770 North Mayberry Road
Mission, Texas 78573
956-580-4545

Community Guidelines

The following community guidelines are effective as of April 1, 2015 and will remain in effect until changed by written notice.

REVISION OF GUIDELINES

Park Management reserves the right to add, delete, amend and revise the Rules and Regulations from time to time, as needed, as well as additional rules and regulations posted in and about the Park Recreational Facilities.

PURPOSE:

The intention for these community guidelines is to create, to preserve and to enforce standards that ensure an atmosphere at Canyon Lake Resort (Park) that is of the greatest benefit to all tenants, management and ownership. Special emphasis is given to the qualities of safety, order and peace.

ADDITIONS AND IMPROVEMENTS

No fences, sprinkler systems, or clotheslines are allowed. All outside improvements, including but not limited to awnings, skirting, sidewalks, driveways, storage units, porches, air conditioning compressors, storage buildings, etc. must be approved in writing by Park Management prior to any construction. All requests must be submitted in writing to Park Manager for approval. Small satellite dishes (24" or smaller) are permitted, provided the Park Manager approves the placement of the dish. Before placing any rocks or groundcover on your lot Park Management has to stake out any septic tank and utility line. **Always check with the office first.** All improvements must be made by licensed, bonded and insured professionals. Any compressor which causes loud or offensive noises must have some acceptable sound reducer installed. Any improvements which fail to comply with the Park's standards must be brought up to those standards or removed from the Park. Failure to do so will cause the Park Management to have the improvement removed from the Park and the expenses billed to the resident.

ATTIRE

Appropriate attire is required in all of the Park buildings, at all times.

ARRIVING AND DEPARTING:

Please check in at the office or with night host immediately upon arrival. Before departure please notify the Park office of your exact date of departure. Therefore we can read and print your final electric invoice. All outstanding amounts for electric and rent are due on or before departure date unless prior arrangements have been made with management. **You must notify us if you will require any electric usage during your absence. Due to maintenance and safety we often disconnect electric meters during the summer. Park will not be responsible for any damage to resident's unit due to power outage or failure or if Park was not informed that electricity is needed during absence from the Park.**

BULLETIN BOARDS

The Office must approve **ALL** For Sale signs posted on the outside Bulletin Board.

CANCELLATIONS

All cancellations will be assessed a \$75 administrative fee. If a cancellation is received in writing on or before August 1st 100% of the deposit minus administrative fee will be returned to you by check from our main office within 45 days of notice. After August 1st deposit is non-refundable, except in case of death. After you have checked into Canyon Lake Resort there are **NO REFUNDS or prorated rent if leaving early.**

CHECK CASHING POLICY

The Office is unable to cash checks. H.E.B. Grocery Stores will cash checks for a small fee. The Office does not make change for large bills.

CONTRACTORS

All contractors and/or workers must report to the Park office prior to performing any work in the Park. All contractors and/or workers must be licensed and must have proof of liability insurance or sign a waiver of liability prior to performing any work at Park.

DONUTS

Donuts will be on the kitchen counter on Saturday mornings at 8:00 a.m. There is a small charge. Come on down and have coffee and donuts with your neighbors.

ELECTRICITY

The Park will **NOT BE RESPONSIBLE** for any electrical damage to any unit.

EMERGENCIES

For emergencies call 911 immediately and then call management at (956) 580-4545.

FACILITY USAGE

All Facilities, including Club House, Pool, Spa, Laundry Room, Horseshoes, Bocce Ball and Shuffleboards courts are for the use of our residents and their guests. *Canyon Lake Resort, its owners, managers, agents and representatives will not be responsible for any accidents, loss or theft while using common facilities. Park residents use all common facilities at their **OWN RISK. One adult resident must accompany all visiting children (under the age of 16) in these areas.*** Children will not be allowed to play pool under any circumstances without adult supervision. All residents are responsible for the conduct of their guests, and will be required to pay for any damages caused by them. No alcoholic beverages are allowed at, in or around any common facilities unless prearranged by management. **Name tags are to be worn at all times for identification.**

FAX AND COPY SERVICE

Fax service may be provided at the Park Office. Charges are as follows: Sending or Receiving a fax is \$1.00 per page.

Copy service may be provided at the Park Office. Charges are as follows: Black and white copies are \$0.25 per page.

GARBAGE AND TRASH REMOVAL

The removal of household trash is the responsibility of the resident. Dumpsters are provided. The removal of all discarded appliances, furniture, lumber, paint, motor oil, or other trash is the responsibility of the resident and may not be stored outside resident's unit or deposited in or near the dumpster area. If not removed after reasonable notification, management reserves the right to remove such items and charge the resident for the work performed. Items not allowed in dumpster(s) can be taken to the dump, which is located at **0.5MI W OF FM1427 ON MILITARY HIGHWAY.** The Park will pick up any tree trimmings during the season. Please

bag your yard trimmings neatly and leave bags at the front of your lot to be picked up on **Mondays** only. **We do not furnish the bags for your leaves. We do have recycling containers; they are located on the North West side of the Park. We do not pick up trash, cuttings or leaves from April 15th thru October 31st.** Please notify office if any non-resident is using our dumpsters.

GATES

The gates protect the Park Entrance. The gate will be open from 7:00AM to 10:00PM daily.

GOLF CARTS OR PERSONAL VEHICLES

Golf carts or other vehicles may be driven only on streets and may be parked only on your own parking pad. No driving or parking on grass or other parking pads is permitted. Please observe the 10 MPH speed limit. Please do not cut through your neighbor's lot. No one under 16 allowed driving golf carts in Canyon Lake Resort. Lights must be on at night (golf carts and bicycles). Handicap parking in front of building as long as you display your handicap tag.

HAMM OPERATORS - HAMM operator hours are from 11PM to 6AM.

LAKE

The Lake and surrounding areas are fragile ecosystems that need to be treated with care and respect. There is no swimming in the Lake. Personal boats are allowed with paddles only...**No Motors.**

LAKE FRONT LOTS

Site #'s 374-375-376-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-396A-397-398-399-400-401-402-403-404-409-410-411-412-413-414-415-416-417-418-419.

LAUNDRY

Equipment is owned and maintained by an outside contractor. There is no change machine in the laundry. Quarters are available in the Office at \$10.00 per roll. Washers are **NOT** to be used to dye clothing. There is **ONE** washing machine designated for rugs, rags, blankets, pillows and whatever used by pets. Complaints or requests for refunds should be referred to the park office. Laundry may be hung on the **back of you unit**, Please do not leave clothes hanging out overnight. **Do not hang clothes lines on any trees or fences. There are NO CLOTHES LINES ALLOWED FROM YOUR UNIT TO ANOTHER BUILDING OR UNIT.** No more washing machines in permanent units. IF you have a washing machine in your unit we ask that you put "**RID-X**" in your drain at least once a month to prevent septic system problems.

LOADING/UNLOADING OF RV'S

There is a three (3) day limit to load or unload any RV, extra cars, etc., when you first arrive back to the park. Do not use your neighbor's driveways or carports without prior permission. If you need to store your RV or extra car please contact park office. Also see STORAGE paragraph.

LOT ASSIGNMENT

Management reserves the right to reassign lots. Management also reserves the right to refuse any reservation application which is not in the best interest of all Park Residents. Lots rented by the month may be reassigned if someone desires to rent the lot on a yearly basis. Without a deposit on a lot, reservation may be cancelled or changed by management without notification to anyone.

Anyone who does not comply with park rules and regulations and/or for nonpayment of rent or electric, becomes a public nuisance (rude, discourteous or uses profane language) will be asked to leave the Park immediately without any **REFUND.**

LOT MAINTENANCE

Each resident is responsible for the mowing, trimming, weeding flower bed(s), raking, pruning bushes and other needed yard work during their time of occupancy. Exception: Rental units will be maintained by the park. The

Park will trim trees on an as needed basis. Please notify Park Office of tree trimming needs. Residents must not cut down any trees or bushes without permission from Management. From April 1st thru September 30th, the Park will mow/weed unoccupied sites, but will not be responsible for keeping up any flower beds, plants or bushes.

Flowers and shrubs can be watered for you thru the Summer months sparingly. If water is left running in the street, the Park has the right to refuse any watering of any plants if residents do not live here year round. Come to the Office to let us know who will be watering your plants.

All residents must notify the Park Office if someone other than the resident or the Park personnel will be maintaining the yard. Proof of liability insurance or a signed liability waiver must be provided before work can commence. No yard or landscaping services may be performed by Park employees except after working hours and with prior approval of Management. Residents herewith understand that any park employee working for the resident is not insured by the Park. Nor does the Park guarantee any work performed. The resident herewith holds the Park, its employees, agents and owners harmless from any damage, injury or otherwise when employing any Park personnel.

MAIL

The Park provides individual mailboxes in the mail room behind the office delivered by the US Post Office. Canyon Lake Resort is not responsible for any lost or misplaced mail. **Lot/site numbers have to be included on your mailing address for proper delivery of your mail by the US Post Office.** When leaving the Park for an extended period of time, residents must provide the Post Office with a change of address card for forwarding mail or instructions to hold mail. No mail forwarded from park unless 100 mailing labels left with office prior to departure. When the mail has been posted, three (3) orange flags will be put out: One (1) by the Post Office and two (2) in front of the Recreation Hall. Stamps for outgoing mail must be bought from outside of the park.

MOVING-IN OF PERMANENT UNITS

All residents bringing into Park a permanent unit (new and existing residents) must complete a "Permanent Resident Application." Management must approve this application and inspect the permanent unit to be moved to the Park. The Park Management reserves the right to accept or reject any prospective new resident.

Park Management will approve the quality and appearance of all units before being moved into the Park and during its occupancy in the Park. After proper notice, the Park reserves the right to have any Mobile Home, RV, Park Model, structure, or vehicle which does not comply with the Park's standards removed from the Park at the owner's expense.

All homes moving into the park must meet all regulations set forth by the State of Texas concerning regulations and design for the coastal counties of Texas. There will be no exceptions.

Before moving in a permanent unit (mobile home, park model, trailer, 5th wheel or motor home) resident and unit must be approved by Management, application and lease completed and signed, and site assigned. Move in hours are 8AM to 4PM Monday- Friday.

All mobile homes and park models must be transported by a licensed transporter and installed by a licensed installer. Transporters and installers have to provide copy of license and bond before moving a unit into park. Resident will be responsible for any damage, injury or claim caused by the transporter or installer. Resident will give management 48 hour notice before move in for management to locate utilities.

MOVING-OUT OF PERMANENT UNITS

Any resident moving their permanent unit from the Park shall give management a 60 day written notice and pay a \$250 "CASH" moving deposit. Upon move of unit, complete cleanup of site (including removal of anchors, all debris, sheds, etc.) and payment of all charges & fees, management will return moving deposit. If the

resident leaves his lot in an unsightly manner (ie: needing to have repairs done before being rented". the Park will use the "Moving Deposit" to do necessary cleanup and repairs. The resident will be charged for the work performed over the deposit amount.

NAME TAGS

Name tags must be worn at all times while in the Resort. Your name tag should also be worn while attending out-of-park activities, which are sponsored by the Resort. Permanent name tags must be ordered through the Office for those residents staying one (1) month or longer. Temporary badges are issued to those who are staying less than one (1) month.

NOTICE OF TEMPORARY ABSENCE

Residents must notify the Park Office before leaving for the summer or more than 14 days and provide where they can be reached and when they plan to return. This is for your protection and convenience. Procedures for forwarding/holding mail during absence are described in **MAIL** section. The Park accepts no responsibility for the resident's home, improvements, or personal items during his (her) absence.

OCCUPANCY

Only two people per RV unit are allowed. Management must be notified if guests will stay overnight. Daily fee of \$2.00 will be charged for each guest staying overnight. Maximum visitor's stay is 30 days in any one-year period, unless pre-approved by management.

OFFICE HOURS

Monday-Friday 8AM to 4PM from October 1st thru March 31st and 8AM to 12PM from April 1st thru September 30th. Office phone is (956) 580-4545 and will be forwarded to a cell phone for emergencies after hours.

PARK CONDUCT

Loud parties, excessive drinking, offensive language or other unacceptable behavior by any resident or their guest(s) will not be tolerated. Residents are also required to keep pets under control and quiet.

PARK MEETINGS – ALL RESIDENTS MEETING

A meeting is held every Monday morning at 10:00 a.m. in the Rec. Hall for a residents in the Resort to discuss any new projects or events coming up and to welcome our new residents.

PARKING RESTRICTIONS

Parking of vehicles, boats, trailers, golf carts, etc. on the grass or on neighbor's pads is not permitted. Parking on driveways and under carports is limited to the resident's vehicle. **Any vehicle violating this rule will be towed at the owner's expense. NO ON-STREET VEHICLE PARKING WILL BE ALLOWED TO ASSURE EASY ACCESS FOR EMERGENCY VEHICLES (FIRE, POLICE AND AMBULANCE).** If you cannot park on your site you can pay \$25.00 per month to park on a site that has been designated as paid parking.

PARKING LOT will not be used by residents for overnight parking.

PEST CONTROL

Park is not responsible for any pest infestation (unless in Park's recreational buildings). This includes termites, insects, bugs, bees or otherwise. If infestation takes place during resident's occupancy, resident will remove infestation within 30 days. During resident's absence Park reserves the right to remove infestation and bill resident for actual charges. This protects resident's unit and neighboring units.

PETS

Pets are permitted, however, some rules must be observed. Pet droppings **MUST** be picked up immediately and disposed of in plastic bags. **Do not let your pet on other RV Sites.** Walk pets only on the roadways and trail around the Lake. Pets must be kept on a short leash (Maximum of 6 feet). Pets shall not be tied outside of a unit or vehicle and left unattended. Barking dogs, inside or outside of unit will not be tolerated. No pets are allowed in any buildings, on the grass around the hall, in the pool area, the bridge, gazebo and all wood walkways. **“Three Complaints and you will be asked to remove your pet from the Park” No vicious breeds (ie: Pit Bull, Rottweiler, Doberman, Chow, Etc.).** (CATS must also be on a leash if let outdoors!) Owners of pets must furnish the office up to date shot records when checking in.

PLANTS, TREES, SEASONAL FLOWERS, ETC.

We encourage the planting of seasonal flowers. Part-time residents must consider the long growing season of the valley and prolific plant growth during summer absence. Trees and shrubs may be planted on mobile home lots with **Park Management’s** approval. The removal or cutting of any trees, large branches, or bushes requires prior approval by Management. No vegetable or fruit gardens, banana trees or castor beans are to be planted in the park.

Texas Law does state that any item put into land owner’s property (trees, decks anchored into land/concrete) become the land owner’s property.

PROPANE

Pony Express Propane delivers propane in the Park on Monday, Wednesday and Friday during our season. Orange tickets can be obtained in the Office to post in your window or place on empty tanks for the propane truck to stop. Check the Office for details.

QUIET HOURS – Quiet hours are 10PM to 8AM.

RECREATIONAL BUILDINGS

The Club House, Library and the Pool Hall are provided for park residents’ and registered guests’ use and enjoyment during the season. The kitchen facility and equipment are for organized park activity use only. Personal use of refrigerator, freezer, stove, or sink is not allowed. The Club House is available from 7am to 10 pm. Scheduled activities are provided from November 1st to April 1st. ***Please wear shirt and shoes in all buildings.*** All bicycles and mopeds are to be in designated parking areas..

RENT PAYMENTS

All rent payments are due no later than the 5th of each month for ANNUAL residents. Any past due rent will result in a late charge of \$25.00 and an additional \$25.00 per month until paid in full. Returned checks will be assessed a \$35.00 returned check fee.

Our Rental Schedule will determine the rental rates, deposits and fees to be paid. All rents are payable, in full and in advance unless approved by Management. Failure to pay any charge may constitute a lien on the RV or park model as prescribed by the laws of the State of Texas.

Canyon Lake Resort will set its new rent rates by February 1st and a discount for early payments in full MAY BE offered between February 1st and March 1st for seasonal reservations.

Anyone using more than one (1) site for the unit will be charge ½ again the amount of the rent being paid on 1st site.

RESERVATIONS

All site reservations require a \$200.00 deposit or(one month’s rent for rental units) to hold a designated lot or rental on a first come first serve basis. Deposits will be credited at time of payment in full to outstanding

balance. If reservation is cancelled before August 1st, a charge of \$75.00 cancellation fee will be deducted from deposit. No refunds after August 1st.

RESERVING SEATS

During park “jams” seats may be reserved (no earlier than 12:30 p.m.) by placing a cushion on the desired seat. Anything other than a cushion will be removed. The seat holder must be in his/her seat by 5:45 p.m. or the cushion will be removed and the seat given to someone else. Absolutely no changing or rearranging the position of the chairs. **There will be no reserving seats for paid entertainment.** It will be a first come first served basis. The Activity Director may decide to sell advance tickets for larger events, however, the seating will also be first come first served. Watch the calendar schedule. No saving tables for card games.

SALE OF UNIT

We would like to purchase your unit. Before advertising your units please check with Park office if Park is interested in purchasing your unit. This will save you advertising expenses and the hassle of showing your unit to strangers.

We reserve the first right of refusal. For any units that are sold to be removed from the Park, the Park reserves the right to match the price and keep the unit in the Park. By signing these rules you are granting the Park first right of refusal. Removing a home from the Park causes a decrease in occupancy and many park tenants would like to rent or buy a used home. Therefore we want to keep every home in the park for the use of its tenants and not have it removed from the Park.

If you sell your unit to someone who is keeping the unit in the Park the buyer needs to register with the Park office and sign all required paperwork before buying and occupying our unit.

If you would like to advertise your home on our website please contact the Park office. Our webmaster can post description and pictures for a fee. All sales aspects (title transfers, deeds, property tax changes, utility name changes or any other related paperwork) are strictly the responsibility of the seller and prospective buyer. The Park owner, personnel, and/or management will not participate in any of the above mentioned unless the Park purchases the home from you.

For Sale by Owner: If you decide to sell your unit yourself you may put up your own “For Sale” sign with your own phone number or that of a friend. Only **ONE** sign is allowed. This sign may be posted on the inside of the unit in the window facing the street. No signs are allowed to be placed outside the unit. The Park office phone number may not be included, nor will the park personnel be in any way responsible for the showing or promoting of the sale of your unit.

For Sale by Real Estate Agent: If you decide to utilize a professional Real Estate Company to sell your unit the following guidelines **MUST** be followed. Your real estate agent has to register with the office before conducting any business at the Park. **One** professional Real Estate Company sign may be placed outside your unit between your unit and the street. This sign may not be affixed in the ground, but must be a temporary above ground sign. Park Management reserves the right to remove any signs and will not be responsible or liable for any actions of your Real Estate agent. All showings have to be scheduled during regular business hours. You must inform your real estate agent that the Park reserves the right of first refusal if the unit is sold to be removed from the Park.

If a unit is sold and is going to be moved out of the Park and the Park does not match your offer, a \$250 (CASH) moving deposit is required before unit can be physically moved. All bills must be paid in full before unit leaves Canyon Lake Resort. (See **MOVING-OUT OF PERMANENT UNITS** above)

SEASONAL (MONTHLY) RENT

Upon arrival in the Park, the balance of your rent is to be paid in full.

SKIRTING

Skirting must be installed within 30 days after moving a permanent structure into the Park. A permanent structure is considered any travel trailer, fifth wheel, motor home, park model or mobile home that is left on a lot year round. Skirting material must be a harmonious color vinyl or pre-painted aluminum material specifically for skirting. Permanent RV's and park models are to be professionally skirted. **All units must be in compliance within 30 days of signing these guidelines.** No permanent unit may be sold/transferred unless skirted. Please check with office before skirting so we can locate utility lines and provide you with guidelines

SMOKING POLICY

All Park Buildings are ***SMOKE FREE***. You must use the **DESIGNATED SMOKING AREA** and receptacles furnished by park for cigarette ashes and butts. **DO NOT THROW BUTTS on the ground.**

SOLICITING – No peddling or soliciting will be allowed on the premises.

SPEED LIMIT

Throughout the Park, the SPEED LIMIT is **10 MPH**. This is strictly enforced. Please drive carefully.

STORAGE

Please contact Park Office if you want to store an RV or car on a vacant lot. There is a \$50.00 fee per month for all trailers, motor homes, and cars to be stored on an unoccupied lot. Management reserves the right to reassign storage lots at any time and will give owner a 24 hour notice to move the stored unit.

SUB-RENTING

Mobile homes, park models, and RV's may be rented to a third party provided the following provisions are met. All renters must register at Park Office prior to moving in. Renters are responsible for all utility charges and other fees. The homeowner is responsible for the site rent. If renter leaves Park with an outstanding balance it is the homeowner's responsibility to pay balance due within 15 days of receiving statement from Park Office. Homeowners are responsible for renters conduct. No sub-renting is allowed unless prior approval by Management is obtained.

SWIMMING POOL

Canyon Lake Resort swimming pool is for Park residents only. ***All guests must be accompanied by a Park resident at all times. For safety reasons no guests under the age of 18 is allowed in the spa.*** Texas Law requires that everyone take a shower before entering pool or spa. PLEASE do not use lotions or oils as they clog and stain the pool, spa, and filtering systems. ***Appropriate swimwear is required at all times.*** Residents, family, and guests are to comply with the rules posted at the pool. No lifeguard is on duty at any time and using the pool is at your own risk. No glass containers are allowed in or around pool.

TELEPHONE

The Park Office phone may not be used for personal phone calls. All emergency phone calls received by the Office will be delivered immediately upon receipt to the best of our ability. Voice mail service answers the phone when Office is not occupied. Only in case of emergency, advise friends and family to leave message on Park Office phone system.

There is a "RED" toll free telephone for the United States and Canada located in the Post Office Vestibule. It is for all of our residents. Please be considerate of other residents when using. We do not want to have to set a call time limit

TIE DOWNS

Permanent units have to be tied down and skirted. The installation of all tie downs must be performed by a licensed installer and must comply with insurance and government regulations. For skirting information, please see the **SKIRTING** section.

UTILITIES

Utility Companies: The Park has the following utility services: Water by Sharyland Water Supply, Trash by Waste Management; Electricity by Magic Valley; Telephone service by Time Warner and Cable TV service by Time Warner. Lots are sub-metered and the Park Office provides billing.

Free WI-FI Internet: Free basic internet is provided by Canyon Lake Resort. The Park does not guarantee the reliability and signal strength of the free internet service. Some lots closer to the towers will have weaker signal strength. A password will be provided by the Park office. If you require additional broadband use, there is an upgraded service available for an additional cost.

Electric Charge: The Park will bill for sub-metered electric service on a monthly basis. You will receive a bill in your mail box on or before the 1st of each month; payment is due no later than the 5th of each month.

Utility Connects and Disconnects: The Park will not be responsible for, nor will it perform the service of connecting or disconnecting any utility service, including telephone. Likewise, the Park personnel will not contact any utility company to have service started or terminated. Park residents are responsible for the utility connection and disconnection. The phone in the Park Office may not be used for the purpose of calling the utility or phone companies.

Water and Sewer Usage: The Park is responsible for providing access to available utilities, but will not be responsible for acts of negligence on the part of any resident. Toilets, leaky faucets and unattended running water hoses cost money in water charges. Please report any leaks to management no matter how small. **In case of blockages or breaks caused by residents, the resident may be billed the costs of repair.** Park reserves the right to inspect units for water leaks. **Please conserve water. Please do not drive across any lots, all utilities are in the middle of each row including the septic tanks, lateral lines and water lines.**

It is recommended that residents pour “Rid-X” down their drains to help prevent sewer blockage.

VEHICLE MAINTENANCE

No repairs of vehicles within the park are allowed. No vehicles on blocks are allowed at any time. Cars left in the summer must be parked under carports and not be unsightly.

You may wash your unit without a charge upon arrival or once per season to maintain a clean appearance. Additional cleanings of unit will incur a water charge of \$10.00. **Autos washed on Thursday only for a water fee of \$5.00.** Please check with Park Office to get a permit to wash any unit or auto..

ACTS OF GOD

Every resident shall be responsible for repairing or removing his/her Mobile Home, RV, or Park Model and any improvements in the event of any natural disaster. The Park Owner reserves the right to repair or remove any permanent or temporary structure or vehicle that the resident fails to repair or remove within thirty (30) days of such natural disaster, and charge the expense to the resident. The Park Owner will do everything reasonably possible to have all services restored as quickly as possible, but will not be responsible for any damage done by the failure to restore utilities, or the delay to do so. Each resident shall continue to be responsible for the payment of rent and other charges. The Park will not be held responsible for damages caused by the Acts of God, such as, but not limited to, hurricanes, windstorms, tornadoes, earthquakes, rain, floods, lightning, flying objects, or falling limbs or trees.

As stated at the beginning of this Park Guideline, the Management reserves the right to make necessary changes to these community guidelines without notice by posting the changes at the Park Office.

Non-compliance with these community guidelines may result in eviction from the Park. Management reserves the right to refuse any reservation or move-in without cause.

Canyon Lake Resort, its owner, manager, employees or agents do not and will not assume any responsibility or liability for theft, disappearance, fire, loss, injury or damage to any person or property. Each resident assumes full responsibility and liability for his/her mobile home or RV unit and his/her property, including the property of visitors or guests. Each resident agrees to indemnify and hold harmless Canyon Lake Resort, its owners, managers, employees or agents from and on account of any personal injury or property damage to any person arising from the use of any portions of Canyon Lake Resort by the resident, their family, guests and visitors or arising from the failure of the resident to keep their unit and property in good working condition.

Every Resident, whether permanent or temporary, by the posting of these rules and regulations, acknowledges their agreement and willingness to comply with and be bound by these rules and regulations.

Thank you and enjoy your stay.

Canyon Lake Resort, LLC