

CANYON LAKE RV RESORT

**4770 N. MAYBERRY ROAD
MISSION, TEXAS 78573
956-580-4545**

COMMUNITY GUIDELINES

The following community guidelines are effective as of April 1, 2017 and remain in effect until changed by written notice.

REVISION OF GUIDELINES

Park Management reserves the right to add, delete, amend or 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 of these community guidelines is to create, preserve and enforce standards that ensure an atmosphere at Canyon Lake RV Resort 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 requests for outside improvements must be submitted in writing to the Park Manager for approval. 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. Small satellite dishes (24 " or smaller) are permitted, provided the Park Manager approves the placement of the dish first. Before placing any rocks or groundcover on your lot Park Management must stake out boundaries, and any septic or utility lines. **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. This includes Shirts and Shoes.

ARRIVING AND DEPARTURE

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 so that we can read your electric meter and print your final bill. All outstanding amounts for electric and rent are due on or before departure date unless prior arrangements have been made with the Manager. 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 is not responsible for any damages to residents units due to power failure or surge or if Park was not informed that electricity would be needed during absence from the park.

BULLETIN BOARDS

The office must approve **ALL** For Sale signs before being posted on the outside bulletin board. **YOU MAY ONLY POST A 5x7 INDEX CARD ON THE BULLETIN BOARD, IF APPROVED BY MANAGEMENT.**

CANCELLATIONS

All RV Sites will be assessed a \$75.00 administrative fee and all Rental Unit Cancellations will be assessed a \$150.00 administrative fee, IF a cancellation is received in writing on or before August 1st 100% of the deposit minus the administrative fee will be refunded by check from the office within 45 days of notice. After August 1st there will be no deposit refunds. After you have checked in 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 is unable to make change and cannot accept large bills for small payments.

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 the Park.

ELECTRICAL

The Park **WILL NOT BE RESPONSIBLE** for any Electrical damage to any unit. **SHEDS should never be plugged into the Electric Can, they should only be plugged into your RV outlet or your Park Model Unit outlet.**

EMERGENCIES

DO NOT DIAL 911 for Emergencies. Please call the **Palmhurst Police Dispatch at 956-519-3800** in the event of an emergency and then call management at 956-580-4545.

FACILITY USAGE

All Facilities including Clubhouse, Pool, Spa, Laundry Room, Exercise Room, Woodworking Room, Horseshoes, Bocce Ball and Shuffleboards are solely for the use of the residents and their guests. *Canyon Lake RV 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 all of these areas.** Children will not be allowed to play in 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. Beverages are permitted at pool and spa area as long as they are in cans or koozies, **no glass** is allowed. All trash must be picked up immediately by all of the common areas including the pool and spa. **NO SMOKING** is allowed in the pool and spa area, there is an ash tray provided in the perimeter around the pool fence. **NO** Alcoholic beverages are allowed at, in or around any common facility areas unless prearranged by management.*

No children under the age of 16 are allowed in the spa under any circumstances. Name tags are to be worn at all times for identification.

FAX AND COPY SERVICE Fax and Copy service may be provided at the Park office.

Fax Charges are : Sending or Receiving is \$1.00 per page. Copy Charges 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 the residents 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 dumpsters can be taken to the dump, which is located at **0.5 MI W of FM 1427 on MILITARY HWY**. 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 through October 31st. Please notify office if any non-resident is using our dumpsters.

GATES

The gates protect our park entrance. The gates will be open from 7:00AM to 10:00PM daily. If you leave or enter outside those times please close the gates behind you every time. The gate by the trash container is only for the dumpster pickup and is not intended to be used to leave or enter our park.

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. We have paid permit parking if you need more room for your vehicle close by. No driving or parking on grass or other parking pads is permitted. **PLEASE OBSERVE THE 10 MPH SPEED LIMIT AND STOP SIGNS AT ALL TIMES WHILE IN THIS PARK.** Please do not cut through your neighbors' lot. No One under 16 is allowed to drive golf carts or cars at Canyon Lake RV Resort. Lights must be on at night (Golf Carts and bicycles). Handicap parking is located in front of Clubhouse; please display your Handicap permit tag. Golf Carts are to be parked on the side of the clubhouse only.

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

ITEMS LEFT ON SITES

ANY item left on site after a reservation checkout becomes the property of Canyon Lake RV Resort. **NO EXCEPTIONS, unless pre-approved by management. THERE IS TO BE NO ONE REMOVING ITEMS FROM UNOCCUPIED SITES.**

LAKE

The lake and surrounding areas are a fragile ecosystem that needs to be treated with care and respect. There is no swimming in the lake. Personal boats are allowed with paddles only. **NO MOTORS.**

LAUNDRY

Equipment is owned and Maintained by an outside contractor. There is no change machine in the laundry room. Quarters are available in the office during business hours at \$10.00 per roll. Washers are NOT to be used to dye clothing. There is ONE washer designated for use for rugs, rags, blankets, pillows and whatever else may be used by pets. Complaints or requests for refunds should be referred to the park office. Laundry may be hung on the back of your unit, PLEASE do not leave clothes hanging out overnight. **DO NOT hang clothes lines on any trees or fences. NO CLOTHES LINES ARE ALLOWED FROM YOUR UNIT TO ANOTHER BUILDING OR UNIT. We can no longer allow washers in permanent units. If you already have one it is grandfathered. If you add a new unit and we find out, you may be charged higher fees for more water consumption and septic charges. If you have a washer machine we ask that you kindly put "RID-X" in your drain once a month to help prevent septic system problems.**

LOADING/UNLOADING OF RV'S

There is a (3) three day limit to load or unload any RV, extra cars, etc. when you first arrive back to the park. Do not use your neighbors driveways or carports without prior permission. If you need to store your RV or extra car please contact the office. We have sites available for \$50.00 per month. 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.

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 through 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 through the summer months sparingly. If water is left running in the street, the Park has the right to refuse any watering of any plants. Please notify the office of who will be tending your plants during the summer months. Watering of grassy areas during the summer months may be subject to extra water bill charges in order to pay for the higher use in water.

All residents must notify the Park Office if someone other than the resident or 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 USPS. Canyon Lake is not responsible for any lost or misplaced mail. **Lot/Site numbers must 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 or instructions to hold mail. **No mail will be forwarded from this park unless mailing labels have been left with the office prior to departure.**

****When the mail has posted, (3) three orange flags will be put out: (1) One by the Post Office door and (2) two in the front of the recreation hall. Stamps for outgoing mail must be bought outside the park.**

MAINTENANCE OR HOUSEKEEPING REQUESTS-Must be processed through the office.

Please fill out a work order form and be specific so that the correct work can be done. PLEASE be respectful of our workers time off duty. If there is an emergency please call the 24 hour CLR number at 956-580-4545. If our workers are on duty, please do not stop them while they are working but instead come to the office to write up a work order. If you need to talk to someone and they are working, please leave a message for them at the office and we will see that they get it. Maintenance Tools are to be used by maintenance personnel only. **DO NOT ASK TO BORROW FROM ANYONE OTHER THAN MANAGEMENT.**

MEETINGS-ALL RESIDENTS MEETING

A meeting is held every Monday morning at 10:00AM in the Clubhouse starting the first Monday in November and ending the last Monday in March. This meeting is for residents in the resort to discuss any new projects or events coming up, learn about things to do in the Valley and to welcome our new and returning residents.

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 residents staying more than 1 month.** Temporary badges are issued to those who are staying less than (1) one month.

NOTICE OF TEMPORARY ABSENCE

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

OCCUPANCY

Rates are based on (2) two people per unit. Management must be notified if guests will stay overnight. Daily fee of \$2.00 per person will be charged. Maximum visitor stay is 14 days. For a third person to stay monthly the charge will be \$100.00 per month. This will cover the extra expenses of water, sewer and access to Resort Activities.

OFFICE HOURS

Monday through Friday 8:00 AM to 4:00 PM from October 1st until March 31st.

PARK CONDUCT

Loud parties, excessive drinking, offensive language, arguments and other unacceptable or inappropriate behavior by any resident or their guest(s) will not be tolerated. Please pick up your garbage or cans and anything else you may have dropped accidentally. We all want our park to be clean and pretty. Residents are also required to keep their pets under control and quiet.

Actionable offenses could lead to an “invitation to leave immediately” without refund.

PARKING RESTRICTIONS

Parking of Vehicles, Boats, Trailers, Golf Carts, etc. on the grass or on a neighbor’s site or pad is **not permitted**. Parking on driveways or under carports is limited to the residents’ vehicle. **Any vehicle violating this rule will be towed at the owners expense. NO ON-STREET PARKING WILL BE ALLOWED TO ASSURE EASY ACCESS FOR EMERGENCY VEHICLES (FIRE, POLICE, AND AMBULANCE.)** If you cannot park on your own site you may pay \$25.00 per month to park on a site that has been designated as paid parking.

PERMANENT UNITS-MOVING IN

All residents bringing into the park a permanent unit (new and existing units) must complete a “Permanent Resident Application”. Management must approve this application and inspect the permanent unit to be moved into 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 parks standards removed from the park at the owners 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 the 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 through Friday.

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

(SKIRTING ON A PERMANENT MOVE-IN)

Skirting must be installed within 30 days after moving a permanent structure into the Park. A permanent structure is considered to be 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.)

PERMANENT UNITS- MOVING OUT

We would like to purchase your unit. Before advertising your units, please check with the Park office to see if the 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 right of first 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 the right of first 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.

Any resident moving their permanent unit from the park shall give management 60 days written notice and pay a **\$250.00 "CASH"** moving deposit. Upon move of unit, complete cleanup of site (including removal of anchors, all debris, sheds etc.) and payment of all charges and fees, management will return the deposit. If the resident leaves his lot in an unsightly manner (IE: needing to have cleanup or repairs done before being rented) the park will use the "Moving Deposit" to do the necessary cleanup and repairs. The resident will be charged for the work performed over the deposit amount.

PEST CONTROL

Park is not responsible for any pest infestation (unless in Parks recreational buildings). This includes termites, insects, bugs, bees, or otherwise. If infestation takes place during residents' occupancy, resident will remove infestation within 30 days. During residents absence Park reserves the right to remove infestation and bill resident for actual charges. This protects residents units 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 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 Etc.) are allowed nor are aggressive dogs of any breed. **CATS** must also be on leash if allowed outdoors. Owners must furnish the office with up to date shot records when checking in.

*****SERVICE ANIMALS OF ANY KIND-** While we acknowledge the need and rights of service animals for multiple reasons, for the wellbeing of all of our residents, we kindly ask that you follow all rules for pets as well. We cannot allow a SA to be near the areas where food is served for obvious health reasons. Please supply the office with a copy of

documentation for our records. If there is an underlying reason that the SA must break a pet rule, please talk with Management so that we may come to an agreement and understanding that will work for the residents of the entire park. We do not want ill will, bad feelings or upset residents because something is not clearly understood. We ask this because we have had issues in the past that did not work out well for all involved and we want everyone including you to be happy while here. We will never refuse a Service Animal or the SA owners' rights. We just ask that we work something out in advance that is beneficial for all of the residents of the park. Emotional support animals do not fall under the same federal guidelines as Disability Service Dogs. **They are not allowed in the Social hall, post office, or by the pool.** By signing the Guidelines Statement you are acknowledging and accepting these rules for the wellbeing of everyone in the park.

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 the 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 the land owner's property (trees, desks 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. Saenz Hardware has a yellow cone and will unhook, pick up your tanks and re-hook them up on Tuesday or Thursday around 8 am and deliver them by end of day. Costs differ between Companies. Checks for Saenz must be made ut to Saenz Hardware only please.

QUIET HOURS

Quiet hours are 10pm to 8am.

RECREATIONAL BUILDINGS

The Club House, Library, and the Pool Hall are provided for the 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 10pm. Scheduled activities are provided from November 1st to April 1st. ***Please wear shirt and shoes in all buildings.*** All bicycles, golf carts 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 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 reservation. Anyone using more than one (1) site for the unit will be charged an additional ½ of the amount of the rent being paid on the 1st site.

RESERVATIONS

All RV site reservations require a \$300.00 deposit (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 the time of payment in full to the outstanding balance. If reservation is cancelled before August 1st, a \$75.00 cancellation fee will be deducted from the deposit (\$150.00 for park model rentals.) No refunds after August 1st.

RESERVING SEATS

During park "jams" seats may be reserved (no earlier than 12:30pm) 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 5:45pm or the cushion will be removed and the seat given to someone else. Absolutely no changing or rearranging of the position of the chairs is allowed. **There will be no reserving seats for paid entertainment.** It will be a first come first serve basis. The Activity Director may decide to sell advance tickets for larger events, however, the seating will also be first come first serve. Watch the calendar schedule. There will be no saving tables for card games.

SALE OF UNIT

We would like to purchase your unit. Before advertising your units, please check with the Park office to see if the 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 right of first 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 the right of first 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.

SALE OF UNIT (CONT.) 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 a 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 the 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 \$250.00 (CASH) moving deposit is required before the unit can be physically moved. All bills must be paid in full before the 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.

SITES

Sites are considered private property. You may **NOT** walk through sites or walk your dogs on or through sites whether they are occupied or empty. This is a courtesy issue as well as a safety issue. You may help yourself to fruit trees that are in common areas (please share, don't be greedy) but you may **NOT** go into someone's back yard to pick off their private trees.

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 a 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 AREAS** and receptacles furnished by the 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. Stop Signs are NOT Optional.

STORAGE

Please contact the 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 the 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 the renter leaves the Park with an outstanding balance it is the homeowner's responsibility to pay the balance due within 15 days of receiving a statement from the Park office. Homeowners are responsible for their 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 are allowed in the 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 the pool. Glass beverages are not allowed. Koozies and cans are fine. Smoking is only permitted around the perimeter outside the fence and ashtrays have been provided.

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 up on receipt to the best of our ability. Voice mail service answers the phone when the office is not occupied. Only in case of emergency, advise friends and family to leave the message on the Park office phone system.

There is a 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 Electric Co-op, telephone service and cable TV service Time Warner (Spectrum). 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. You can only use 1 device at any given time when logged into the Wi-Fi. **The Park office is not responsible** for getting your wi-fi to work on your device. Please remember if it will not allow you to log on- you may already have another device logged in and must log out of that first. Please also remember that the basic wi-fi will not allow streaming.

If you need a higher speed, please contact Time Warner Cable (Spectrum) at 800-222-5355.

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 utility or phone companies. **The park office is no longer responsible for returning equipment to Time Warner Cable (Spectrum).**

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 the 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 cost 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 each month 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 the 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, it's 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, it's 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 for taking the time to read this and for your compliance.
We hope you thoroughly enjoy your stay with us.**

Canyon Lake RV Resort, LLC