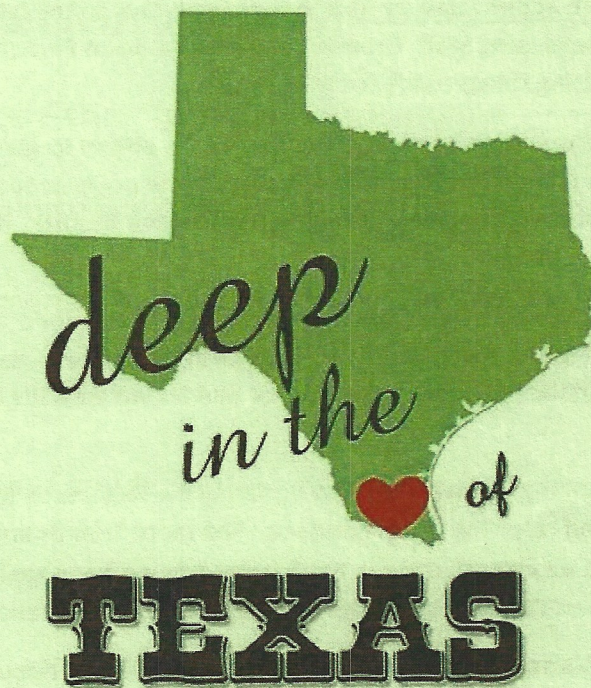




A DIVISION OF WILDER CORPORATION



**RESIDENT'S HANDBOOK
RULES & POLICIES
2019-2020**

**Wilder Corporation
2536 Countryside Blvd.
Suite 250
Clearwater, Florida 33763**

Dear Resident of the Texas Wilder Resorts –

I would like to say "Welcome" to all our new friends that are joining us this year and at the same time give a warm "Welcome Back" to all our friends that join us each year for some fun and warm weather.

Each and every one of you is appreciated by us and very important to the future of our Resorts. Your Managers, Office Staff, Housekeeping Staff, Greeters and Maintenance Personnel have been working hard this past Off-Season getting things ready for your return.

They have been cleaning and updating items in the halls and the offices to give us a fresh look. They have also been getting some equipment fixed and replaced, some pools and spas resurfaced, some asphalt put down, and glitches in the WIFI resolved. We still have some unexpected issues with the WIFI but I assure you that we are continuing our pursuit of resolutions to those as well. We are in the process of rolling out a new program at our front desks to better handle our service to you in that area. It has been a busy Off-season here in the Rio Grande Valley.

Did we get everything accomplished that we had hoped to get accomplished? No, we did not. We will pick up where we left off at the end of the season and keep going. We got some updates done to rental units, although we did not get as far as we had hoped with the other projects we had going.

With your help and understanding, we will continue updating the Resorts so they are places that you can be proud of coming to and referring your Friends to. The more Friends and Acquaintances that you can bring with you, the more we can get done in the future. It is my hope that you will help us fill up the resorts and help make our resorts the most sought after locations in the Valley.

Welcome to the Rio Grande Valley Winter Season of 2019-2020. It is our hope that you find this to be one of the best seasons you have had here in the Valley and will continue desiring to come back year after year to stay with us. We would love to have you come down and live with us year round. Our facilities are still open and many of your local friends are already here.

Have a GREAT SEASON!!!!!!

Steve Puckett
Texas Division Manager

EMERGENCY PHONE NUMBERS – ALL 956 AREA CODE EXCEPT 911

- Pharr Fire-Rescue-Police Emergencies-----911
- Tip O'Texas Welcome Center----- 787-3727
- Tip O' Texas Office (also Welcome Center after hours)----- 787-9959
- McAllen Heart Hospital (general information) ----- 994-2000
- McAllen Medical Center (emergency) ----- 632-4100
- McAllen Medical Center (general information) ----- 632-4000
- Rio Grande Regional Hospital (emergency) ----- 632-6443
- Rio Grande Regional Hospital (general information) ----- 632-6000
- Doctors Hospital at Renaissance, 5501 S. McColl, Edinburg----- 362-8677
- Pharr Police Non-Emergency----- 784-7700
- Pharr Police Anonymous Tip Line----- 787-8477
- Pharr Police Night & Weekends Trouble ----- 787-8546
- Southside Night Clinic, 719 Savannah, McAllen----- 631-5995
- Iglesias Medical Clinic, 712 S. Cage @Sam Houston----- 783-1900
- First Responders----- (See Next Page)



TIP O' TEXAS FIRST RESPONDERS

In an emergency, when you know you will be needing an ambulance, call 911 first and give them your name, phone number and Lot #. Tell the 911 operator you are at Tip O' Texas RV Resort, 101 E. Sioux Rd., Pharr, TX and request Medicare Ambulance. If you are not asked to stay on the line with the 911 operator, call Tip O' Texas Welcome Center @ 956-787-3727 (or have another party call) and give them your lot number and name. When the emergency vehicles arrive, the greeter can still direct them to the correct address inside the park. (As long as 911 have your lot number, the greeter can still direct them.)

FIRST REpondERS

YOU WILL NEED TO USE A CELL PHONE FOR ANY NUMBER THAT DOES NOT START WITH PREFIX 956. THIS WILL BE A LONG-DISTANCE CALL IN A REGULAR PHONE.

RON & JOYCE FORBES	943	(519) 384-5919
ROGER FRANK	209	(309) 737-4161
NANCY FRANK	209	(309) 737-4288
KEN & BARB HOFF	714	(651) 429-5426
KAY SCHAAF	70	(406) 853-6781
JOHN SCHMITZ	878	(920) 960-2050
NANCY SCMITZ	878	(608) 445-2029
KAT STAGDON	962	(956) 460-5542

TIP O TEXAS STAFF

MANAGERSAl & Sue Septrion

REGISTRATION - BUSINESS OFFICE

Office Staff: Eva Sosa
Carolina Sosa

Business Office Hours

From October 1 to March 31
Monday – Saturday: 8 am to 5 pm; Sunday: 12 noon to 5 pm

From April 1 to October 1
Monday – Friday: 8 am to 5 pm
Saturday & Sunday: Closed

Phone (956) 787-9959 Email: tipotexas@rvresorts.com
Fax Number: (956) 787-4905 Website: www.tipotexasrv.com

Activity Office Hours

Activity Director: Barry & Faye Wallage
Monday, Tuesday, Thursday, & Friday
9:00 AM to Noon & 1:00 PM to 3:00 PM
Closed for lunch between 12:00 Noon & 1:00 PM

Phone (956) 787-6461
Email: tipotexasactivities@rvresorts.com

Emergency numbers and Greeter's Gate

Greeters Gate # (956) 787-3727 (During Business Hours) Office.... (956) 787-9959
Ambulance, Sheriff and Fire.....911

If you call for emergency services, always try to alert the Front Gate so we can take them directly to your lot.

WELCOME TO Tip O Texas

The Friendliest RV Resort in the Valley!

Welcome, and thank you for choosing Tip O Texas RV Resort. Our staff is dedicated to making your stay as pleasant and enjoyable as possible. We have outstanding facilities and a wide array of planned activities. We need only your involvement to create an atmosphere of excitement and fun.

Because of the size of our resort, it requires a great deal of organization and cooperation. Included in this handbook are rules and policies to which all residents must adhere to in order to accomplish an orderly operation. We ask that you familiarize yourselves with this information and help keep this the best resort anywhere. Cooperation and harmony among the residents are a must. Friendship creates happiness and is what Tip O Texas RV Resort is all about. Please do not ask to circumvent the rules and guidelines.

Wilder Corporation has an incentive for you to bring new friends into Tip O Texas. Refer a friend who hasn't been at Tip O Texas in three years – or who is a newcomer to our park. The new person has to occupy an RV site for one month or more. The resident that recommended the new person will receive **CASH** rewards! The certificate booklets with exact information on amounts, etc. are available at the business office.

Please keep this booklet handy; it is loaded with new and valuable information that will help familiarize you with our facilities and activities. If you should need more information, please don't hesitate to let us know.

Thank you again for giving us the opportunity to make your stay in the 'Valley' enjoyable and filled with many happy memories. Let us know what we can do to make your stay here everything you wish it to be. We sincerely hope that you will enjoy your stay with us and that you will spend many more enjoyable seasons with us. Please take advantage of all there is to do at Tip O Texas.

Al & Sue Septrion
Resort Managers

TIP O TEXAS RV RESORT POLICIES, RULES AND REGULATIONS

The Wilder Corporation and Tip O Texas RV Resort, through its managers, will establish, revise, amend or delete policies, rules, and/or regulations, which the Wilder Corporation, in its sole discretion, deems necessary.

Policies, rules, and regulations affecting the daily operation and management of the Resort shall be implemented and enforced by the Managers. In order to maintain the desired high quality of life, **ALL RULES AND REGULATIONS MUST BE OBSERVED BY ALL OUR RESIDENTS AND THEIR GUESTS AT ALL TIMES.** These rules and regulations are designed to maintain a neat and orderly appearance and operation of the community to allow each resident maximum freedom possible without interfering with the rights and enjoyment of others.

Every resident and guest agrees to abide by the rules and regulations of Tip O Texas, as they may exist and/or be changed from time to time; and agree to vacate the Resort if requested to do so by the Manager due to the violation of any rule.

MANAGEMENT RESERVES THE RIGHT TO EVICT A RESIDENT FOR ANY OF THE FOLLOWING REASONS: (a) Failure to register and pay for guests; (b) Breaking or disregarding resort rules whether they are written, printed, painted, or verbally attested to by management; and (c) Disrupting the peace and tranquility of the resort either verbally or physically in any manner. Property left on resort premises longer than thirty (30) days after the end of paid reservation period will be considered abandoned and will be removed at owner's expense.

MANAGEMENT reserves the right to make necessary changes which are in the best interest of the resort. Regulations are an integral part of the rental agreement.

Non-compliance with the regulations could result in eviction or non-renewal of rent.

We reserve the right to refuse any reservation. Neither the Management nor our employees assume any responsibility for theft, pilferage, fire, loss or damage to Person or Property of any kind of any resident or visitor within the confines of Tip O Texas.

Thank you,

The Wilder Corporation

ACTIVITY OFFICE

The Activity Office is located on the Northeast corner of the stage in the Main Hall. This office is open 9:00 am - 12:00 pm & 1:00 pm - 3:00 pm Monday to Friday, except Wednesdays & holidays. The Activity Director plans and coordinates the park activities and volunteers make up the committees that carry out the activities. Volunteers are a big part of our Activity Department. Volunteers are needed and greatly appreciated. We find that those who get involved always seem to really enjoy themselves while meeting and making friends. We sincerely hope that you will get involved. If you are willing to help, let the Activity Director know. Perhaps you have a new idea that would be great fun here at Tip O Texas.

CABLE TELEVISION OR SATELLITE NETWORK

Most RV's can receive local channels. A digital conversion device may be needed. If you wish to contact another cable company or satellite company, you are free to do so.

RV CHECK-OUT TIME

Check out time is 12:00 noon on the last day of your reservation. **Your departure date is printed on your receipt. This is the date of departure, NOT the last day of your stay.**

Note: Checking out includes moving your unit from the site by the stated time. If you intend to stay longer than your reservation, please inform the Business Office of your intention and pay any monies due for the extra days in advance.

CONTRACTORS

Contractors are allowed to work in the resort during normal business hours **Monday through Friday only**. **All contractors must have their customer's name and lot number before they are allowed in our park.** It also helps to let the greeter at the gate know that you expect them. All contractors **MUST** have a business license and proof of insurance on file in the Main Office.

DISPOSAL OF MATERIALS

From repairs or maintenance to a resident's unit such as replacing carpeting, electrical appliances (water heaters, microwaves, refrigerators, etc.) roofing/siding or trimmings from plants and trees is the responsibility of the company hired by the resident. **NEITHER RESIDENTS NOR CONTRACTORS MAY DISPOSE OF THESE MATERIALS IN THE DUMPSTERS. NO TREES MAY BE CUT DOWN WITHOUT MANAGERS APPROVAL.** As per Wilder Corp. directive dated 9/19/08, no furniture, tile, carpet, non-burnable waste or construction debris may be disposed of in any containers. Tenants are to make arrangements for the proper disposal of these items. No Tires or wheels are to be disposed of in the dumpster.

ELECTRICITY

All sites are metered for electric, both 30 amp and 50 amp. You should read your meter and bring the initial reading to the office when you arrive. IT IS THE RESIDENT'S RESPONSIBILITY TO READ THE METER EVERY 30 DAYS. If you need assistance reading your meter, please call the office. Electric payments are due 30 days after your arrival and each 30 days thereafter.

FAX SERVICE

You may send and/or receive faxes at the business office during regular business hours. Rates for the fax service: \$2.00 per page for outgoing faxes within the United States, \$3.00 per page for outgoing faxes outside the United States; and \$.50 per page for incoming faxes. The fax number here is (956)787-4905. The business office will call you when your fax arrives.

ICE MACHINE

Located off the mail room hallway next to the sewing room. Free to residents. Plastic bags and small coolers are allowed, large coolers are not allowed.

KEYS

We recommend that keys for your permanent unit be left with the office when leaving the resort for an extended period of time to permit access to your unit in the event of an emergency. **Residents must give written or verbal consent** to the Business Office **BEFORE** the key can be given to another party by the office personnel. There are forms to be filled out in the office to list who you wish a key to be given to. There will be NO exceptions to this rule, so please don't ask our employees to do otherwise. **SINGLE RESIDENTS SHOULD GIVE SERIOUS CONSIDERATION TO HAVING A KEY IN THE OFFICE. IF YOU BECOME INJURED OR INCAPACITATED, WE HAVE NO OTHER WAY TO ADMIT EMERGENCY PERSONNEL.**

LAUNDRY

Our Laundry is located on Sharm Street, south side of the Main Hall. The laundry is open 5am to 11pm, unless posted for some unusual emergency. Cost per load is \$1.25 for washers and \$1.25 per dryers. Our Laundry is for Tip O Texas residents only.

If there is a washer or dryer that doesn't work properly, please get a red tag from the container on the wall and write on the back what type of problem you had with the machine. Please note the location and the number on the machine. The machine ID is needed when requesting a refund in order for repairs to be completed. You may come to the Registration/Business Office to get a refund if you lose money in a washer or dryer. **Do NOT wash dog beds in our washers. We have a washer & dryer for pet blankets. Please use only U.S. quarters in the machines. Canadian coins will jam the machines and render them un-usable.** Ironing boards are provided, but you must bring your own iron or sign one out from the office. The ironing boards and the laundry area are not intended for sewing or craft projects.

Please turn off the lights when you leave, if you are the only person present. Clean up after yourself. **Quarters for the laundry may be purchased in the business office during regular business hours.**

LOST AND FOUND

Lost and found items should be turned in to the Business Office or Activity Office, except for name badges, which should be turned in to the Business Office. If you have lost something, please contact the business office or activity office. Any item not claimed after the season is over will be disposed of.

MAIL SERVICE

The Tip O Texas Mail Room is located in the Main Hall on the Southwest side. Our boxes are U.S. Post Office designed and approved. The Office makes mailbox assignments at the time of your reservation. The mailbox number is yours, so long as you are reserved, regardless of the number of times you choose to move within the resort. If your mailbox becomes difficult to open, don't lubricate it. Report it to the Office.

MAILING ADDRESS FORMAT:

(Example of your address in the park)

(Your Name)
101 E Sioux Rd
Unit 0000 (mail box number)
Pharr TX 78577

Whenever you order a service of any kind, such as telephone, utilities, repairs, etc., be sure that you specify your mailing number for your address. DO NOT USE YOUR LOT NUMBER. DO NOT USE "BOX" OR "P.O. BOX." USE ONLY THE NUMBER ASSIGNED TO YOU. IF THEY INSIST, use "UNIT #." Example: Unit 0000

Please DO NOT use the word "box" in your address as your mail may go to the Pharr post office.

Your mail is put in your box by a U.S. Postal Service Employee.

Oversized postal packages can be picked up at the front office. You will receive a package notice in your mail.

Prior to your departure at the end of the season, please remember to pick up a Change of Address card from the Post Office. You can also go online with USPS to change your address. **Remember** to notify the front office of your date of departure. That way we will know your mail STOP date and properly BLOCK your mailbox for the summer.

It is a good rule of thumb to inform anyone who will be writing or forwarding mail to you at Tip O Texas of the address two months prior to coming to the park. Also notify the same people when leaving Tip O Texas to return to your home. If you have a problem getting your mail forwarded to Tip O Texas from your residence, notify your Post Office back home to correct the situation. Only first and second class mail will be forwarded from Tip O Texas mailroom. Standard mail is not forwarded. Persons who are here for the winter months need to notify their

respective post office **at least 3 weeks** prior to leaving for home to stop sending their mail to Tip O Texas .

NAME BADGES

ALL persons residing in our facilities must have a Tip O Texas name badge received from the Business Office. Guests and short term residents may use a guest or temporary badge. Each badge requires a \$7.00 deposit which is refunded when the badge is returned.

Upon registration, a permanent name badge will be ordered for long term residents at the cost of \$7.00 per badge. You will receive a new dangle for your badge upon returning every new season. Name badges **must** be worn when using any of our resort facilities and at all resort activities. **Name badges help new residents, as well as new staff, identify with whom they are speaking. Wearing your badge outside our park is up to you, but many have found it helps when involved in emergency situations for identification purposes. Some businesses also give discounts to Winter Texans who are wearing their badges. Your name badge must be worn to pick up mail, purchase food or tickets, to participate in games or events, or to receive service at the activity and business offices. No badge = no service & no entry to buildings. Exceptions are: Any function that is open to the public; for example: dances, craft shows, garages sales and programs advertised to the public.** Those who are here just for the day, do not need name badges and will not be charged a fee. However, your “day” visitor is not permitted to use the resort facilities or participate in any resort activities.

NOTARY PUBLIC

Notary on Site. Call the Front Office for more info.

PARK PHONE DIRECTORY

To insure that your number will be in the Park Directory, it is imperative that you fill out the information sheet for that purpose. Be sure to include your e-mail address if you wish to have updates about what is happening in the park while you are gone.

PARKING & STORAGE

Each Tip O Texas site is for one RV or live-in unit, and a maximum of 2 vehicles. All other vehicles, including but not limited to RV's, motorcycles, trailers, canoes, boats, utility trailers and truck campers, must be placed in a storage site assigned by management. It is not permissible to store them in Tip O Texas parking lots. Please do not park in any empty driveway without the unit owner's permission. This permission needs to be in writing and brought to the office. Please park your vehicle(s) on your own lot.

RV Parking: RV lots are defined by the sewer hook-ups on each side, and the electric hook-ups in the rear, and by the street in front. When setting up your RV, be sure no part of it, including slide-outs and awnings, extend beyond these boundaries.

Car Caddies or tow dollies may only be stored under your RV unit in the rear if it fits. If it does not fit under the rear of your RV unit, it must be placed in the storage area.

A motor home or travel trailer may be parked at a mobile home or park model site for a maximum of three (3) days for loading or unloading; then it must be moved to storage. The only exception is when the motor home is your only means of transportation.

PERMANENT UNIT INFORMATION

PERMANENT UNITS MOVING IN: Management will inspect all units moving into the resort. All applicants must meet personally with the Managers of the park with the understanding that management has 72 hours (normal business days) to approve or disapprove their request. **Mobile home units** hook up directly with AEP. All cost involved from the meter to the unit are the responsibility of the resident. AEP is responsible up to the meter, so if you have electrical problems, you must contact AEP direct at 1-(877)373-4858. Double roofs and fences are not permitted. Privacy fences are not allowed. Beautification fences no more than 24" in height may be erected; however, the owner will be responsible for the proper upkeep of the yard. Any such fencing shall be white in color and shall be taken up when the resident will be out of the park for periods of one (1) week or longer, so as to facilitate the proper care of the yard. If you have an electrical or plumbing problem, and the company you have hired determines that the problem lies with the resort's electric or plumbing lines, you must notify the Manager **BEFORE** the work is done if you want us to pay for it. If you are selling or renting your unit All advertisement **MUST** be processed through the business office with the resident's name, address and phone number. Notices and advertisements are then posted on 3"x5" cards and placed on the bulletin board in the foyer of indoor pool, across from mailroom in the hallway between the Craft Room and Restrooms. This information will also be put on our list of units for sale that we send out to people inquiring about sales or rentals in the park. **One regulation "FOR SALE" sign no larger than 11"x14" is allowed only in window of unit. No signs are allowed in the yards. MANAGEMENT MUST APPROVE THE APPLICATION OF THOSE PLANNING TO PURCHASE AN EXISTING UNIT.** Residents are not allowed to advertise in the paper. We would recommend WelcomeHome.com or WinterTexanInfo.com for your advertisement. The park also recommends that you do not list your unit number. This is for your safety as well for the other residents in the park. Please meet the buyer at the gate and escort them in.

PROPANE/BOTTLED GAS

There will be propane/bottled gas available to Tip O Texas residents on Monday, Wednesday and Friday. During the super busy period, this service may be increased to a daily basis on Monday through Friday. Cards are available from the Business Office to place in your front window to notify the gas man that you need to buy gas. You may set your tank at the curb. If you will be away from your unit, money can be left in a plastic bag and clipped to the tank. Change will be made by the driver. You can reach Rio Delta Propane Co. at (956) 393-1353.

RECYCLING

Our Resort participates in the Pharr Recycling. Our recycle center is located next to dumpster Southwest corner, you will find large blue containers near our trash dumpsters that take

cardboard. Please break down and flatten all boxes. The recycle people will not take boxes that have not been broken down and flattened out.

You may bring your aluminum cans to the area where the dumpsters are located if you wish, and put them in the Recycling containers. There is a special container for corrugated cardboard. **PLEASE break down all corrugated boxes and DO NOT** put trash in this container. We appreciate your participation in our recycling program.

RENT PAYMENTS

Wilder Corporation prefers that all payments for rent and /or electricity be made by check or credit card. **YOUR RESERVATION PERIOD BEGINS ON THE DAY OF YOUR ARRIVAL** regardless of the time of day. **YOUR RENT STARTS THE DAY YOUR UNIT GOES ON THE LOT**, even if you are not occupying it. The full amount of rent is due on arrival if your stay is for three months or less. **NO EXCEPTIONS.** We do not promise lots unless the reservation has a deposit. No site will be held without a deposit.

Rent for the RV lots shall be paid on the anniversary of your check-in date, whether weekly, monthly or yearly. 6+ may use 6 months during the 12 month Season (April 1 – March 31) unless otherwise approved by management. To take advantage of the 5% discount for the coming season, the full amount must be paid by **April 1**. A LATE FEE IN THE AMOUNT OF \$35.00 will be charged if the rent is not paid on or before the 5th day after the rent is due. **Property left on resort premises longer than thirty(30) days after the end of paid reservation period will be considered abandoned and will be removed at owner's expense.** There will be a fee of \$39.00 for checks returned from the bank for any reason. Deposits made on Wilder Rental Units will not be rolled over. Upon cancellation of Wilder Rental units you lose the right of keeping the same unit for next season.

RENTAL of PRIVATE UNITS

Each residence and/or lot is allowed 2 people if classified as renters and not as a guest. **NO SUB-LEASING OF EXTRA ROOMS.** Tip O Texas will not assume any responsibility for any privately owned rental unit. YOU are responsible for paying lot rent and electric each month to the Business Office, as well as any repairs and other maintenance. If you are renting out a unit, you or your renter are responsible for paying the \$3.00 fee each day that a guest is here.

Please ensure that it is clear between you and your renter as to who will pay the guest fee. Your guest(s) are responsible for obtaining and paying for the temporary guest badge while they are here. We request that you notify management before allowing a guest to occupy your unit in your absence or before renting your unit. It is the renter's responsibility to know and adhere to resort rules such as pet rules, speed limit, etc. *** Renters residing more than six (6) month must have a background check BEFORE moving into the resort. Background check fee is \$45.00 per person.**

RESIDENTS & GUESTS

RESIDENT DEFINED: A person is a resident of the park if physically residing in the park. This includes persons who are renting a unit or living in an owned unit of any type. **It does not include day visitors, those who once owned a unit in the park or those who own a unit for rent when that unit is rented.** **RESIDENTS AND OVERNIGHT GUESTS MUST REGISTER** at the office upon arrival. This includes residents who have left their units in the resort for the summer or for any extended absence. If you arrive after office hours, please register with security. Guests and visitors must be registered by the hosting resident in the office and have a name badge to wear in the resort. There is a \$7.00 deposit required for each guest badge, which is refunded when the badge is returned to the office. **If the guest badges are not returned before the end of the current season, deposit is forfeited.** Guests may stay for up to two weeks. There is a charge of \$3.00 per night for each overnight guest, including children 4 years and older in your unit – this includes RV's, mobile homes and park models. The fee will entitle guests to use the resort facilities.

* **CHILDREN UNDER 18 YEARS OF AGE** are permitted as guests for up to two weeks.

* **Children under 18 years of age, by state law – MAY NOT** participate in Bingo, **MAY NOT** be in the hall when Bingo is in session, and may not even sit and watch. **Children under 18 years of age** are not allowed in the Billiards room.

CHILDREN MUST NEVER BE WITHOUT ADULT SUPERVISION. Children must wear wrist bands at all times while on resort property. Each resident who is visited by a child under the age of 18 assumes responsibility for that child's safety and supervision and agrees to hold the Wilder Corporation harmless from any claim of injury or damage to such child while on resort premises.

EFFECTIVE IMMEDIATELY

Wilder LLC policy states: 2 guest per site. Now Wilder LLC will allow the third person to live one site for a fee of \$150.00 per month. The third person has to meet all criteria set by Wilder LLC. They must have a background check done, health care person could qualify as a third person (Mom, Dad, Son, and Daughter as example). Limitations apply. Request for third person needs to be discussed with Resort Manager who will contact the Division Manager for approval.

RESTROOMS & SHOWERS

The restrooms by the pool areas are open 24 hours except for when being cleaned. While cleaning the inside restrooms, the outside restrooms will be open. Please leave these areas as Clean as you found them. The restrooms in the Main hall are NOT intended for swimmer's use.

SAFETY & COURTESY

BICYCLES, ROLLERBLADES, SKATEBOARDS & MOTORIZED SCOOTERS are allowed in the resort ONLY on the streets. NO BICYCLES, ROLLERBLADING, SKATEBOARDING OR USING SCOOTERS IS ALLOWED AROUND THE FRIENDSHIP HALL, ON THE SIDEWALKS OR AROUND THE POOL. When walking or touring Tip O Texas in the evening, please use a light on your person, bicycle, or golf cart.

SWIMMING POOL & SPA AREA

RULES FOR THE POOL AND SPAS ARE POSTED IN THE POOL AREA. PLEASE READ AND OBEY THESE RULES ... FAILURE TO DO SO MAY GET YOU EVICTED FROM THE RESORT.

POOL PARTIES ARE NOT ALLOWED AT ANY TIME. RESORT POOL/SPA AND OTHER AMENITIES ARE FOR RESIDENTS ONLY. PLEASE SEE RESORT MANAGER IF YOU HAVE GUESTS WHO WOULD LIKE TO USE RESORT AMENITIES.

ALL GUESTS MUST BE ACCOMPANIED BY A RESIDENT WHEN USING POOLS!!

The pool is closed for cleaning Monday through Friday from 6:00 AM to 8:00 AM.

Our swimming pool and spas are open for your use 24 hours a day except for planned activities. You must wear swimwear in the pool and spas. Fibers from street wear plug the water filters. Please use a towel to protect the chairs and lounges from suntan oil and sun-block. There are two spas, one in the indoor pool area the other is at the outside pool area. Switches to operate the spas are on the wall next to the spas. Because of the possibility of rapid blood pressure change, it is recommended that you limit your stay in the spas to 10 minutes at a time. The spas are kept at 104 degrees. We will not adjust the temperatures. No jumping or diving or running on cement around pool area allowed. Blow up floats are not allowed, ONLY NOODLES. **BARE FEET AND WET BATHING SUITS SHOULD NOT BE WORN INSIDE ANY OF THE BUILDINGS.**

TOOLS

Tip O Texas has lawn mowers and other garden tools that we are glad to loan. Check out time starts at 8:00 AM Monday through Friday. There will be no check out of these items on weekends. Tools must be returned the same day between 3:00 and 3:30 PM. Sorry, our insurance **DOES NOT** allow us to loan ladders, weed whips or chain saws. **ALL TOOLS AND EQUIPMENT AND SAFE USAGE OF SAME ARE THE RESIDENTS' RESPONSIBILITY.**

TRASH

The trash dumpsters are located in the far southwest corner. Please bag all your other trash in strong plastic bags and secure with a good tie this helps control insects and odor. Do **NOT** take un-bagged trash to the dumpsters and dump it in loose. When the wind blows it has a tendency to blow the loose papers and whatever else is loose, out of the dumpsters around the resort. If one container is full, go to another one; **NEVER** leave any trash lying on the ground to blow around our resort. Trash is picked up every Monday and Friday.

Glossary of Names and Terms

3rd Party Owned Rental Units

These are Rental Units owned by individuals other than the Wilder Resorts. The Resort does not maintain nor rent these units. The 3rd Party Owner must find their own tenants. It is the responsibility of the 3rd Party Owner to pay the annual rent as well as to make sure that any utility charges are also paid. A Renters' Information Form must be obtained from the Resort Office and completed. Before a unit is rented, the Form must be returned to the Resort Office and the Managers must approve the Renter. Only Approved Renters are allowed to be in the Resort. Renters must secure proper badges from the Resort Office.

Guests

Our Parks do accept **Guests** visiting our residents. These are people from **outside of the resort as well as normally outside of the valley.** Guests normally stay overnight and **Must Pay a \$3.00 per person/per night fee.** They must also have a Guest Badge from the Resort Office. There is a \$7.00 deposit for the Badge and the deposit is returned when the Badge is returned. Guests can only stay in the Resort for a **Maximum** of 14 Days and limited use of certain facilities is included. The Office at each Resort determines this as each Resort has different facilities available in the Resort. Guests are not allowed to bring pets into the Resort.

Residents

Individuals in the Wilder Resorts who pay full rental charges for either a short term or long term stay in the Resort. These are individuals who own a mobile home, park model, or an RV. They are allowed full access to the facilities in the Resort. Resident Badges must be secured from the Resort Office and should be worn anytime the individual is on the Resort Property. This will allow others in the Resort to be able to identify who should and should not be in the Resorts as well as allow new individuals to more easily know who our Residents are. Decals must also be placed on the windshield of all vehicles belonging to our Residents in order to assist our Greeters in knowing who is allowed onto the property.

Resort Owned Rental Units

These Rental Units are owned and maintained by the Wilder Resorts. Rental of these units will be handled by the Resort Office. A Renters' Information Form must be filled out for any person wishing to rent one of these units. Only after approval by Management will the Renter be allowed to take possession of the Rental Unit. Renters must secure proper badges from the Resort Office.

Visitors

Residents are allowed to have **Visitors**. These are people who live here in the Valley and are visiting only for the day. They **DO NOT stay overnight** and are allowed to visit your site only and are **NOT ALLOWED** the use of any of the Resort facilities. This includes residents of other Wilder Parks with the exception of paid activities. Residents **MUST** notify the Resort Office or Welcome Center that they are having a Visitor. All Visitors must check in with either the Resort Office or the Welcome Center whichever is appropriate for that Resort. Visitors are not allowed to bring Pets into the Resort. **Pets are prohibited around the complex from the Laundry to the hobby shop. Al Barnes to LuAnn Drive.**

Volunteers

Individuals who are the backbone of our Resorts. Without these people, many activities would not be possible. We appreciate our Volunteers and would love to see as many people as possible to become Volunteers and help our Resorts become even better and more friendly than we already are. If you have a Green Thumb or enjoy working with plants, please consider starting a Garden Club if there is not one in your Resort. Or join the one that is there and help the Resorts look Great for visitors interested in coming to our Resort and becoming Residents. Enjoy assisting others to have fun, then please consider joining in to help with Dance Nights, Movie Nights, Potluck Nights, Card Nights, and the many other varied activities that each of our Resorts have available. Everyone is needed and appreciated.

Resort Rules

Appliances Outside of Unit

Appliances are not allowed to be placed outside of your unit or storage shed. The only exception would be a BBQ Grill. The grill must be kept clean and in good shape or it must be removed from the property.

Bicycles, Rollerblades, Skateboards, Motorized Scooters

Bicycles, rollerblades, skateboards, motorized scooters are only to be ridden on the streets in the Resort. None of these should be used or ridden on our sidewalks or inside any of our buildings.

Campfires & Tents

Campfires and Tents are not allowed to be used in the Resort.

Clothes Lines

There is only one approved clothes line for use in the Resort. That is the one designed for the back of an RV using the ladder as the holding mechanism. This can be mounted on the back of your unit other than an RV if done in a tasteful fashion. The only clothes allowed on this type of clothes line are towels and swim suits used at the pool. Bedding and personal clothing is not allowed. All other clothes lines must be taken down and stored away.

Contractors

There are outside contractors that do work for the Resort as well as for the Residents. These contractors **MUST** come to the office and provide us with a valid business license and proof of Liability and Workmen's Compensation Insurance. Proof that they are bonded for the work they do would be a plus in their favor.

Contractors without the above information on file with the Resort will not be allowed to work in the Resort until they meet these qualifications. When they have done so, they will be on an approved list at the Office and the Gate and will be given an appropriate pass to enter the Resort.

Driving In Resort

While driving in the Resort, you must follow all applicable traffic rules that are posted including Speed Limits and Stop Signs. All normal rules of the road as known on the city streets will be observed here in the Resort. This includes vehicles and golf carts. Violation of Speed Limits and ignoring Stop Signs may be grounds for eviction from the Resort. The Safety of our Residents is of the utmost concern.

Driving Through Unoccupied Sites

Driving through empty sites and across grassy areas is not allowed. Many of our utilities are buried in the grassy areas and could easily be damaged. Our sites are not part of the roadways and are only there for use as parking places for units using our Resort. Any damages will be charged to the parties ignoring these rules.

Golf Carts

No one under the age of **18** is allowed to drive a golf cart in the Resort. The person driving must also have a valid driver's license with them. **All golf carts must obey traffic rules applicable to automobiles. Golf carts are not to be parked or driven on sidewalks, lawns or empty RV sites.** The golf cart should not be overloaded (i.e. – if it is a 2 seat golf cart then only 2 people should be on board, or if a 4 seat golf cart then only 4 people should be on board). There should be no standing or leaning off the golf cart while the cart is in motion. If the golf cart is to be driven after dark, it is essential that it have fully functional front and rear lighting. The keys must be removed from the golf cart when not occupied but is accessible by someone other than the owner. It is the owners' responsibility that all the above items are adhered to.

No Smoking

THE CITY OF PHARR HAS PUT IN PLACE A **NO SMOKING** BAN IN AND AROUND ANY PUBLIC BUILDINGS. TIP O TEXAS SMOKING BAN AROUND THE MAIN COMPLEX FROM LUANN STREET TO THE STREET TO THE EAST OF AL BARNES, AND FROM SHARM BY THE LAUNDRY TO NORTH SIDE OF HOBBY SHOP MOUNTAIN TRAIL. THIS ALSO INCLUDES THE SWIMMING POOL AREA, TENNIS COURTS, SCHUFFLE BOARD COURTS. Smoking is not allowed in any of the facility buildings or around the pools at the Wilder Resorts. Please dispose of any cigarette butts in a proper container and not just thrown on the ground. Let's keep the Resort clean and cared for.

Picking Fruit

There are fruit trees throughout most of our Resorts. This fruit may be picked and eaten or used to make fruit dishes. However, you may not pick fruit from a site (Mobile Home or RV) that is occupied without the permission of the Resident of that site. Please make sure you dispose of any parts of the fruit that is not used properly and not just thrown down on the ground.

Quiet Time

Please be mindful of your neighbors. A quiet time of 10:00 PM until 7:00 AM should be observed in the Resort. Excessive noise or talking should be restrained during this time period.

Resort Facilities for Residents Only

Our Resort Facilities and Amenities are for the Residents of that Resort. Residents from other Resorts are not allowed to participate in the activities of another Resort unless it is an activity which is explicitly open to the public. Should you visit a friend at another Resort, you will be considered a Visitor and therefore will not have access to the amenities in that Resort.

Sewer Hoses

Sewer Hoses may not be used on Permanent Units (Mobile Homes, Park Models, and Attached RVs) in the Resort. Sewer connections for these units must be permanent in nature. Sewer Hoses may only be used in RVs that are not permanently attached. These hoses must be terminated with a sealed connection to the sewer line at the site. This can be done via a rubber donut or by a screw in connector. Hoses may not be stuffed down into the sewer connection.

Solicitation

There is to be **NO** solicitation of our Residents in the Resort. If someone knocks on your door trying to solicit your business, please report this immediately to the Resort Office so the Resort Management can have the person removed from the Resort. Should a neighbor be having work done and you ask that vendor for some information, this is proper as you requested the information first.

Swimming Pool & Spa

POOLS ARE FOR RESIDENTS USE ONLY OR THEIR PAID GUESTS

Although our pools and spas are open 24 hours per day, there will be a short time each day for cleaning of the pool and area. These times are posted at each pool or spa area.

Please only swim with at least one other person. No children under the age of 18 are allowed in the pool or spa areas without parental supervision. No children under 4 years of age are allowed in the pool and no children under 13 years of age are allowed in the spa.

NO DIAPERS ADULT OR CHILDREN ALLOWED PERIOD.

You must shower before entering the pool or spa in order to make sure you are free from oil and sun screen. These elements clog the filtration system and are very expensive to remove. You must also wear only swim suits in the pool or spa. Cut-offs and other regular clothes will lose fibers which will also clog the drains and filters and potentially cause damage to the systems. There is NO Lifeguard on duty so swim at your own risk. No items made of glass are allowed in the pool or spa area.

Tool Usage

Some Resorts have a limited amount of hand tools that may be checked out for use at your site. Please check with your Resort to see if they are available and what the check out procedure is.

Utilities Access

All Resorts have underground utilities running to each site. It is imperative that nothing interferes with the accessibility of our maintenance and outside maintenance personnel to these utilities. Nothing should be placed over the utility easement nor placed in a manner to block access to the utility as it terminates at a site. Residents shall be warned once (except in cases of an emergency where action must be taken immediately) to remove any obstructions. Failure to do so will result in the obstruction being removed at the Residents' expense.

Vehicle Repairs & Maintenance

Vehicle Repairs, Maintenance, and Oil Changes are not allowed in the Resort. Any vehicle that needs any kind of service must be taken to a service facility under its own power or by being towed.

You are allowed to wash your unit or vehicle once per month subject to local watering restrictions dictated by the City or County of your residence. Excessive use of water may subject the Resident to a fee for the extra usage.

Walking Through Occupied Sites

Common Courtesy suggests that it is not appropriate to walk through an occupied site. Residents rent their site for their use and for privacy. Please consider this while walking in the Resort. Although walking through an unoccupied site does not disturb anyone, it could be hazardous to do so. Please confine your walking to our streets and sidewalks.

Resort Policies

Animals

Absolutely do not feed your pets or any other animals outside as that encourages other unwanted animals to stay here in the Resort. This is a nuisance and creates an unsanitary environment. The only exception is Hummingbird feeders.

Awnings, Sheds & Additions

Any awnings, sheds or additions to your unit **MUST** be approved by the Resort Office before work is done. There are setbacks necessary to meet local codes as well as to preserve the aesthetics of the Resort. In most cases a shed can be no larger than 6' X 8' in size and must be tied down so as to not become a danger during high winds. Any additions or improvements to your unit including building porches etc. must have a building permit issued by the local authority after being approved by the Resort Management. A copy of the Building Permit must be on file in the Resort Office. Failure to get a building permit or approvals may cause any work in progress to be halted until such approvals and permits are obtained.

Each Resort will have specific instructions that must be followed at that Resort, so be sure to check with the Resort Office if you are planning any changes.

Backup Keys for Units

It is recommended that you leave a backup set of keys to your unit at the Resort Office. You should also sign a waiver allowing Resort Management permission to enter your unit should you not be on property and an emergency occurs. This will also be beneficial to you should you misplace your keys and need entrance to your unit.

Badges

Each Resident and Visitor must have a Badge and it **MUST** be worn while on Resort Property (especially in any buildings or Resort facilities). Badges provide many advantages to our Resorts. From a security standpoint, it allows Management, Employees, and Residents to know whether a person belongs on the property or not. They also help each of us to remember the person's name we are speaking with.

Children

Since we are an Adult Retirement Community, children are not allowed to live in the Resorts. They may visit you up to 14 days per year but must pay the \$3.00 per day Visitor fee while they are in the Resort.

Dress Code

Although we are a Resort Community and are very casual, you **MUST** be fully clothed with the exception of swim suits only while in the pool areas. While in the pool, you **MUST** only wear appropriate swim suits. Cut Offs and other clothing are not allowed.

Electricity

All sites are metered. Those Mobile Home sites that are attached directly to the power company are responsible for their usage and must pay the power company directly. All other sites are responsible for their usage and must pay at the Resort Office. In most cases, the electricity bill is due each month on the day that you originally checked into the Resort. Meter reading sheets are available at the Resort Office.

Emergency Information Forms

It is extremely necessary that you have an up to date Emergency Contact Form on file at the Resort Office. Even though you have filled one out in the past, please come by the Resort Office and make sure we have an updated one. Phone numbers and personal contacts change all the time and we forget that our information may be old where it is most important that it be updated.

Emergency Phone Calls & Messages

It is important that each of us receive Emergency Calls and Messages in a timely manner. This is an additional reason to make sure your information is updated at the Resort Office. If the person trying to reach you is unable to on your own phone, they may leave an Emergency Only Message at our Resort Office and the Resort Staff will do its best to get it to you in a timely manner.

Hurricane Season

Hurricane Season here in the Valley is normally from June 1 through November 30 each year. This is the time frame when many of our Residents are away from their Rio Grande Valley home. Therefore it is essential that when you leave you make sure any items outside are either brought inside or tied down so they do not become flying hazards during high winds. This is the Resident's responsibility and anything left out will be thrown away should it become a projectile. For those staying as well as those that leave for the Summer months, please pick up a Hurricane Preparedness book so you are aware of what should be done so everyone remains safe.

Lawn, Yards, & Flower Beds

Lawns in the Mobile and RV sections are maintained by the Resort. However, if you have planted special flower garden, plants or trees with the prior approval of the Resort Management, it is your responsibility to maintain those plants around your RV site.

Maintenance & Housekeeping Requests

Any Maintenance or Housekeeping issues that should arise **MUST** be reported to the Resort Office and a Work Order completed. Please do not stop any of the maintenance or housekeeping staff to ask them to do something for you. They are already scheduled with work for the day and your request will be assigned to the proper person by the Resort Office. Our employees do a lot of important work around the Resort and interruptions may mean we do not get a particular project done on time.

Parking

Other than for a brief visit, there is to be no more than 2 vehicles parked at any given site along with the unit assigned to that site. There is to be NO parking on empty sites as we may have some one that has reserved that site or we may have a party come to the Resort and we need that site to place them on. Vehicles are not to be parked on the streets except for a short period of time. Any vehicles parked on empty sites or on the street for a long amount of time without prior permission from the Resort Office may be subject to being towed at Owners' Expense.

Permanent Units & Property Lines

Permanent Units (Mobile Homes, Park Models or attached RVs) **MUST** meet the local building codes and the Property Line codes of the individual Resort. As a general rule, permanent units and their attachments **MUST** be a minimum of 5' away from a side property line, 10' away from the rear and front property lines. Since most of the Resorts are laid out in different manners, some of the Resorts may have even stricter policies on this matter due to utility easement and safety of the Resort. Before bringing in a Permanent Unit you should check with the individual Resort Office for the restrictions on lot usage in that Resort and local jurisdiction.

Pets

Pets are an important part of many Resident's lives. Therefore we attempt to provide a pet friendly atmosphere for our Resident Pets. Pets belonging to Mobile Home Owners may be walked in the yard of the Mobile Home. However, even though pets are allowed in Park Models and Attached RV's. Pets **MUST** be on a leash that does not extend more than 6' and **MUST** have a human owner attached at the other end. Pets are not allowed to be staked out or left outside for any reason without the owner present. Outside pens are not allowed.

Pet droppings **MUST** be picked up **IMMEDIATELY** and placed into a proper disposal container. Pets should not be allowed to use the restroom on other peoples' flowers, yard or bushes. Pets may be walked on the streets in the pet walking area but should not be allowed to enter an occupied space unless invited by the Resident of that space. **ANY VIOLATION OF THESE POLICIES WILL CARRY ONE WARNING WITH A SECOND VIOLATION SUBJECT TO REMOVAL OF THE PET AND RESIDENT FROM THE RESORT!**

Although we do not have a breed or weight limitation, we **DO** have an Anti-Social or Aggressive dog policy. Any dogs showing signs of being aggressive or anti-social will be evicted from the Resorts. The owner may either find another home for their dog or they will be asked to leave as well.

All pet owners **MUST** present a current and up to date vaccination certificate at the time of entering the Resort. Even if you previously presented one and you have a permanent home at the Resort. We **MUST** have these on file at all times. **Only 2 pets are allowed per unit.**

Propane Purchase & Storage

There is a Propane Delivery Company that has been approved for each Resort. We have done our best to find distributors that are competitively priced on deliveries and who has reliable service for our Residents. If you do not wish to haul your tanks out of the Resort to get them filled, please go to the Resort Office where you will get a card to place on your site so the Propane delivery drivers will know you need service. They have been instructed not to solicit business and only to deliver those requesting service.

Refunds

Refunds are only provided for Serious Illness or Death of the immediate parties making the Reservation. All requests for Refunds must be placed in writing with a Doctors Statement or a Death Certificate. There is a 15% handling fee on Refunds. The Refund Check will come from the Corporate Office after all paperwork has been received and submitted for payment. Refunds and Credits are not given at the Resort and will be based on any unused full month rent. No refunds can be offered after December 1 of the Season affected nor after actual arrival at the Resort.

Registration

It is necessary that each Resident check in at the Resort Office when they first arrive at the Resort. If the Office is closed that day, you must come by the next day so we are aware that you are on the property. You will then receive your new car decal, update any out of date information and receive your Resort Welcome Package for your visit.

Rent

All Rents are printed on the Rent Sheet at the Resort Office. When you arrive and check in at the Resort Office you will be informed of any balances due or when additional payments are due. For those of you that pay annually, you will receive your Welcome Package along with your new electric reading sheet.

Rental of Private Units

Private Rental Units are owned by individuals other than the Wilder Resorts. The Resort does not maintain nor rent these units. The 3rd Party Owner must find their own tenants. It is the responsibility of the 3rd Party Owner to pay the annual rent as well as to make sure that any utility charges are also paid. A Renters' Information Form must be obtained from the Resort Office and completed. Before a unit is rented, the Form must be returned to the Resort Office and the Resort Managers must approve the Renter. Only Approved Renters are allowed to be in the Resort. Renters must secure proper badges from the Resort Office.

Sales & Purchase of Units

Resort Management **MUST** be notified prior to the Sale or Purchase of a Unit in our Resorts. Wilder Resorts has the **First Right Of Refusal** on any unit being sold in the Resorts. Resort Management must approve any purchaser of a unit that is to remain in the Resort which will ensure that all the proper qualifications for Residency in our Resorts is maintained. The transfer of any paid lot rents is to be handled strictly between the seller and buyer. There will be no Refunds of prepaid rents.

Resort Management reserves the right to approve or reject any unit either being brought into the Resort or changing ownership in the Resort. This will be done based on the type, size and appearance of the unit. Before any Remodeling or Additions are made to units in the Resort, you must present a drawing of the changes to Resort Management for their approval. If approved by the Resort Management, you must then secure the appropriate building permit from the local authorities before any work is started. This permit must be posted in an easily accessible location at your site.

Storage

There is a limited amount of storage at our Resorts. This storage is only available to Residents of that particular Resort. An active Registration must be in place for the next Season and rents must be paid in advance before a unit is placed in storage. There will be no refunds nor can the storage be sublet or transferred to another person. After registering and paying the storage fee at the Resort Office, you will be given a storage permit which must be placed in a conspicuous window showing the unit has a valid registration. Residents are not allowed to live in their units while in storage and all slides must be kept closed except during times of cleaning or repairing the unit.

Tie Down/Skirting

All Mobile Homes (including Mini-Mobiles), Park Models and permanently placed Travel Trailers, Fifth Wheels and RV's are to be tied down and skirted within thirty (30) days. If the wheels and tires are left on the Travel Trailer, Fifth Wheel or RV and are **Fully Functional**, it will not be considered a permanently placed unit and will be excluded from the tie-down and skirting requirement. All Motor Homes must be in **full operational** capacity and **road ready** at all times. **All tied-down units must be skirted within 30 days of installation on the lot.** If you buy an existing unit that has the old type of skirting, **you must have the new approved skirting installed.** Skirting material must be approved by Management.

Trees

Trees in the Resort are the property of the Resort. Any trees that are to be planted **MUST** have the approval of Resort Management before planting. Trimming of trees must be approved by the Resort Management before cutting. Trees in the RV Section of the Resorts will be trimmed and maintained by the Resort. However, those trees that are in the Mobile Home Section of the Resorts are to be maintained by the Mobile Home Owners. The Mobile Home Owner must secure a tree trimming service to trim the trees on their lot (with the exception of the Palm Trees

which will be trimmed and maintained by the Resort). Should a tree die on a lot and it is shown to have been intentionally killed by the lot renter, the lot renter will be assessed a charge of \$100.00 per diameter inch of the dead tree as well as the cost of the tree removal.

Vehicle Decals

Vehicle Decals must be displayed on any vehicle that belongs to a Resident of the Resort. These decals must be displayed in the upper corner of the windshield on the driver's side. New decals will be issued with each new Season and old decals will not be honored after you have been on the property for more than 24 hours. Your new decal will be issued at the time of your check in along with your Welcome Package.

*Wilder Corporation
2536 Countryside Blvd.
Suite 250
Clearwater, Florida 33763*

WILDER RESORT WATERING POLICY

EFFECTIVE 10/1/2015

WATERING OF LAWNS

1. Watering lawns from 8:00 a.m. to 8:00 p.m. is not allowed. Even site numbers can water on Thursday and Sunday only. Odd site numbers can water on Wednesday and Saturday only. Keep watering to 15-20 minutes per area. You can water your potted flowers and plants by hand any day before 8:00 a.m. and after 8:00 p.m.
2. Spraying down concrete driveways and sidewalks is NOT allowed. Use a blower or broom.
3. You can wash your unit or RV once a month only. If you hire out, we prefer you use a company that brings in their own water.
4. Vehicles: Your own truck, car or van can be washed once a month. There are plenty of inexpensive car washes in the Valley and mobile car washes that bring their own water.
5. You must turn off sprinkler systems in the summer if you are NOT on a 12 month payment plan. You must have your timer set to the right time and day or it will be shut down. 6+6 are not allowed to keep sprinkler systems on during the summer.
6. There will be NO watering of lawns, trees or plants by friends, relatives or hired help in the summer or if you are not present in the Resort. Water was left on too many times and on too many sites all night long as water was running down the streets. This is a great cost to the Residents and the Resort.
7. If the County or City water policy is stricter, it will override the Resort Policy.

With your help and understanding we can attempt to keep from having to endure water rationing or water shortages.

Thank You for your cooperation.

Steve Puckett
Texas Division Manager

