

COMPLIANCE WITH THE FOLLOWING RULES/REGULATIONS IS REQUIRED FOR ORIGINATING OR RENEWING ANNUAL LEASES

1. No recreational vehicle or travel trailer over 10 years old or exceeding 40 feet in length (excluding hitch) and 10 feet in width. Any exceptions will need express written consent from management.
2. All recreational vehicles or travel trailers must be currently registered, on wheels, and in readily moveable condition. All windows and doors must be intact and in working condition. Exterior needs to be clean and free of dirt/mildew/moss.
3. All recreational vehicles or travel trailers must be self contained, with drainage lines capped unless connected to our lift station.
4. Only 1 RV allowed per lot
5. No one under the age of 30 will be allowed to lease a lot at The Fishin' Hole without prior approval. Every leasee will be subject to pass a background check before they are available to lease a lot. There is a \$50 fee for this.
6. **No Outside Contractors-** Bottom Line Contracting must be used for all construction needs. Contact James Thompson for permit approvals, bids, and more information regarding construction rules. He can be reached at 903-765-2385 or James@popeslanding.com
7. No porch or deck coverings other than factory roll-out awnings shall be permitted without written approval.
8. Existing docks and decks must be repaired and kept in good condition.
9. An annual fee of \$60 for each pier/dock, and \$100 for a water pump, has been levied by the Sabine River Authority. Please remit these amounts with your lease payment to The Fishin Hole if applicable.
10. **No Outside Park Homes-** Park homes brought it can only be purchased through Clearance Park homes.
11. Please adhere to the 15 mph speed limit and drive on designated roads, NOT ON THE GRASS, whenever possible. We do not allow 4-wheelers, UTV's, or go carts on our private roads. We do allow golf carts. Motorcycles or other like vehicles must be approved to be used inside The Fishin Hole or Pope's Landing Marina.
12. **Anyone operating a golf cart on The Fishin' Hole and Pope's Landing Marina's properties must be a licensed driver or accompanied by a licensed driver.**

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13. Pets are to be kept on a leash at all times! You must be respectful of the facilities and your neighbors by cleaning up after your pet. Pit Bulls, Rottweiler's and Doberman Pinschers are strictly prohibited at The Fishin Hole and Pope's Landing Marina. No exceptions! There is a 2 pet maximum per lot unless otherwise approved.
14. Please keep miscellaneous items picked up and put away around your lot when you are not visiting your RV. Under the trailer and deck is not meant for storage. Only patio/outdoor furniture is allowed outside. Outside watering is prohibited unless done so with an approved and purchased pump.
15. Due to fluctuations in water pressure which may cause a water leak inside or outside your trailer, **please turn off the water to your trailer upon leaving.** If you fail to do so and a leak arises, you will be billed for repairs and water usage.
16. If you break or damage a utility line or pipe, you will be responsible for replacement and repair costs, and costs for any other damages caused from it.
17. You are responsible for winterizing your RV and after disconnecting water lines to your trailer, you must open the faucet to prevent the PVC from expanding and breaking. If you should have problems with this, or questions, please contact the office or you will be billed for plumbing repairs in the future.
18. No electrical wiring may be attached to trees, including Christmas lights, decorative RV lights, vapor lights, etc. If you are currently in violation, please remove.
19. There is one dumpsters located at The Fishin' Hole for your convenience. This dumpster is for your household trash only. All other items, mattresses, refrigerators, sofas, bbq, lawnmowers, etc. are not to be placed in or around the dumpsters. No trash is to be left on the ground around the dumpsters. **DO NOT UNDER ANY CIRCUMSTANCE PUT FISH GUTS IN THE DUMPSTER.** Please do not use the dumpsters located in Pope's Landing Marina.
20. Please limit fish cleaning to the centralized fish cleaning station on the dock located behind the office/store in Pope's Landing Marina. Throw fish waste in the water, not the dumpsters.
21. Please respect the neighbors around you. **NO LOUD MUSIC OR DISTURBANCES** of any kind between the hours of 10:00 pm – 7:00 am.
22. No subleasing of lots allowed, or making your RV into a nightly rental business. This will result in automatic eviction with no warning.
23. If you are not renewing your lease, you must leave your lot in as good of condition as you received it. All improvements made to a lot are to remain with the lot when you leave.
24. Fireworks are permitted only during the Fourth of July and New Year's Eve holidays. No fireworks after midnight allowed. With your personal safety and property a priority,

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fireworks will only be allowed at designated areas to be announced just prior to the holiday each year.

25. Physical violence or threats of physical violence will not be tolerated. Use of any kind of gun is also prohibited on the property.
26. Swimming on the boat ramps, B-Dock, D-Dock, Fish Cleaning Dock, and Launch Dock is prohibited.
26. Leasing a lot in The Fishin' Hole will give you access to Pope's Landing and also Lake Fork Resort.
27. If licensee gives out the gate code, and problems occur with the person that was given the code, the licensee who gave the code out will be held accountable for any and all issues and costs associated.
28. We reserve the right to change the rules and regulations as we see fit.

If you should have any questions regarding the above rules and regulations, contact us at the office (903) 765-2385 or email Info@PopesLanding.com.