

WILDER RV RESORTS

TEXAS RULES & REGULATIONS

Welcome to another Wilder RV Resort. The following Rules and Regulations are designed to maintain the standards and lifestyle of this private, recreational vehicle resort. All reasonable means have been taken to ensure that your stay is safe, pleasant, and enjoyable.

Many of the Rules and Regulations are required by local and federal law to protect life, property, and privacy. These Rules and Regulations define the standards and expectations of the resort living offered by Wilder, LLC.

Please read these Rules and Regulations carefully:

1. GUESTS AND VISITORS

- a.** Within these Rules and Regulations, the site renter / occupant will be regarded as a “Guest” regardless of the length of stay. As we offer you the best in amenities and service, we expect you conduct yourself as a guest in a private resort and adhere to these Rules and Regulations. Guests are limited to two (2) occupants per RV site, and both must have manager’s approval, an application and a background check cleared for stays longer than 3 months.
- b.** A “Visitor” will be defined as any person invited by a guest to the resort. A visitor stay that is less than 24 hours is not entitled to use the resort facilities/amenities or have to check in. Visitors, after 1 day up to 14 days maximum to stay at \$5 per day paid for by the guest and will be allowed to use all amenities (need to be checked in).
- c.** All visitors must register at the office.
- d.** Guests are responsible for the conduct of their visitors at all times. Guests shall be held liable for any damage the visitor may cause.
- e.** Visitors under the age of 18 must be accompanied by a registered guest within the resort grounds and facilities.
- f.** Guests will be charged for each visitor staying nightly in the resort.
- g.** Our guest’s privacy, security and comfort come first. Visitors shall be kept to a maximum of two per day. Larger groups of visitors must be coordinated with resort management. Guests who abuse the visitor policy may have their visitation suspended.
- h.** Visitors or family members are not allowed to stay at the site or unit if the registered guest is not present and residing on the property.
- i.** Guests and Visitors must observe quiet hours, keep music and conversations low at all sites/buildings, and avoid disorderly, drunk, or disruptive bad behavior. Behavioral Conduct: Obnoxious, profane, or threatening language/actions toward personnel or other guests/visitors are strictly prohibited and grounds for fines and/or removal/eviction.

2. GENERAL INFORMATION

- a. Wilder Resorts reserves the right to terminate the tenancy of any guest for the disregard or noncompliance of these Rules and Regulations, written or posted.
- b. Consideration and courtesy to others as well as your cooperation in maintaining an attractive home and site will be required.
- c. The guest/visitor accepts resort privileges with the understanding that he/she does hereby release Wilder, LLC and/or its employees of all liability for loss/damage to property and/or injury to his/her person arising out of his/her use of the resort facilities, and agrees to release Wilder, LLC and/or employees, against claims resulting from loss/damage to property and/or injury to the visitors of the registered guest arising from the use of the resort facilities.

3. ACCEPTANCE

- a. This is a 55+ RV resort.
- b. RV sites are rented to couples and individuals seeking the privacy and comfort of the resort living.
- c. The resort reserves the right to refuse admittance to anyone as a guest or visitor.

CHARGES

- d. A returned-check fee will be charged for all checks returned for insufficient funds. Returned checks will be treated by the resort as non-payment of rent.
- e. Late fees will be charged for site rent, utilities and storage payments made after the 5th of the month.
- f. Each site is allowed (1) Recreational Vehicle, Resort Model, Fifth Wheel, or similar classed RV and up to two vehicles if the site can accommodate them. Any additional vehicles must be approved by management and kept in a resort storage site at an additional fee.
- g. Wilder Resorts caters to couples and individuals seeking the RV lifestyle. However, sometimes considerations may be made by management for an additional guest to stay for an extended period. Like all guests, an application must be filed and await approval. If more than two persons are occupants of the RV / site, there shall be an additional MONTHLY FEE.
- h. Fines may be incurred by guests who break rules, i.e., failure to have a leash on your dog at all times that the dog is outside, speeding, failure to clean up after pets, etc.
- i. Sites left unattended regarding maintenance and upkeep will be charged for the labor to correct these violations.
- j. FINES: Resort has a right to fine those that do not comply with the rules and regulations. That fine will be added to the guest bill and payable by the end of the month. First Offense of a rule violation is a verbal and written warning, second offense is written with a fine of \$25, Third Offense and any offense after is written plus a \$75 fine.

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5. THE SITE

- a. All units must be kept in good repair. Broken windows, peeling paint, dirty exterior of the unit or general unsightly appearance of the unit or the site will constitute a violation of these Rules and Regulations.
- b. The guest is responsible for the overall appearance of the site. It shall be kept orderly, neat, clean, and free of litter. All guests must keep their RV or home and lot in a clean, sanitary condition free from insects, rodents, and other pests. This includes proper disposal of garbage, removal of food sources, and prevention of clutter that may attract pests. Any pests located under carports, in or under home, shed, porch or anything that is part of home is the responsibility of the guest to remove.
- c. All guests are responsible for maintaining custom landscaping such as potted plants, flowerbeds, mulched or rock areas, etc. year-round to maintain the overall appearance and cleanliness of the resort. Foliage left unattended may be removed via mowing, weed whacking or herbicide. Please help keep Wilder Resorts looking great year-round.
- d. No planting directly in the ground will be permitted. No gardens, raised-bed gardens, trees, or bushes shall be planted. Potted plants within reason are permitted.
- e. Sites not maintained to satisfactory standards will be serviced by resort staff at a fee to the guest.
- f. Sites are NOT transferable.
- g. Automatic sprinklers and soaker hoses are NOT permitted. Lawns may be watered by manual sprinklers or handheld hoses only. Watering of any kind may be suspended if a water ban is enforced, NO EXCEPTIONS. Washing of driveways is permitted once a month. Washing of the street is NEVER permitted. Fines may apply.
- h. No line, chain or rope can be used to block driveways or set boundaries around any site.
- i. All utilities connections must comply with government and resort requirements.
- j. No business activities shall be conducted within the resort.
- k. Satellite & Dish TV: To maintain the aesthetics and overall appearance of the resort, a TV "dish" must be mounted directly to the RV. Special consideration may be made but must be submitted and approved by Resort Management.

- l.** Courtesy: Walking or driving through occupied or unoccupied sites is prohibited. Keep pets out of other guest's site area unless invited.
- m.** Surge protectors are strongly recommended.
- n.** Electric cords and sewer hoses should be up off the ground.
- o.** Wood Burning fires are prohibited, however propane fire pits are allowed.
- p.** Flushable/Disposable wipes are not to be flushed down the toilet.
- q.** Guests may park on an empty lot to load/unload their RV on arrival/departure with Management approval – LIMITED TO 5 DAYS. Check In for that permission at the Office.
- r.** Clothes lines are NOT permitted, except for RV racks on back of RV, and only for swimsuits.
- s.** No signs, posters, or advertisements of any kind are permitted on any site/lot. This includes political, commercial, religious, or personal messages. Violations will result in removal of the sign at all owner's expense and/or fines.

6. VEHICLES AND PARKING

- a.** The speed limit is 10 mph or as posted in your resort. The speed limit will be strictly enforced by the resort office and local police.
- b.** One (1) RV and up to two vehicles are allowed per site if the site can accommodate them. Boats, trailers, car dollies etc. must be kept in the storage area at an additional charge and must be registered with the office.
- c.** Non-licensed drivers are prohibited from operating golf carts on resort property.
- d.** Guests/visitors may park in designated areas only. The resort manager may restrict guest and visitor parking at any time.
- e.** NO unlicensed, unregistered, or inoperative vehicles are permitted in the resort.
- f.** NO vehicle repair or maintenance is allowed in the resort at any time.
- g.** Contractors must have a valid business license and proof of insurance on file in the business office. This is the responsibility of the guest. Disposal of materials from repairs or maintenance is the responsibility of the contractor hired by the guest. Neither the guest nor the contractor may dispose of these materials in our dumpsters or anywhere else on the Park's property. It is mandatory that all visitors sign in at the office upon arrival.
- h.** Visitors arriving after office hours must call the office and leave a message confirming vehicle description and number of visitors. Visitors must sign in at the office before noon the following day.
- i.** It is the responsibility of the guest to ensure that visitors follow all resort Rules and Regulations. A copy of the Rules and Regulations is available at the resort office.

7. STORAGE AREA

- a.** The rent/electric bills are due on the 1st day of the month. Late fees will occur after the 5th.
- b.** Renters must park their vehicle in the assigned site/area only.
- c.** Vehicles parked in unassigned areas or that are past the rent payment grace period of five (5) days will be towed at the owner's expense.

8. PETS

Dogs and cats are a big part of our lives and the RV lifestyle. Wilder Resorts welcome our four-legged friends with the understanding that all our guests' safety and privacy is protected. Take care to respect your neighbors' right to peace and quiet and that some folks are not pet friendly. **a.** All pets must be registered with the resort office and a Pet Policy signed.

- b.** A pet interview may be requested by management.
- c.** The resort management retains the right to demand removal of any pet that disturbs or is otherwise a detriment to the overall health, safety and/or well-being of the resort's guests and/or visitors.
- d.** All pets must be spayed or neutered.
- e.** All pets are required to be vaccinated and inoculated according to local laws.
- f.** Resort office may request records of registration and vaccination at any time.
- g.** All pets must be kept on a hand-held leash – not to exceed 8 feet at all times when outside of the guest's unit.
- h.** Pets are NEVER to be tied up or staked outside the RV or in any area of the resort. Management can approve portable/removable outside dog pens as long as they don't interfere with the space of neighbors or dogs left unattended and NO BARKING.
- i.** It is the responsibility of the pet owner to clean up after pets in ALL areas of the resort. Fines will be incurred for failure to clean up dog waste.
- j.** Pets will not be allowed to annoy other guests in any way. Please keep your pet a safe distance from other guests/visitors unless they give permission for your pet to approach them.
- k.** Guests are responsible for all damage done by their pets or pets of their visitors to a neighbors or resort property. Fines may apply.
- l.** Pets are not permitted in any Wilder Resort buildings or pool area. Only service animals are allowed in public areas in the resort. Please check in your service pet at the office first.
- m.** Any pet running loose in the resort will be impounded. Fines may be applied.
- n.** Pets are not permitted to relieve themselves on neighboring sites and/or resort vegetation.
- o.** Dogs cannot dig holes on your site, neighboring sites, or any other area within the resort.
- p.** All pets must sleep inside the guest RV.
- q.** Guests may have additional pets with management approval. Only two (2) pets are permitted per site.
- r.** Pet parks are for every guest and their pet to enjoy. Be respectful of other guest's time and pet. Do not linger around. Follow the rules posted at the park.
- s.** If you are staying at a Wilder resort with a golf course, no pets are allowed on course at any time.

9. GARBAGE AND TRASH REMOVAL

- a.** Every guest has the responsibility to help keep the community clean and neat. Proper disposal of garbage and refuse is important to the overall health and cleanliness of the resort.
 - b.** All household waste is to be disposed of in a secure plastic garbage bag and placed in a designated trash dumpster only.
 - c.** No trash can be stored or stacked at any site for any amount of time.
- Large objects like furniture and appliances are the responsibility of the guest to remove from the resort at the guests' expense.

- d. Grease of any kind is NOT ALLOWED to be dispensed in the drainage/sewer system.
- e. Disposal of flushable wipes, paper towels, cloth, or latex gloves in toilets is PROHIBITED.
- f. BURNING of trash, leaves or any other materials is PROHIBITED.
- g. No construction materials can be disposed of in dumpsters by guests, visitors or contractors at any time. Must be removed out of park by contractor or guest. \$75 fine applies to guest.
- h. If you are in doubt about trash disposal, ask the manager.

10. RECREATION

- a. Resort facilities are provided for the use of guests and registered visitors ONLY.
- b. Failure to comply with posted facility rules will result in suspension or restriction of facility use.
- c. The pool is available for use by guests and registered visitors only. The pool is closed for maintenance every day from 6:30am – 8:00am.
- d. NO glass bottles or cans are allowed in the pool area. ONLY plastic, shatter-proof drinking containers are allowed in the pool area.
- e. FOOD is not permitted in the pool area, including the solarium area.
- f. Shuffleboards, horseshoe pits, RC track, bocce ball courts, are for the use of guests and registered visitors ONLY.
- g. The pool, all facilities and any equipment are to be used AT GUEST AND REGISTERED VISITORS OWN RISK.
- h. Appropriate swimwear is required at all times.
- i. Children are NOT permitted in any recreational area or facility without direct supervision of a parent, grandparent, or legal guardian within the resort.
- j. Swimsuits and/or other wet attire are NOT allowed in any recreational building or resort office.
- k. Wood or charcoal burning fire pits like chimeneas are NOT allowed at any site or in any area within the resort grounds. However, propane fire pits are allowed.
- l. NO SMOKING IN ANY BUILDING OR IN ANY AREA WHERE ACTIVITIES TAKE PLACE, i.e., shuffleboard, dog run, gazebo, pool, RC track. Be respectful of others.

11. MATERNITY

In the event a guest gives birth, adopts, or otherwise obtains custody of a child during their stay, said guest must move from the resort within one (1) month of birth, adoption, or obtaining custody.

12. GROUNDS FOR EVICTION

- a. Nonpayment of lot rent. The rent is due on the first of the month. If the default payment continues past the 5th of the month, an overdue fee will be added to the guests' bill, and a certified letter will be sent outlining past due amounts and a delinquency notice will be posted on the guests' door.
- b. Violation of a federal, state, or local ordinance and conviction thereof, which violation may be deemed to endanger the life, health, safety, or welfare of the other resort guests or visitors.
- c. Violation of Resort Rules and Regulations will result in written warnings. Excessive warnings may result in eviction.

- d. Any violation of the Rental Agreement.

13. SALE OF UNIT

- a. Before any site unit (Mobile Home, Park Model, RV) is put up for sale, they need the permission of management if it can be sold within the park or it will have to be sold to move outside the park.
- b. If a guest is given permission to sell their unit within the resort- the prospective purchaser **MUST** be approved using the guest application, pass a background check and sign the Rules and Regulations before the sale can be completed. When selling your unit, the guest may display one (1) 'FOR SALE' sign no larger than fifteen (15) inches by twenty (20) inches on or in the home.
- c. All sales must be coordinated with the resort Management.
- d. Prospective buyers must sign in at the office.
- e. Selling your unit Does Not Terminate your rental agreement. The seller is responsible for all payments due under the rental agreement.

14. RENTING

- a. Third-Party rental of a unit within a Wilder Resort is permitted **ONLY WITH THE WRITTEN PERMISSION OF THE WILDER CORPORATE OFFICE**. Otherwise, **NOT ALLOWED**.
- b. Any current rental units will be nullified if any written complaints by guests concerning the rental are submitted to Wilder, LLC.
- c. With current rentals, the Guest (owner) must occupy a unit with a yearly rental agreement to own and operate a rental unit. The owner of the rental unit, in any configuration, **MUST** pay normal rate fees on that unit.
- d. **NO** advertising rental units on any online marketplaces such as Airbnb, RVshare, etc.
- e. Owners are responsible to fill out the Renter Information sheet in the office.
- f. All prospective renters for any current rentals must complete a guest application and a background check and sign for the Rules and Regulations upon arrival.
- g. Renters are required to follow the Rules and Regulations of the resort. Violating the Rules and Regulations will compromise the original agreement of the unit rental and could subject the owner to fines, and must then sell the unit.

15. RESPONSIBILITY AND LIABILITY

Wilder, LLC and/or its employees are not responsible for damage, injury or loss by accident, theft, fire, act of God or any other cause whatsoever to either the property or person of any guest or visitor within the resort. All persons who enter or live in the resort do so in accordance with all applicable laws, ordinances and regulations of the city, county, and state.

16. SITE DEVELOPMENT

- a. Improvements are encouraged, however, any construction, including but not limited to porches, steps, awnings, sheds, air conditioners, concrete, carports, etc., will not be permitted unless the guest

obtains PRIOR WRITTEN APPROVAL through the Resort Management. Approval is necessary to protect utilities, the continuity of the resort appearance and the safety of the resort guests and

- b.** The resort may require guest to remove any unapproved construction or additions at the expense of the guest.
- c.** It is the responsibility of the guest to research and acquire any necessary permits for approved site projects.
- d.** Contractors must be licensed and have Wilder, LLC approval if modifying utilities.
- e.** Any development by the unit owner or contractor must carry a liability insurance policy.
- f.** Fences of any kind must be approved by Resort Management.
- g.** Recreation equipment (which remains outdoors) is not permitted. Examples: outdoor picnic tables, playground equipment, personal hot tubs, infinity pools, sports equipment...etc.
- h.** All fixtures and permanent improvements shall be at the resorts' discretion, become the property of the resort, and the resort may require their removal upon vacating.
- i.** Plumbing or electrical modifications/alterations not allowed. Exceptions allowed only, in writing, by management with plumber or electrician oversight approval. Any harm caused by such action without written approval, guest will be responsible for any and all damages.
- j.** Park Models: Air conditioning unit being replaced may only be replaced with a mini-split style air conditioning system. No replacement of residential style AC units will be allowed. All installations of mini split AC's must be mounted to the exterior of the RV/home. Installations must be approved by management with site development application. Washer and dryers replaced or added to park models must be compact stackable combos that are 120-volt UL listed models. All wiring for AC's and washer/dryers must be routed through the park model's own main breaker box inside, not the outside shore power provided by Wilder.

17. VACATING THE SITE

- a.** Guests must give the Resort Manager written ninety (90) days' notice of their intent to vacate. A proper forwarding address MUST be provided within ninety days' notice. The resort manager MUST be notified of the date and time a minimum of one (1) week before removal of the unit. The resort manager MUST be present during the removal of the unit.
- b.** Resort management must sign off that the lot is properly vacated. No debris (cement blocks, wood, etc.) will be allowed to remain. Utilities, if modified, must be returned to their original configuration unless agreed to by management. RENTS WILL BE CHARGED UNTIL THE SITE IS RETURNED TO ORIGINAL CONDITION.
- c.** A five-hundred-dollar refundable deposit will be required before removing a unit, to ensure the site is returned to its original condition.

18. MISCELLANEOUS

- a.** These Rules and Regulations may be changed or amended, and new Rules and Regulations may be promulgated or adopted at the resort's discretion.
- b.** The resort reserves the right of access to all sites at reasonable times for inspection and utility maintenance.

- c. The use of firearms, including BB guns, bow and arrows, slingshots, etc. is PROHIBITED.
- d. The use of fireworks is PROHIBITED.
- e. No soliciting, peddling or commercial enterprises (a.k.a. operating a business) of any kind is allowed on the resort property at any time.
- f. Guests and visitors are required to keep noise at a minimum. Use of televisions, stereos, radios, or other devices of machinery that produce loud noises that could annoy guests between 11pm and 7am is strictly prohibited.
- g. Watering schedule may be required by management. Please conserve water to avoid this possibility.
- h. Camera's and/or recording devices are prohibited at resort meetings unless approved by the resort manager. Management reserves the right to remove anyone using said devices from the meeting.
- i. All business or discussion with the resort management should be conducted ONLY during business hours – EXCEPT in the case of an emergency.
- j. All posted rules and facility guidelines must be followed.
- k. The clubhouse and all other facilities shall be left clean and in order after all events or use. Resort management reserves the right to use the facilities for special events.
- l. No free-standing clotheslines are permitted. Only retractable lines attached to the RV are permitted. Clotheslines are for swimming attire ONLY.
- m. Pods or any similar storage or moving equipment must be approved by resort management and can stay no longer than 72 hours. One (1) pod per site only. Pod size and placement must be approved by management.
- n. Feeding stray cats and animals is NOT ALLOWED.

19. WRITTEN APPROVAL

Wilder, LLC is committed to providing its guests with the best in RV living. In some situations, special considerations that may conflict with resort Rules and Regulations can be considered. These considerations will be made on an individual basis and will require a meeting with resort management. A written request and outline of proposal including reasons must be submitted. Resort managers will consult with Wilder executive management on the matter. NO ACTION can be taken until the matter is FINALIZED in WRITING by the executive officer.

20. MOBILE HOME & PARK MODEL OWNERS RESPONSIBILITIES

- a. Prospective guests must be approved using the guest application, a background check, and sign the Rules and Regulations before buying, selling, or moving a unit in.
- b. Units moving in should be no more than 10 years old, but exceptions can be made with management approval. All units and any additions must be inspected by resort management before being permitted to move in. Skirting must be solid vinyl.
- c. Prospective guests will be responsible for any concrete that must be poured to accommodate the park model or mobile home.
- d. Prospective guests will be responsible for upgrading electricity by a licensed electrician, with the approval of the resort management, and the cost of water, sewer, and electric hook ups from the utility connection to the unit.

- e. Owners are responsible for all maintenance and/or repairs to all utilities from the unit to the utility connection.
- f. Owners are responsible for the building permits for your utility connections, any remodeling or additions and must be pre-approved by management.
- g. Park models and mobile homes will have a ten-foot setback from the curb. Awnings will also be at least ten-foot from the curb.
- h. All air conditioners and propane tanks must be placed in the rear of the unit and secured.
- i. All skirting, patios, awnings, concrete work, and landscaping must be completed within thirty (30) days.
- j. Sheds larger than 8x8 must be positioned under the awning.
- k. It is the responsibility of mobile homeowners to always maintain their yards (even when away).
- l. It is the responsibility of all owners to maintain their flower beds, or any kind of plant or tree that they have planted (even when away).
- m. The resort does not pick up items, or weed flower beds, at any time during the year.
- n. Owners who do not properly maintain their site, and the resort maintenance staff must mow, maintain, or weed, there will be a minimum charge of \$75.00 added to your bill each time the resort has to do this service.
- o. Owners, if you hire a private contractor to maintain your site, please provide the office with the name and phone number of the individual.
- p. All improvements to the site or unit such as Texas rooms, storage sheds, carports, awnings, cement, drilling for tie-down straps, placing steppingstones, blocks, or any changes, require written approval from resort management.

21. ACKNOWLEDGEMENT AND AGREEMENT

These Rules and Regulations are meant to promote the well-being, security and standards of Wilder RV Resorts, guests and visitors. By signing this agreement, you accept the terms and conditions set forth in these Rules and Regulations. A signed copy of these Rules and Regulations is required by the lease agreement.

Wilder RV Resort (Park Name)

Printed Name (Guest 1)

Date

Lot #

Signature (Guest 1)

Printed Name (Guest 2)

Date

Signature (Guest 2)