**NORTH TEXAS AIRSTREAM COMMUNITY**

 **POLICY BOOK**

**“WINTER TEXAN”**

1. North Texas Airstream Community, Inc. (NTAC) Owned Lots:#101 &#301 and certain sites in the Rally Parking Lot *(Terraport)* shall be available for rent to WBCCI members, age 45 or older. The length of stay may not exceed six months within a twelve-month period. Renters must stay in an Airstream recreational vehicle. Parking rental fees shall be set by the Board. Short-term visitors (those staying one month or less) shall be parked on the *Terraport* and pay a flat, weekly, monthly or daily rate, which includes water, sewer, 30-amp electricity & Wi-Fi. 50-amp service is available at extra cost. If a Winter Texan Applicant prefers to stay on a lot within the park, rather than on the Terraport, they may contact the Office Manager and asked to rent a shareholder owned lot which has been approved to participate in the Winter Texan Program. (Most shareholder owned lots are 30 amp.)
2. Monthly Lot Rental Fees will be billed and collected 30 days in advance and separate utility charges (water, sewer & electric) shall be billed as per our rate schedule on a per diem basis.
3. A Waiting List shall be kept by the Office Manager, who will notify those on the list when a parking space is available.
4. A Partially Refundable Reservation Fee of $250.00 is required to reserve a space. Refund of the deposit, less $50.00, will be made if cancellation is received at least thirty (30) days before the start of a rental period. Thereafter, no deposit refund will be made, unless the same space is rented to another WBCCI member on the same beginning date as the original reservation. Monies received in excess of the reservation fee will be refunded in full.
5. Shareholder Owned Lots may be included in the Winter Texan rental program at rates set by the Board. NTAC will be responsible for collecting rental fees, including utility charges and will keep 25%of rent money collected for managing the program. The remaining 75% of rent money and 100% of utility charges will be credited to the Shareholder’s NTAC account. Per diem rates for water & electric will apply to shareholder owned lots.
6. Shareholders wishing to participate in the Winter Texan program shall:
	1. Notify the Office Manager annually that their Lot(s) is/are available for rent on an annual basis.
	2. Provide the Office Manager with Certificate of Liability Insurance coverage for each lot.
	3. Not withdraw their lot from the program once the lot(s) is rented without the approval of the Executive Committee.
	4. A List of Shareholder Participants will be kept and managed by the Office Manager. The lots will be assigned on a rotating basis, beginning with the first notification turned in and following date order, from that point on.
7. Winter Texans are subject to all other NTAC rules and regulations, including guest visitation.
8. Electricity: 30/50-amp. electricity is available on all Terraport Spaces. Only30-amp. electricity is available on most grass lots throughout the North Texas Airstream Community, Inc. community.
9. RATE SCHEDULE: 1-month is defined as 30 consecutive calendar days.

 **TERRAPORT/UNCOVERED PARKING:** *(Wi-Fi not included on shareholder owned lots)*

**1-Month Parking**: $ 500 (includes 30amp electricity, water, sewer & Wi-Fi)

**2-Months Parking:** $ 600 plus billed utilities at scheduled rate *(deposit required)*

**3-Months Parking:** $ 700 plus billed utilities at scheduled rate *(deposit required)*

**4-Months Parking:** $ 800 plus billed utilities at scheduled rate *(deposit required)*

**5-Months Parking:** $ 900 plus billed utilities at scheduled rate *(deposit required)*

**6-Months Parking:** $1,000 plus billed utilities at scheduled rate *(deposit required)*

**COVERED PARKING when available:** *(Wi-Fi not included on shareholder owned lots)*

**1-Month Parking**: $ 600 (includes 30amp electricity, water, sewer & Wi-Fi)

**2-Months Parking:** $ 800 plus billed utilities at scheduled rate *(deposit required)*

**3-Months Parking:** $1,000 plus billed utilities at scheduled rate *(deposit required)*

**4-Months Parking:** $1,200 plus billed utilities at scheduled rate *(deposit required)*

**5-Months Parking:** $1,400 plus billed utilities at scheduled rate *(deposit required)*

**6-Months Parking:** $1,600 plus billed utilities at scheduled rate *(deposit required)*

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1. Winter Texan Policy is not to be used as “dead storage”. “Dead Storage”, for the purpose of this policy, will be defined as the trailer being unoccupied for no more than 2 weeks per month if staying less than 3 months; or no more than 2 months in a 6-month period.
2. The applicant hereby fully releases, holds harmless, indemnifies, and agrees to defend

 North Texas Airstream Community, Inc. (NTAC), all of the members of the Board of Directors of NTAC, and all officers, committee members, representatives, agents, and employees of NTAC (collectively, the “*Released Parties*”), from and against any and all claims for personal injury to or death of any person or property damage, obligations, liabilities, costs, and expenses, including, without limitation, attorney’s fees and court costs, related to or arising out of my use of, access to, or parking on the NTAC property, whether or not caused or alleged to be caused, in whole or part, from the sole, joint, concurrent, and/or comparative negligence or gross negligence, either active or passive, strict liability, or fault of any one or more of the Released Parties.

November 2019