

**NTAC “WINTER TEXAN” POLICY**  
**Rules & Regulations, Article 9, Miscellaneous, Paragraph 9, Winter Texan**  
(Revised 4-6-2017)

1. NTAC Owned Lots: #301 and certain sites in the Rally Parking Lot (*Terraport*) shall be available for rent to adult (age 45 or older) WBCCI members wishing to stay during the winter season. The length of stay may not exceed six months. 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.
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 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 fee 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. Deposits 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 and all utility charges collected for managing the program. The remaining 75% of rent money collected will be credited to the Shareholder’s NTAC account.
6. Shareholders wishing to participate in the Winter Texan program shall:
  - A. Notify the Office Manager that their Lot(s) is/are available for rent on an annual basis.
  - B. Provide the Office Manager with Certificate of Liability Insurance coverage for each lot.
  - C. Not withdraw their lot from the program once the lot(s) is rented without the approval of the Executive Committee.
  - D. 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. Only 30-amp. electricity is available on grass lots throughout the NTAC community.
9. RATE SCHEDULE: 1-month is defined as 30 consecutive calendar days.
  - 1-Month Terraport 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*)