

Sleepy Valley Resort Community Guidelines

The following community guidelines are effective as of July 1, 2022 and will remain in effect until changed by written notice.

PURPOSE

The intention for these community guidelines is to create, to preserve and to enforce standards that ensure an atmosphere at Sleepy Valley Resort that is of the greatest benefit to all tenants, management, and ownership. Special emphasis is given to the qualities of safety, order, and peace.

ADDITIONS & IMPROVEMENTS

All requests for additions or improvements must be submitted in writing to Resort Manager for approval. Small satellite dishes (24" or smaller) are permitted, provided the Resort Manager approves the placement of the dish. Before placing any rocks or groundcover on your lot Resort Management must stake out all utility lines. **Always check with the office first!**

ARRIVING & DEPARTING

Please check in at the office or with night host immediately upon arrival. Before departure, please notify the Resort office of your exact date of departure. Therefore, we can read and print your final electric invoice. All outstanding amounts for electric and rent are due on or before departure date unless prior arrangements have been made with management. **There ARE NO pull thru sites. Do not hook your tow vehicle up and pull it across the lot behind or in front of you.**

CANCELLATIONS

All cancellations will be assessed a \$100.00 administrative fee. If a cancellation is received in writing on or before September 1st 100% of the deposit minus administrative fee will be returned to you by check from our main office within 45 days of notice. After September 1st all deposits are non-refundable, except in case of death.

CONTRACTORS

All contractors and/or workers must report to the Resort office prior to performing any work in the Resort. All contractors and/or workers must be licensed and must have proof of liability insurance or sign a waiver of liability prior to performing any work at Resort.

EMERGENCIES

For emergencies call 911 immediately and then call management at (956) 581-1871.

FACILITY USAGE

All Facilities, including Club House, Pool Hall, Pool, Laundry Room, Shuffleboard are for the use of Resort's residents and their guests. *Sleepy Valley Resort, its owners,*

Sleepy Valley Resort Community Guidelines

managers, agents, and representatives will not be responsible for any accidents, loss or theft while using common facilities. Resort residents and their guests use all common facilities at their OWN RISK. One adult resident must accompany all visiting children (under the age of 18) in these areas. Children will not be allowed to play pool under any circumstances without adult supervision. All residents are responsible for the conduct of their guests and will be required to pay for any damages caused by them. No alcoholic beverages are allowed at, in or around any common facilities unless prearranged by management. **Name tags are to be always worn for identification; these are available for purchase in the office**

COPY SERVICE

Copy service may be provided at the Resort Office. Charges are as follows: Black and white copies are \$0.25 per page.

GARBAGE AND TRASH REMOVAL

The removal of household trash is the responsibility of the resident. Dumpsters are provided. The removal of all discarded appliances, furniture, lumber, paint, motor oil, or other non-household trash is the **responsibility of each resident and may not be stored outside resident's unit or deposited in or near the dumpster area.** If not removed after reasonable notification, management reserves the right to remove such items and charge the resident for the work performed.

The Resort will pick up any tree trimmings during the season. Please bag your yard trimmings neatly and leave bags at the front of your lot.

Please notify office if any non-resident is using our dumpsters.

GOLF CARTS OR PERSONAL VEHICLES

Golf carts or other vehicles may be driven only on streets and may be parked only on your own parking pad. No driving or parking on grass or other parking pads is permitted. Please observe the **10 MPH** speed limit. Please do not cut through your neighbor's lot. **No one under 16 allowed to drive golf cart.**

INTERNET

Free internet service is available in the Activity Hall. Please share this free service and the computer stations with your fellow residents. This service is paid for by Sleepy Valley Resort and its continuance cannot be guaranteed. We have taken all steps to provide the best Wi-Fi signal possible. Any outage is the responsibility of the provider and Sleepy Valley Resort does not make any promises that signal is always available.

LAUNDRY

Laundry facility is provided. The laundry room is open 24 hours a day. For quarters, please use the change machine in the laundry room. Please turn out lights and close the doors if you are the last to leave.

Sleepy Valley Resort Community Guidelines

LOT ASSIGNMENT/MAINTANENCE

Management reserves the right to reassign lots. Lots rented by the day, week or month may be reassigned if someone desires to rent the lot on a yearly basis. Without a deposit on a lot, reservation may be cancelled or changed by management.

All residents and guest are required to keep their site well maintained, orderly and uncluttered. No plants, trees or other items may be planted in the ground without prior approval from management.

MAIL

The Resort provides individual mailboxes in the mail building near Social Hall for mail delivered by the US Post Office. Mailbox keys can be obtained at the Resort office for a \$5.00 deposit. Sleepy Valley Resort is not responsible for any lost or misplaced mail. **Lot/site numbers must be included on your mailing address for proper delivery of your mail by the US Post Office.** When leaving the Resort for an extended period of time, residents must provide the Post Office with a change of address card for forwarding mail or instructions to hold mail. No mail forwarded from Resort unless 100 mailing labels left with office prior to departure.

All packages delivered by the US Post Office will be stored at the Resort Office for 10 days. Residents may pick up their package between 8AM and 4PM Monday-Friday. All packages not picked up after 10 days will be returned to sender by the US Post Office.

OCCUPANCY

Only two people per RV or Rental Unit are allowed. Management must be notified if guests will remain overnight. Daily fee of \$2.00 will be charged for each guest remaining overnight. Maximum visitor's stay is 14 days in a one-year period, unless pre-approved by management.

OFFICE HOURS

Monday-Friday 9:00AM to 4:00PM. Office phone is (956) 581-1871 and will be forwarded to a cell phone for emergencies after hours. Summer hours may vary.

RESORT CONDUCT

Loud parties, excessive drinking, offensive language, or other unacceptable behavior by any resident or their guest(s) will not be tolerated. Residents are also required to keep pets under control and quiet.

RESORT MEETINGS

All Resort Meetings are for residents of Sleepy Valley Resort ONLY.

PARKING RESTRICTIONS

Parking of vehicles, boats, trailers, golf carts, etc. on the grass or on neighbor's pads is not permitted. Parking on driveways and under carports is limited to the resident's vehicle. **Any vehicle violating this rule will be towed at the owner's expense.** Two vehicles are allowed for each registered lot/site, which must be parked in front of or

Sleepy Valley Resort Community Guidelines

beside resident's home or RV. Additional vehicles must be parked or stored outside the Resort. Only one vehicle may be left over the summer.

PETS

Pets are welcome in the Resort and must be always on a leash no longer than 6 feet. No pets may be left unattended either leashed or penned outdoors. Barking dogs will not be tolerated by your neighbors or the Resort. Please walk your pet in the designated dog Resort and **not on other people's lots. Be a responsible pet owner and clean up after your pet.** No aggressive breed dogs of any weight are allowed in the Resort. Pets are not allowed in any of the Resort buildings.

QUIET HOURS

Quiet hours are 10PM to 8AM.

RECREATIONAL BUILDINGS

The Club House and the Pool Hall are provided for Resort residents' and registered guests' use and enjoyment during the season. The kitchen facility and equipment are for organized Resort activity use only. Personal use of refrigerator, freezer, stove, or sink is not allowed. The Club House is available from 6am to 10 pm. Scheduled activities are provided from October 31st to April 1st. **Please wear shirt and shoes in all buildings.** All bicycles and mopeds are to be in designated parking areas.

REGISTRATION CARDS

The office will keep a list of family members and friends, to contact in case of emergency, if provided by the resident. This list should include names, addresses, phone numbers and email addresses. It will be the resident's responsibility to see that this list is updated as needed.

RENT PAYMENTS

All rent payments are due on or before arrival. Any past due rent will result in a late charge of \$35.00 and an additional \$35.00 per month until paid in full. Returned checks will be assessed a \$50.00 returned check fee.

Rental Schedule will determine the rental rates, deposits, and fees to be paid. All rents are payable, in full, in advance. Failure to pay any charge may constitute a lien on the RV or Park Model as prescribed by the laws of the State of Texas.

RESERVATIONS

All reservations require \$300.00 deposit (one month rent for rental units) to hold a designated lot on a first come first serve basis. Deposits will be credited at time of payment in full to outstanding balance.

Sleepy Valley Resort Community Guidelines

SALE OF UNIT

Before selling, transfer of title, or removal of any Permanent Unit, please check with the park office for current guidelines and procedures.

Sleepy Valley Resort reserves the right of first refusal. Prior to entering into an agreement to sell a unit, Seller shall inform Sleepy Valley Resort. Sleepy Valley Resort shall have 3 business days to match the purchase price.

If Sleepy Valley Resort decides not to exercise its right of first refusal, Seller shall provide Buyer's contact information to the park office. Buyer must register at the Park Office and sign all required paperwork before purchasing, occupying, or moving the unit.

SMOKING POLICY

All Resort Buildings, pool area, shuffleboard courts and Palapa are **SMOKE FREE**. Please use receptacle for cigarette butts. Do not throw on the ground.

SOLICITING

No peddling or soliciting will be allowed on the premises.

SPEED LIMIT IS 10 MPH

This is strictly enforced. Please drive carefully.

STORAGE

Please contact Resort Office if you want to store an RV or car on a vacant lot. Annual residents pay a \$50.00 fee per month for all trailers, motor homes, and cars to be stored on an unoccupied lot. Seasonal residents pay a \$50.00 per month fee. Non-residents pay a \$75 per month fee. Management reserves the right to reassign storage lots at any time and will give owner a 24-hour notice to move the stored unit.

SUB-RENTING

Mobile Homes, Park Models, and RVs may be rented to a third party with prior approval of Resort Management. Please see Resort Management for current guidelines that will need to be followed to Rent or Lease to a third party. If guidelines are not followed or if any violations are not remedied immediately, owner will no longer be allowed to sub-rent his or her unit at Sleepy Valley Resort. Owners are responsible for their guests or renters' conduct and abidance by all Sleepy Valley Resort guidelines and instructions by Park Management.

SWIMMING POOL

Sleepy Valley Resort's swimming pool is for its **Residents and Registered Guests ONLY. All guests must be accompanied by a Resort resident at all times.** For safety reasons only two registered guests per unit are allowed at the Sleepy Valley pool. No guests under the age of 18 are allowed in the spa. Before entering the pool or spa

Sleepy Valley Resort Community Guidelines

you must shower first. PLEASE do not use lotions or oils as they clog and stain the pool, spa, and filtering systems. **Appropriate swimwear is required at all times. NO EXCEPTIONS!!** No glass containers allowed. Everyone must always comply with posted rules and the Swimming Pool Guidelines. As a reminder there is **NO LIFEGUARD ON DUTY**. By entering these premises, you are agreeing to **USING THE POOL AND SPA AT YOUR OWN RISK**. Any person(s) who does not follow set forth guidelines will be asked to leave the Sleepy Valley Resort Pool

TELEPHONE

The Resort Office phone may not be used for personal phone calls. All emergency phone calls received by the office will be delivered immediately upon receipt to the best of our ability. Voice mail service answers the phone when office is not occupied. Only in case of emergency, advise friends and family to leave message on Resort Office phone system.

Free phone calls to US and Canada: A phone that provides free phone calls within the United States and to Canada is in the clubhouse. Please keep phone calls to 5 minutes and respect other residents waiting to use the phone. All emergency calls have priority. Please share this free service and the computer stations with your fellow residents. This service is paid for by Sleepy Valley Resort and its continuance cannot be guaranteed. We do not know if this service will be available in the future.

UTILITES

Utility Companies: The Resort has the following utility services: Water and Sewer Services are provided by Hidalgo MUD. Trash Services are provided by Waste Management. Electric Service is provided by Direct Energy. Cable and Internet Services are provided by Coba Systems. Some of the exterior lots on the south and north side are billed directly by the electric provider. All other lots are sub-metered by Sleepy Valley Resort and the Resort Office provides monthly billing.

- Free Internet: Free internet is provided in the Activity Hall by Sleepy Valley Resort. Resort does not guarantee the reliability and signal strength of this free internet service.
- Electric Charge: The Resort will bill for sub-metered electric service monthly. You will receive a bill in your mailbox on or before the 1st of each month, payment is due no later than the 5th of each month.
- Utility Connects and Disconnects: The Resort will not be responsible for, nor will it perform the service of connecting or disconnecting any utility service, including telephone. Likewise, the Resort personnel will not contact any utility company to have service started or terminated. Resort residents are responsible for the utility connection and disconnection. The

Sleepy Valley Resort Community Guidelines

phone in the Resort Office may not be used for the purpose of calling the utility or phone companies.

- Water and Sewer Usage: The Resort is responsible for providing access to available utilities but will not be responsible for acts of negligence on the part of any resident. Toilets, leaky faucets, and unattended running water hoses with water running into and down the street cost money in water charges. Please report any leaks to management no matter how small. In case of blockages or breaks caused by residents, the resident may be billed the costs of repair. Resort reserves the right to inspect units for water leaks. **Please conserve water.**

UNIT DAMAGES:

Sleepy Valley Resort is not responsible for any damage to private units, skirting or private landscaping caused by Resort maintenance, mowing, weed eating or trimming. If you prefer to maintain your own site during the off season, please inform the Resort Office. Window damage may occur due to heat, age, or landscape maintenance. Resort will do its best to avoid window damage due to Resort Maintenance.

VEHICLE MAINTENANCE

No repairs of any kind of vehicles within the Resort are allowed. No vehicles on blocks are allowed at any time. Cars left in the summer must be parked under carports and not be unsightly.

You may wash your unit without a charge upon arrival or once per season to maintain a clean appearance. Additional cleanings of unit will incur a water charge. Please check with Resort Office.

YARD SALES

There are three Resort-sponsored yard sales per year. See calendar for dates. No other yard sales are permitted.

ACTS OF GOD

Every resident shall be responsible for repairing or removing his/her Mobile Home, RV, or Park Model and any improvements in the event of any natural disaster. The Resort Owner reserves the right to repair or remove any permanent or temporary structure or vehicle that the resident fails to repair or remove within thirty (30) days of such natural disaster and charge the expense to the resident. The Resort Owner will do everything reasonably possible to have all services restored as quickly as possible but will not be responsible for any damage done by the failure to restore utilities, or the delay to do so. Each resident shall continue to be responsible for the payment of rent and other charges. The Resort will not be held responsible for damages caused by the Acts of God, such as, but not limited to, hurricanes, windstorms, tornadoes, earthquakes, rain, floods, lightning, flying objects, or falling limbs or trees.

Sleepy Valley Resort Community Guidelines

The Management reserves the right to make necessary changes to these community guidelines without notice by posting the changes at the Resort Office.

Non-compliance with these community guidelines may result in eviction from the Resort. Management reserves the right to refuse any reservation or move-in without cause.

Sleepy Valley Resort, its owner, manager, employees, or agents do not and will not assume any responsibility or liability for theft, disappearance, fire, loss, injury or damage to any person or property. Each resident assumes full responsibility and liability for his/her mobile home or RV unit and his/her property, including the property of visitors or guests. Each resident agrees to indemnify and hold harmless Sleepy Valley Resort, its owners, managers, employees, or agents from and on account of any personal injury or property damage to any person arising from the use of any portions of Sleepy Valley Resort by the resident, their family, guests, and visitors or arising from the failure of the resident to keep their unit and property in good working condition.

Every Resident, whether permanent or temporary, by the posting of these rules and regulations, acknowledges their agreement and willingness to comply with and be bound by these rules and regulations.

Thank you and enjoy your stay,
Sleepy Valley Resort
Leisure Communities, LLC