



MOUNTAIN LAKES RANCH RV PARK RULES

Section 1: Introduction

1. The Board of Directors of the POA of Mountain Lakes Ranch, has the responsibility for operating and maintaining the RV Park. This document defines the responsibilities of the Board and the individual property owners as it relates to the operation of the RV Park. The Board of Directors has been granted total authority over all POA property.
2. The property owner is responsible for adhering to all rules and regulations related to the use of the RV Park and is responsible for violations or fees incurred by their actions or the actions of their guests. Un-sponsored guests and/or unauthorized vehicles will be reported to the Erath County Sherriff Department as trespassers and will be removed at owner's expense.

Section 2: General Rules

1. All MLR Property Owners and their guests are responsible for upholding and enforcing the RV Park rules. Any violation of these rules will be reported to the RV Park Chairperson and the MLR POA Board of Directors.
2. Each MLR Property Owner is responsible for communicating their intentions to the MLR Board of Directors in advance of any activities outside the normal realm set forth in this document.
3. For property owners that send in their registration the day of wanting to use the RV Park, you will be invoiced \$30 for that same day registration and 1 day will be taken from the 10 allowed.
4. A registration form MUST be completed for each vehicle, each time that the park is used at least three (3) days prior to staying at the RV Park. The registration form is found on the MLR website mountainlakestx.com
 - a. Once submitted the registration will be emailed to the management company where they will verify that the property owner's account is current and then will be forwarded on to the RV Park Chairperson for approval and to be recorded.
 - b. Once the Chairperson approves then you can stay at the RV Park
 - c. Once you have received approval and you have arrived at the RV Park it is first come first serve for all available spaces, be sure you arrive before 7 p.m., unless prior arrangements have been made and approved by the RV Park Chairman. Once you choose your space you will need to contact the RV Park Chairperson (you will be given this number once you have received approval to stay at the RV Park) to let them know which space you have chosen, and he will meet you there and take the lock off the box so you can set up your RV.
 - d. During your stay at the RV Park, you can use the trash bin in the Storage Area for trash accumulated during your stay.
 - e. Do NOT leave trash at your site. If trash is left at the site you stayed at you will be invoiced a fine.
 - f. Before leaving contact the RV Park Chairperson, so the lock can be replaced on the box.

5. A Window Display Form MUST be completed and put into the front window of the RV so it can be clearly seen by the Board of Directors and the RV Park Chairperson.
6. MLR Property Owners will hold harmless any and all members of the Board of Directors and/or any Committee members and/or the Management Company serving to assist the Board of Directors.

Section 3: RV Park Rules

1. All property owners who are current on their annual dues and/or their immediate family members are allowed to stay in the RV Park ten (10) free nights during the calendar year, per household (not per number of lots owned) and these 10 free nights are to be used by your household only and are not transferrable to others. Any deviation from this rule must be approved by the Board of Directors & RV Park Chairperson in advance of the stay. Unregistered stays will be billed at thirty (\$30.00) dollars per night and towed at owner's expense.
2. The "Window Display Form" must be displayed in clear sight and easily read from the outside of the RV at all times.
3. A property owner needing an extended stay in the RV Park during the construction of their primary residence on MLR property may do so with the following guidelines:
 - a. The Property Owner must notify the Board of Directors or the RV Park Chairperson in advance requesting permission to use the RV Park for an extended stay.
 - b. The Property Owner must fill out the MLR Request for Extended Stay Form found on the MLR POA website.
 - c. The Property Owner must receive approval from the Architectural Control Committee of their construction plans and have a confirmed start date and estimated completion date from their builder.
 - d. The Property Owner will pay MLR POA Management Company three hundred (\$300.00) dollars per month while residence is being built.
4. All RV's must be removed from the RV Park after use. At no time will a RV be allowed to remain parked, unoccupied, without prior permission from the Board of Directors. Violators will be assessed thirty (\$30.00) dollars per day for each day they are in violation of this rule.
5. Any RV staying longer than the 10 free nights will be required to use a portable sewage tank that is pumped and maintained by an outside septic company. The RV Park dump station is not to be used by anyone staying longer than the 10 free days and is ONLY for those staying at the RV Park.
6. No aftermarket or homemade decks or stairs are allowed.
7. The speed limit in the RV Park is 5 mph for all vehicles.
8. Trash containers in the Storage area are for use of campers only. NO MLR Property Owner shall use the trash container in the Storage area for personal use, it is for campers only.
9. Quiet Time in the RV Park is from 10:00 pm to 7:00 am except Saturday, which will be from 11:00 pm to 8:00 am.
10. Pets must be on a leash and accompanied by owners at all times in the RV Park (NO pets are to be loose in the RV Park). Owners are responsible for cleaning up after their pets
 - a. Outside Kennels are NOT allowed.

11. Only one (1) registered vehicle per licensed driver staying in a reserved space. Only one (1) ATV per reserved space.

12. LONG-TERM STAYS at the MLR RV Park:

a. Long-term/Preconstruction

- i. Time period: no longer than 60 days
- ii. Rate is: \$30 per day
- iii. During this time the Property Owner must submit plans to the ACC and receive approval.
- iv. And be actively preparing property for construction; clearing/leveling, etc...

b. Long-term/Active Construction

- i. Time period: 1 year. Anytime over 1 year must be approved by the ACC.
- ii. Rate is: \$300.00 per month
- iii. Building process must be ongoing, plumbing, foundation, framing, etc...