



## Mission Bell Trade Winds RV Resorts



### Policies, Regulations & Rules

Mission Bell-Trade Winds RV Resorts is owned by RV Horizons. The Resort is a 55 and over Retirement RV Resort and Community specifically designed and operated for the quiet enjoyment of our residents and their guests. The following Policies, Rules and Regulations (“Policies”) are effective as of May 1, 2012, and will remain in effect until changed by written notice. The Resort reserves the right to make necessary changes to these Policies and Rules.

These Policies are for the benefit and protection of all guests, residents, staff and management. They are also necessary to maintain the peace and harmony within the Resort and to provide a clean, safe, and fully functional recreational vehicle and mobile home Resort. Management, with your cooperation, will reasonably and fairly enforce the Policies to assure a pleasant existence with an emphasis on friendly and harmonious relationships. ***Any actions or activities that detract from this enjoyment are not permissible and may subject you to being asked to leave the Resort.***

Non-compliance with any of these Policies could result in fines and/or eviction from the Resort.

**Activities:** Activities are planned and conducted by the Resort, the Resort Activities Director and outside vendors. Subject to space and availability, activities are open to all Resort residents. Activities are strictly for Resort residents, unless it is an event open to the public. The Resort assumes no responsibility for damage or injury to any resident or their property resulting from a resident’s voluntary participation in any Resort or vendor planned activity. The Resort accepts no liability for activities planned or attended by our residents at their own units or at the units of other residents. No activities equipment, such as for shuffleboard, may be taken without permission.

**Acts of God and Other Damage** The Resort will not be responsible for damages to any unit caused by (1) any resident, (2) any contractor or vendor, or (3) any Act of God (such as but not limited to hurricanes, windstorms, rain, floods, flying objects including rocks, falling limbs or trees). The Resort will do everything reasonably possible to restore services 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. In the event of damage to their unit, each resident is responsible for either repairing or removing their unit and/or any improvements on their site. The Resort reserves the right to repair or remove any unit, structure or vehicle that the resident fails to repair or remove within thirty (30) days after the damage occurs and charge the expense to the resident.

**Checking-In and Hooking-Up at Your Site:** Stop at the office to notify the staff of your arrival. Make sure that your contact information is current. The office requires an emergency contact name and number in the event if something should happen. Please make sure that this information is updated.

You may check in at any time your site is available. Please remember, if you do not check in with the office, your reservation days or site location could be in error.

***None of our lots are “pull thru so please DO NOT pull your rig or vehicle through onto any site.*** When parking a rig on a site, Resort staff or workampers must be present to prevent damage

to Resort structures, Resort utilities or another resident's property. If Resort staff or a workamper is not present, you will be liable for any damages and repairs.

When hooking up your RV or motor home, you must make sure that the connections are correct and in good working order. Your electrical plug must be clean. Use sandpaper to clean any corrosion off of the plug. The electrical cord should be in one piece and there should not be any cuts or tears in it. The sewer connection must be secure and tight. No sewer hose may be left hanging into the Resort's sewer line.

***There is a two day limit to load or unload an RV, extra car, etc., in front of your residence after arrival or when checking out.*** Do not use the driveways or carports of your neighbor without prior permission.

**Check Out Procedure:** Check out is **12:00 p.m.** on the last day of your reservation. Checking out includes moving your unit from the site by the stated time, unless you are on yearly rates. If you plan to depart on a date earlier than scheduled, please notify the office so that a final billing can be prepared and your electric meter can be read. ***No refunds for unused rent are given for early departure dates for any reason.***

Electric meters will be read upon check out unless otherwise arranged between you and the main office. Residents may request a reading of their electric meter in their presence on the day of check out. The Resorts will not be responsible for disputed electric charges if a resident has failed or waives their right to a reading in their presence.

**Contractors, Outside Improvements & Additions:** Prior to performing work in the Resort, all contractors and/or workers must report to the main office at the east side (Mission Bell section) of the Resort. Contractors and/or workers must have proof of liability insurance or sign a waiver or liability prior to performing work in the Resort.

***All requests for outside additions or improvements must be submitted in writing to management for approval or rejection,*** including but not limited to the construction, size and location of satellite dishes concrete pad extensions, awnings, skirting, sidewalks, driveways, storage units, porches, air conditioning units, etc. Improvements done without management approval must meet or be brought up to Resort standards or removed at the owner's expense. If owner fails to remove or bring any item up to Resort standards, Management may remove said item and bill owner the expense of doing so. Any improvements encroaching on a lot other than the rented lot will result in additional fees or rents if the resident chooses not to remove the encroachment. ***Fences, gravel in the yards, in-ground sprinkler systems or potential hazardous barriers, other than those yards that are grandfathered prior to May 1, 2012, are not allowed.***

***Any structures remaining on the premises after a tenant has removed his unit off the lot will become the property of the Resorts.***

**Courtesy and Smoking:** Please respect other residents' property. Walking across occupied sites and driving across unoccupied sites is prohibited.

Loud parties, excessive drinking, offensive language, or other unacceptable behavior by any resident or their guest(s) is not permitted.

Residents must clean up after their pets and keep them quiet and under control.

All buildings, including the restrooms/shower houses, are non-smoking. Use outside receptacles for cigarette butts.

**Driving and Traffic Flow:** *Resident and guests are NOT permitted to drive bicycles, golf carts or any vehicles across others' property or through vacant sites as this can damage water & sewer lines. Residents or guests who cause any such damage are responsible for any damage they cause by violating this rule.*

The speed limit in the Resort is 10 mph. All traffic signs must be obeyed by all vehicles: bicycles, scooters, cars, trucks and golf carts. Moving vehicles shall flow with normal vehicle traffic and must be lighted during hours of darkness. Pedestrians have the right-of-way and should walk facing the traffic. Vehicles must remain on paved roads.

***The Resort is not responsible for accident or injury to residents, guests or property resulting from golf carts, scooters, bicycles or personal vehicles.***

**Drug Use, Crimes and Offenses:** Other than a resident's use of their personal prescription drugs, the use, sale, manufacture, storage, growth or cultivation of ANY illegal drugs, drug paraphernalia or illegal substances, including marijuana, is strictly prohibited ANYWHERE in the Resort by residents, their guests or their occupants, and will result in immediate termination of the lease or any rental agreement, whether written or oral, and the eviction of resident without refund of any rents.

If ANY resident or their guests or occupants, including renters, is convicted of any crime during the term of their lease or rental agreement, whether written or oral, management, in its sole discretion, may terminate their lease or rental agreement, whether written or oral, and evict resident without refund of any rent.

If Management learns, after a resident has moved into the Resort that said Resident, Resident's guest(s) or any person occupying Resident's unit, including a Renter, has been convicted of a crime or is listed on a Sex Offender List in ANY state that was not disclosed prior to move-in, Management, in its sole discretion, may terminate the resident's lease or rental agreement and evict resident without refund of any rents.

**Dumpsters:** The dumpsters AND surrounding areas are for HOUSEHOLD GARBAGE only. All boxes must be flattened. No appliances or construction type material, i.e. wood, carpet, concrete, will be placed in or alongside the dumpsters and Residents must dispose of those unwanted items.

**Electricity and Utilities:** If you are on a sub-metered lot, we read your meter mid-month. Your sub-metered bills are calculated pursuant to PUC Sub. R. 23.51 (c)(1)(G)(i). Your electricity payment is due upon receipt. The office *will* accept credit cards for the payment of electricity fees. A late penalty of \$10.00 per month will be assessed for all electric bills not paid 5days after receiving bill. Electric service may be shut off after 14 days if there is failure to pay.

Residents and guests must not alter, repair or perform any service on the Resort-maintained electrical circuits, gas, sewer, water lines or Wi-Fi for any reason. If you have a question or need help, please come to the office. The Resort will not be responsible for, nor will it perform the service of connecting or disconnecting any utility service, including telephone service. Likewise, employees of the Resort will not contact any utility company to have service started or terminated for permanent units.

**Emergency/After Hours Number:** For medical emergencies, day or night, **call 911 BEFORE** calling our office, or our after-hours number, so that medical personnel can be dispatched immediately.

If you have a non-medical emergency after hours that cannot be handled during our normal business hours, please call: **956-929-0219**. The office has someone on call 7 days a week, 24 hours a day. Your call will be taken by one of our on-call staff members.

For issues that arise after hours that are NOT an emergency, the office has an answering machine to take your message. Then, your issue will be addressed when the office opens.

***Please do not contact management, staff or workampers at their residences with Resort-related issues, complaints or problems.***

**Extending your stay** We are delighted for you to extend your stay with us. If you plan on extending your stay, you must check with the office for site availability. Extensions are handled on a space available basis. Every effort will be made to allow an extension without having to move you. Extensions of less than one month are made at our daily or weekly rates, whichever is appropriate. Extensions of one month or greater will be prorated on an individual basis depending upon the length of time already spent in the Resorts and the length of the extension. However, attempts to obtain discounted rents through our extension policy will not be permitted.

**Fires:** For the safety of all residents and their units, any other outdoor fire of any kind, other than grills designed specifically for barbequing, are prohibited in the Resort.

**Form of Payment:** Cash, check, money orders and traveler's checks will be accepted. Visa, Master Card and Discover are also accepted for all payments. Residents choosing to pay with cash are responsible for obtaining a receipt documenting the cash payment made. The Resort assumes no responsibility for disputes over cash payments if no receipt is obtained and kept by the resident. The office is unable to cash checks. There will be a \$50.00 fee for any returned checks.

**Facilities Use:** The Resort has city utilities, including water and sewer, and contract garbage removal and provides laundry facilities, toilets, showers, recreation halls, pools, billiards, bocce ball courts, horseshoes, wood working shop, exercise room and shuffleboard courts. When using Resort facilities, users must follow any and all additional guidelines, regulations and rules for individual facilities.

No hair cutting or dying is allowed in any of our restrooms or shower rooms.

All facilities are ***only for the use of Resort residents and any of their registered guests staying with them in their unit.*** However, the Resort is private property and reserves the right to deny the use of any of any Resort facilities to any person at any time.

***All residents and their guests understand there are inherent risks of using the Resort facilities, do so at their own risk and waive their right to bring legal action against the Resort for any personal injury or property damage that may result from the resident's or guest's use of Resort facilities, absent gross negligence of the Resort.***

Management reserves the right to close any of our facilities for cleaning or repair at any time without a refund of any rents.

**Fences:** No fences are permitted on any lot in the Resort except lot A-1.

**Guests & Visitors and Children's Visits:** A maximum of two persons per reservation are included in your rate. The fee for an overnight guest is \$3.00 per day. Overnight guests must register at the office. They will receive a "Guest" name badge and then are entitled to use all of the Resort facilities. All residents are responsible for the conduct of their guests and will be

required to pay for any damages caused by them. Children under 18 may not participate in any activity where money is won (Bingo, card elimination, etc.). Children under the age of 16 must be accompanied by an adult in the Resort. Stays for children are limited to 14 consecutive days and 30 days total in any calendar year.

**Insurance:** Residents are responsible to carry sufficient liability insurance. The Resort assumes no responsibility for theft, disappearance, fire, loss, injury or damage of any kind to any unit in the Resort or property left outside the unit or in a shed. The Resort is not responsible for broken windows or damages to a unit caused by the landscaping crew, absent gross negligence.

**Laundry:** The Resort has two laundry facilities. A clothesline is located behind the east laundry facility. No other clothes lines are permitted to be used on any individual lots or anywhere else in the Resort.

**Loading/Unloading of RV:** *There is a two day limit to load or unload an RV, extra car, etc., in front of your residence after arrival or when checking out.* Do not use the driveways or carports of your neighbor without prior permission.

**Lot Rental Agreement and Late Fees:** The Rental Schedule will determine the rental rates, deposits, and fees to be paid. All rents are payable, in full, in advance, including discounted rates, unless prior arrangements are made and approved by management. Rents are due, in advance, on the first day of each month or on or before the anniversary date. All annual residents agree that by becoming an annual resident, they are getting a substantial discount from the monthly rate posted at the Resort and because of that discount, agree to pay the entire annual rent for that year even if they leave the Resort for any reason. In addition, any annual resident who does not pay their rent in full but instead requests and is approved by management due to verified financial hardship to make their annual payments in monthly installments must sign a lease, will be subject to an annual administrative charge of \$5.00 per months and hereby grants the Resort a lien on their unit for all unpaid rent. No unit can be removed from the Resort unless the balance of their rent is paid, together with any late fees and penalties owed to the Resort.

**A LATE FEE of \$50.00 will be charged for returned checks and for late payments, or partial payments, received after 5 days of when payments are due.**

The failure to pay any Resort charge may result in legal action or constitute a lien on the RV, Resort model or home as prescribed by the laws of the State of Texas. ***No refunds of rent paid will be made for any reason, including involuntary removal from the Resort for cause.*** Should the Resort be required to file legal action against a resident for any unpaid fees, the resident agrees all costs of litigation and attorneys' fees will be paid by the resident.

**Lot Maintenance:** The Resort's goal is to present a safe, neat and clean Resort. Resort personnel will mow and trim all areas of the Resorts as needed but residents are responsible for weeding their own flower bed(s) and any graveled areas around their unit. The Resort is not responsible for broken windows or damages to a unit, including insurance deductibles, caused by our landscaping crew. It is up to the resident to have sufficient insurance on their unit, including glass breakage coverage. Any resident who does not wish our landscaping staff to mow or trim around his or her unit must notify the management in writing and must provide their own landscaping maintenance.

Residents must maintain a clean and neat outside appearance of their units, skirting and sheds. Unsightly outdoor furniture, tents or storage of items is not allowed on lots. You may be required to remove the items at management's discretion. Discarded appliances, construction materials, rubbish and trash are the resident's responsibility for proper removal. If not removed after

reasonable notification, management reserves the right, after written notice to Resident, to remove such items and charge the resident for removal.

**Mail:** The USPS refuses to deliver mail to the Resort because they consider our residents to be seasonal. We strongly encourage our longer term residents to obtain a post office box at the USPS. For those residents that do not want to obtain a post office box, the Resort provides a courtesy mail service. In order to provide this courtesy service, lot/site numbers must be included on your mailing address line. When leaving the Resort for extended periods of time, residents must provide the Resort office with a packet of change of address labels for forwarding mail or written instructions to hold mail. Our mail handlers are not professionals but will do their best, given their skill level, to handle your mail. The Resort assumes no responsibility for mishandled mail.

**Maintenance Buildings:** The maintenance buildings and their contents are off limits to everyone except authorized personnel. The maintenance area is not for storage of personal items. Residents may not borrow any tools, particularly ladders, or other items from the Resort.

**Maintenance & Housekeeping Requests:** Residents should notify the office of any maintenance issues that impact their safety or enjoyment of the Resort so that management can take the necessary steps to correct the issue. Notification to the office should be done with a written work order. Resort employees and workampers are not permitted to perform repairs or services for any resident.

**Moving Permanent Units Into Resort:** All homes moving into the Resorts must be fully skirted, properly anchored and otherwise meet all regulations and wind zone restrictions set forth by the State of Texas concerning regulations and design for the coastal counties of Texas. Homes, Resort models, and RVs are also subject to the Resorts rules and regulations concerning management inspection. Sheds must be properly anchored.

**Management Approval of All Units Upon Move-In or Resale:** Management MUST approve the quality and appearance of all units before they are moved into the Resort and while they remain in the Resort. This includes all units for resale. The Resort reserves the right to require any unit to be removed from the Resort after it is sold. Prior approval of the unit and the purchasers of the unit must be obtained from the management when a unit is being resold to remain in the Resort. After proper notice, the Resort reserves the right to have any mobile home, RV, Resort model, structure, or vehicle removed from the Resorts, if necessary, at the owner's expense, which does not comply with the Resort's standards.

**Moving Out of Resort:** A resident may terminate their rental agreement by giving a one-month (30 days) written notice in advance of their departure date and posting a \$500.00 moving deposit. The \$500 deposit will be refunded provided the lot is clean of debris after the removal of all structures. Should the resident leave the lot in an unsightly manner, the resident will forfeit the move-out deposit. No other rents, however, will be refunded. ***Resident grants Resort an automatic lien on their unit for any money due for rent or electricity, all of which must be paid before a unit can be removed from the Resort.***

**Name Tags:** Name tags are provided and it is suggested that you wear it at all times. Name tags are the only way we have of getting to know your names and for our staff to be assured that you are a Resort resident. Name tags must be worn to play Bingo or other gambling games as per Texas State Regulations. Permanent tags are made for residents staying for 30 days or more. Due to the cost of these special name tags, any name tags that are lost or stolen must be replaced at the resident's expense. Guest passes are issued to those staying less than one month. A

deposit will be charged for all temporary passes issued and will be returned as long as the Guest pass is returned in good condition.

**New Residents:** All new applicants must meet with Management prior to move-in to ensure, compliance with age requirements. Management also must inspect and approve any unit before it can be placed in the Resort, even if a rental application or lease agreement has been signed. The Resorts management reserves the right to accept or reject any prospective new residents.

**Notice of Temporary Absence:** Residents should notify the office when they are leaving, for any length of time, about where they can be reached, when they plan to return and whether to forward or hold their mail during the absence. The Resort accepts no responsibility for the resident's home, improvements or personal items during the absence.

**Parking Your Vehicles:** Two vehicles are allowed for each registered lot or site, and must be parked in front or beside the unit or in another designated parking area around the Resort. Parking on driveways and under carports is limited to the resident's vehicles. Parking on streets, grassy areas, unoccupied lots or walkways is not permitted. Additional vehicles may be parked around the Resort halls where additional parking is available. Additional storage trailers, car trailers, etc. that will not fit on the resident's lot must be stored in approved storage areas and will result in a storage fee of \$35.00 per month.

As a courtesy, temporary parking of one vehicle on vacant sites is permitted to visit other residents until 10:00 P.M. as long your vehicle is not unattended and you can be readily found to move your vehicle for a new resident moving into the Resort or for maintenance. **NO OVERNIGHT PARKING IS PERMITTED. Vehicles and trailers left unattended on unoccupied sites** may be towed at the owner's expense.

Cars left in the summer must be parked in carports and not be unsightly.

**Pets and Wild Animals:** We are a pet friendly Resort. Two social pets (dogs & cats) are welcome in the Resort as long as they do not infringe on the enjoyment of the Resort by other residents. For the safety of our residents, please seek our permission for dogs weighing over 50 pounds. No vicious breed dogs (Bull Mastiffs, Doberman Pinchers, Akita, Rottweilers, American Pit Bulls, Chows and any dog that is part wolf are allowed, unless it is a certified service dog. Non-domestic animals (goats, pigs, chickens...etc) are not allowed.

All pets must have appropriate rabies, distemper and other inoculations required by Texas law.

***Pets are not allowed inside Resort buildings,*** unless the animal is a certified service dog. All dogs must be leashed at all times and under the owners' physical control when outdoors. It is not permissible to leave pets outdoors unattended, either in a pen or leashed. Barking dogs, inside or outside a unit, are not acceptable.

Residents are encouraged to walk their pets outside the Resort along the railroad tracks or Stewart Road or in the Dog Run located in the Trade Winds side of the Resort. ***Pet owners must clean up after their pets, including inside our dog run.*** If a resident sees another resident not picking up after their dog, they should contact the office. The reporting resident needs to be prepared to let the office know who the offending resident was and where the lack of action took place. The reporting resident also needs to be prepared to meet with the offending resident and management. A resident's failure to pick up after their dog may result in a monetary fine. All pet owners agree to be financially responsible for and indemnify the Resort against any damages for personal injury or property damages caused to other residents or their guests by the resident's pets.

There is no feeding of any wild animals (cats, dogs, birds, etc.) as this only attracts rodents and other pests.

**Planting Shrubs, Trees & Seasonal Flowers:** Residents may plant seasonal flowers. Trees and shrubs may be planted on mobile home or park model lots ONLY with management's approval. Manager must approve removal of any trees, large branches, or bushes.

**Quiet Hours:** Quiet hours are 10:00 p.m. through 8:00 A.M. Scheduled events are held in our halls until about 12 A.M. If a resident in these areas wants to move their unit, at their expense, to a quieter location within the Resort for any reason, management will make every effort to accommodate them.

**Rates and Reservations:** To reserve a site of your choice in advance, a deposit is required. We do **NOT** guarantee specific sites for rentals but we do guarantee a site in the same or greater price category. Management, in its sole discretion, reserves the right to move any resident to another site if such a move is deemed necessary.

Rate sheets and reservation forms are available in the office. Reservations are on a first come first serve basis, except that **annual residents are given preference for lot choices**. Residents on site will have first choice of a reservation on that site for the following year. However, a **resident can lose the site if a second party's reservation is longer than the current resident's reservation**. The current resident will be given the option of extending their reservation in order to keep the lot.

***The owner reserves the right to refuse any reservation, or the permission of anyone to reside or remain in the Resorts.***

**Recreation Halls:** The recreation halls are provided for Resort residents and registered guests use and enjoyment. The kitchen facilities and equipment are for organized Resort activity use only. Personal use of refrigerators, freezers, stoves, or sinks is not allowed. Management reserves the right to close any recreational facility or office for cleaning or repair or during the off-season. The Mission Bell Hall is closed between May 1 and then end of October each year but the Trade Winds Hall will be left open year around.

**Refunds:** For a deposit, a cancellation fee of \$50 applies until October 1<sup>st</sup>. Thereafter, refunds, less a \$100 cancellation fee, will be made only for the serious illness or the death of the immediate party(ies) making the reservation. A physician's statement or death certificate is required to obtain a refund. There are no refunds or credits for unused rent. No refunds will be given if you are required to vacate because of a policy infraction.

**Rental of Units; No Sub-Renting of Sites:** Rental of a unit is allowed, but the potential resident(s) renting the unit must be approved by management; meet Resort age requirements and exceed two people. The homeowner, not the renter, is responsible to the Resort for any damages caused by the renter and for the costs of the lot rental, electric and gas payments. The renter must agree to abide by all Resort policies. The Resort office will give out the homeowner's & unit's information to those who are looking for a unit to rent.

Subletting of sites is not permitted once a unit on that site is removed. In that case, the lot reverts to the Resort rental pool without refund for any unused portion of the rent paid.

**Sale of Unit:** The Resort office will give out the homeowner's contact & unit information to prospective buyers free of charge. However, all showings and sales aspects (title transfers, deeds, property tax changes, utility name changes or any other related paperwork) are strictly the responsibility of the seller and prospective buyer.

Units that are old, in poor condition or otherwise not meeting Resort requirements will not be permitted to remain in the Resort after sale. If a unit is sold and will be moved out of the Resort, the seller must post a \$500.00 moving deposit before the unit can be physically moved. The deposit will be returned once the unit has left the lot and the lot is completely cleared of debris, anchors, etc.

All prospective (buyers) are required to schedule a meeting with management if they are buying a unit to be left in the Resort prior to finalizing the sale.

**Sheds, Tie Downs and Skirting:** All sheds and permanent units MUST be tied down. The installation of all tie downs for the units must be performed by a professional, and must comply with insurance and government regulations.

Permanent RV, Resort model, and homes are to be professionally skirted. Skirting must be installed within 30 days after moving a permanent structure into the Resort. Skirting material must be a harmonious color vinyl or pre-painted aluminum material specifically for skirting. No wood lattice is permitted after January 1, 2005. ***No permanent unit that is sold/transferred will be permitted to remain in the Resort unless skirted.***

**Soliciting and Private Businesses:** No soliciting is allowed. No businesses are permitted to be run by the residents in the resort.

**Swimming Pool:** Texas Law ***requires*** everyone take a shower before swimming. Only proper swimwear is allowed in the pool. In order to use the pool or resort facilities you must be a registered guest & staying in the park. Residents and registered guests must comply with the rules posted at the pool. ***No lifeguard is on duty. All residents and registered guests swim at their own risk.*** No guests under the age of 12 will be allowed in the pool area. Management reserves the right to restrict entry to the pool and recreation halls if any tenant or registered guest has been warned of inappropriate behavior or dress.

**Vehicle Washing Maintenance:** Major repairs of vehicles within the Resort are prohibited. Oil and filter changes, diesel fuel filter changes and chassis lubrication may not be performed on RV sites. No vehicles will be placed on blocks at any time.

RV guests with reservations of two months or more may wash their units only upon arrival. Annual residents may wash their unit either upon arrival or once per season to maintain a clean appearance, without additional charge. **If you desire additional washings, a fee of \$5.00 will be assessed and you need to notify the office.**

**Water and Waste Water Usage:** The Resort provides access to available utilities, but will not be responsible for acts of negligence on the part of any resident. Toilets, leaky faucets, unattended running water hoses, cost money in water charges and wastewater fees. Please report any leaks to management no matter how small. Management will give warning of excessive water usage. In case of blockages or breaks caused by residents, the resident may be billed for repair. Excessive or abuse of water will result in a \$15 monthly surcharge. Resort management reserves the right to inspect any unit for water leaks.

**Yard Sales:** Yard sales are not permitted, unless approved by Resort Management.

Please let us know if you have any questions about our Rules.

Wishing you a very pleasant stay,

***Your Mission Bell-Trade Winds RV Resort Management Team***