PARADISE RESORT ESTATES

Resort Guidelines & Restrictions

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GUIDELINES & RESTRICTIONS

PARADISE RESORT ESTATES, LLC

301 E. HALL ACRES RD., PHARR, TX 78577

Under the criteria spelled out in the Housing for Older Persons Act of 1995 (HOPA), Paradise Resort is designed exclusively for seniors. At least one person of the occupied unit must be 55 years of age or older. Residents under the age of 18 years are not permitted. Visitors of renters in the Resort are allowed whose stay does not exceed 14 days. All Resort residents are required to abide by the rules and regulations as follows:

MANAGEMENT RESERVES THE RIGHT (1) to refuse any application for reservation, (2) to terminate the existing occupancy of the resident by providing a written notice if it is deemed by management to be in the best interest of the Resort, (3) to give approval to all assignments or subletting of lots and dwelling units, (4) to run a background and credit check on new residents, and (5) to impose a $25.00 late fee if rent is past due beyond the 10-day grace period beginning with the first day of the month.

GUIDELINES FOR LIVING IN THE RESORT: Paradise Resort is, in reality, a small town. To insure a sense of equity and fairness and to maintain a high quality Resort, it is critical that guidelines be developed. Rather than be viewed exclusively as rules or restrictions, the guidelines described below should be considered ways to avoid conflicts.

RESORT UNITS: Your unit must be maintained in a manner which is consistent with the high standards of the Resort. If notified by management in writing that your unit needs maintenance, you will have 30 days to have the required maintenance completed. This maintenance includes exterior paint, landscape, decks/patios free of excess plastic and/or cardboard boxes, etc. and overall appearance.

1. Prior approval is required before any permanent additions, including awnings, patios, decks, sheds, carports, and concrete slabs are installed. Paint colors must also be approved. Temporary structures are not permitted. Additions must comply with the City of Pharr zoning requirements and those established by the Resort management. A sketch of your proposed addition/change must be completed and approved by Resort management to be considered.
2. Storage sheds must be approved by Resort management prior to installation. All storage units must be anchored/tied down securely. It is the Resort owner's prerogative to have a shed tied down and the cost assessed to the shed's owner if compliance is not completed. Sheds should be no larger than 10 ft. by 12 ft. and no higher than the roof of the unit.
3. There is a process for moving a park model or mobile home into the Resort. Please contact the Resort Manager for that information. Mobile homes and park models must be skirted within one month after occupancy. The type of skirting must be approved by management prior to installation but ALL skirting must be a closed vertical type and all skirting must comply with this requirement.
4. A concrete pad is required for all mobile homes and park models with an extra 18 inches jutting out and around the main structure.
5. When mobiles and park models are moved into the Resort, they shall be anchored/tied down in compliance with state laws and regulations.
6. Only one mobile home or park model will be allowed on each lot and one couple (two people) per unit is allowed. Pull trailers, motor homes, 5th wheels, etc. owned by residents when not occupied must be kept in storage and a $20 storage fee per month (space available) will be paid by each resident. If left in storage for an extended period of time (summer months), the storage fee will be paid by each resident prior to leaving for that period of time. There will be no exceptions.

7. The Resort is responsible for providing the following to each unit:

a. providing electricity up to and including the main breaker. The home owner is responsible for all electric from the main breaker to the structure.

b. sewer up to and including the riser. The home owner is responsible for the sewer pipes from the riser and on into the structure.

c. water up to and including the first water valve off the water main. The home owner is responsible for all connections from the first water valve to the structure.

8. In the event it becomes necessary that a resident must sell and move their existing mobile home/park model out of the Resort, THE RESIDENT MUST GIVE THE RESORT OWNER THE FIRST RIGHT OF OWNERSHIP. If the Resort owner opts to not take ownership, then the unit may be scheduled to go out of the Resort and the following rules are in place:

a. the resident is responsible for any existing rent and must be paid in full to the satisfaction of the Resort owner. Rent is prorated from the 1st of the month to the 15th or the 15th to the 30th or 31st, not by number of days and cable is always $15.00 for the full month.

b. a $500 repair/cleaning deposit must be left with the Resort manager prior to the move and will be returned upon proper inspection of the lot once the unit has left the Resort.

c. the mobile transporter and any other third party involved with the move must provide liability insurance coverage and list Paradise Resort Estates as an insured to the Resort management.

d. the removal of the unit will be scheduled with Resort management so as not to conflict with certain functions happening in the Resort. A move should never be scheduled for a Friday.

RIGHT OF WAY: A right of way or set back is defined as the area around and behind each lot and is there for emergency vehicles, maintenance, etc. This area of the lot must be free of any obstruction such as shrubbery, trees, bushes, buildings, sprinklers, and concrete. Park models must be placed 10' away from the property line in the rear and 10' away from the curb. Park model awnings will be 5' from the curb. Mobile homes must be 20' away from the property line in the rear and 20' away from the curb. Mobile home awnings must be 10' off the curb.

SUBLETTING/ASSIGNMENT: Management must approve all subletting and assignment of sites and dwellings. Only one unit per site and one couple per unit is allowed. At least one of the renters must comply with the 55 years of age or older requirement. If the owner sublets, the owner is responsible for all rents, utilities and fees associated with the lot. Owners are required to inform the renters that they MUST check-in with the Resort Office upon arrival and to check-out upon departure.

SALE OF UNITS: Owners of units must notify management **prior to sale**. Prospective buyers must:

1. be approved by Resort management prior to purchasing a mobile or park model unit.

2. comply with the 55 years of age or older requirement and

3. agree to the conditions spelled out in this document

4. NO outside FOR SALE signs are permitted. A FOR SALE sign in the unit window will be acceptable.

PRE-OWNED UNITS: All used mobiles and park models must be approved by Resort management prior to being set in the Resort. Normally, used units are restricted to those no more than 6 years old. Exceptions can be made to this rule if, after inspection of the unit, it is deemed to meet all requirements and criteria of the Resort management.

LAUNDRY FACILITIES: The laundry facility is available 24 hours. However, the quiet time between 10 p.m. and 7 a.m. should be observed. The cost per machine/load is posted. NO dyeing laundry. NO black rubber in washers or dryers. Keep the dryer vents cleaned and clean up when you are finished. Umbrella type drying lines are allowed as long as they are placed at the back of your unit and folded down when not in use. No other clothes lines are allowed except RVs that come equipped with a back clothes line. Clothes are not allowed to be hung on patios or fences.

PARKING/UTILITY VEHICLES: NO permanent parking on the street, grass, vacant lots or behind your mobile homes and park models. Only one means of conveyance (car, pick-up, van or SUV) is allowed per lot. The exception to the rule will be with lots that have large enough concrete driveways that can handle two vehicles comfortably. Extra cars, trucks, vans, SUVs, trailers and all RVs will be assigned a location in the storage area. A three-day limit for loading and unloading a trailer or motor home is allowed.

SMOKING: There shall be NO SMOKING in the common areas. The common areas are defined as the recreation hall, activity rooms, laundry facility, pool and patio area. **Please observe all non-smoking rules.**

RESTROOMS AND SHOWERS: Restrooms and showers are available 24 hours. Please leave these areas as clean as you found them.

RECREATION HALL: The Recreation Hall may be reserved for private affairs by the Resort residents. Please make arrangements with the Calendar/Scheduling Coordinator well in advance to reserve your date.

SWIMMING POOL/HOT TUB: The pool is for exclusive use by Resort residents. Please comply with the rules posted at the pool site. **For liability reasons, the pool access gates should remain closed at all times.** All guests MUST be accompanied by the host resident. Everyone must SHOWER before entering the pool or hot tub. Beware of your physical condition and limit your stay in the hot tub to no longer than 15 minutes. **Children under the age of 12 are not permitted in the hot tub.** Infants and toddlers must wear special swim diapers in the pool.

SPEED LIMIT: Please obey all traffic signs. The speed limit in the park is 15 MPH. Be especially careful of those walking, riding bicycles, and golf carts. All vehicles (including golf carts & bicycles) that are driven at night need to have lights. Bicycles should have a light on front and reflectors on back. Residents are advised to wear reflective gear when walking at night.

PETS: Paradise Resort is a pet-friendly resort and domestic pets (dogs and cats) are welcome. However the following rules must be followed:

1. Pets must be on a leash and under their owner's control at all times.
2. Pets are not permitted in the Rec. Hall, Pool Area, Laundry Room and other public areas unless the owner has proof that the dog is a certified service animal.
3. Pets over thirty (30) pounds are not allowed unless prior approval has been granted by Resort Management.
4. No more than two pets are allowed in any RV, park model or mobile home on Resort property.

5. PLEASE do not let your pet urinate or defecate on another tenant's lot. Pet owners must pick up after their pets, including the area designated as a Pet Park. The pet owner is responsible for the proper disposal of all droppings from their pet.

6. Do not leave pet food outside or around your site.

7. Any aggressive pets will not be tolerated. **AT NO TIME are pets allowed to run free in the Resort.**

8. **Pet owners are required to keep their pet under control and quiet at all times**. Pets must be in your unit during quiet hours which is from 10 p.m.–7 a.m. Consistently noisy pets which impede upon the peaceful enjoyment of the Resort will not be allowed to reside in the Resort. The first notice will be verbal. The second notice will be written. The third notice will be an eviction.

9.All animals found wandering in the Resort are assumed to be strays and will be turned over to the proper authorities.

10. All pet owners (including cats) must provide a record that pet vaccinations are up to date. This is needed for **liability insurance** purposes.

ATTIRE: Shoes and shirts are required in all community buildings.

LANDSCAPING: All plants and trees must be approved by Resort Management. All plants and trees on an existing lot are maintained by the resident and are considered **AS/IS** when purchasing an existing unit on that lot.

NAME BADGES: Name badges are required to be worn to attend activities scheduled by the Resort activity committees. The wearing of name badges will greatly enhance your chance to know others in the resort and to help new residents be active members of the activities in the Resort. Name badges may be purchased through the Resort office. Renters may request a temporary name badge with a deposit of $10 to be refunded upon return of the badge at check-out.

MAIL SERVICE: Please have your mail addressed to 301 E. Hall Acres Rd., Trlr # ____, Pharr, TX 78577. When filling out mail forwarding or change of address forms**, remember to include your lot number**.

GATE CARDS: Owners: A maximum of 2 gate cards will be issued to unit owners at no charge. With management approval, each additional card will cost $10. **Renters and RVers:** One gate card may be issued to renters and RVers with a deposit of $10 to be refunded upon return of card at check-out.

MAIN GATE REMOTES: Available for purchase through the Activity Committee.

GOLF GATE REMOTES: Golf gate remotes are available for purchase through the Resort office. Remotes are also available to renters and RVers. A deposit of $37 per remote will be required and will be refunded upon return at check-out.

VISITORS/DELIVERIES: If you have a 956 area code on a land line or cell phone in the gate system, visitors may ring you directly. If you do not, you will need to meet your guest at the gate to let them in. Arrangements may be made with the Resort office to allow healthcare providers to ring the office (during regular office hours – M-F 8 a.m. to 4 p.m.) for gate access. **Contractors must check in at the office. This procedure is in place to insure the security of resort residents.**

GARBAGE/DUMPSTER: Garbage pick-up in the Resort is on Mondays and Thursdays. Please have your garbage bagged and out at the end of your driveway by 7:30 a.m.

DO NOT PUT GARBAGE OUT THE NIGHT BEFORE PICK-UP (SUNDAYS OR WEDNESDAYS). ABSOLUTELY NO CONSTRUCTION DEBRIS IS ALLOWED IN THE RESORT DUMPSTERS.

CONCERNS/QUESTIONS: Should you encounter a concern in the resort, please ask the Front Office for assistance. We cannot correct a situation we are not aware of. Problems taken to your neighbors and friends will not correct the situation. Office hours are Monday thru Friday, 8 a.m. to 4 p.m.

RESORT EMPLOYEES/MAINTENANCE AND HOUSEKEEPING: These employees work for management of the Resort and are not to be asked to do any personal work for the residents without prior approval from the Resort management. This includes removal of furniture, appliances, dirt or anything pertaining to your units and lots.

DISCLAIMERS: It is the understanding of Resort management that the participation in or the use of certain equipment (exercise equipment, Pickleball, etc.) is designed for persons who possess a degree of physical fitness that allows them to participate. It will be the individual's sole responsibility to determine their specific level of tolerance, endurance and participation. Depending on the medical equipment of the individual, a doctor's approval may be required. Therefore, the Resort owner, manager or employees are hereby released from any and all liability arising from or in any way connected with games and/or equipment sponsored by Paradise Resort Estates. Waivers for the use of the exercise equipment and to play Pickleball are available in the Resort office for signature