



801 Inspiration Rd  
Mission, Texas 78572  
(956) 581-0068

## Community Guidelines

The following community guidelines are effective as of October 1, 2023 and will remain in effect until changed by written notice.

All units **must be self-contained and connected to sewer** when occupied on site.

### PURPOSE

The intention for these community guidelines is to create, to preserve and to enforce standards that ensure an atmosphere at Seven Oaks Resort (SOR) that is of the greatest benefit to all tenants, management and owners. Special emphasis is given to the qualities of safety, order and peace.

### ADDITIONS & IMPROVEMENTS

No fences, sprinkler systems or clotheslines (see Laundry Section) are allowed. All outside improvements including but not limited to, awnings, skirting, sidewalks, driveways, porches, air conditioning compressors, storage buildings, etc. must be approved in writing by SOR Management prior to any construction. Before placing any rocks or ground cover on your lot SOR Management must stake out any septic lines and utility lines. Small satellite dishes (24" or smaller) are permitted, provided SOR Manager approves the placement of the dish prior to installation. **Always check with SOR office first.** Any compressor which causes loud or offensive noises must have some acceptable sound reducer installed. Any improvements which fail to comply with the SOR's standards must be brought up to those standards or removed from SOR. Failure to do so will result in the improvement being removed from SOR property and all expenses billed to the resident

### ALCOHOL

No alcoholic beverages are allowed at, in, or around any common facilities unless prearranged by management . (See Facility Usage section)

### ARRIVING & DEPARTING

**Please check in at the office or with night host immediately upon arrival.** Before departure please notify the Park office of your exact date of departure so that 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.

### CANCELLATIONS

**All cancellations will be assessed a \$100 administrative fee.** If a cancellation is received in writing on or before September 1st 100% of the deposit minus administrative fee of \$100 will be returned to

you by check from our main office within 45 days of notice. After September 1st deposit is non-refundable, except in case of death or legal incapacitation.

## **CANOPY**

Canopies may be placed on your lot for shade. It must be kept within the confines of your lot. Because of the high winds in the Rio Grande Valley, you are required to properly secure the canopy to ensure it does not become a flying projectile.

## **CONTRACTORS**

All contractors and/or workers must report to the Seven Oaks Resort office prior to performing any work within SOR. All contractors and/or workers must be licensed and must have current proof of liability insurance or sign a waiver of liability prior to performing any work at Park. Contractors need to finish their work for the day by sunset or ensure that the site is left in a safely secured condition to prevent damage to property or personal injury. Contractors must inform SOR front office if site is left in secure state of progress but assumes responsibility for liability directly associated with it.

When having cleaners, landscapers, etc. come into Seven Oaks Resort over the summer, the SOR office **MUST** be informed **in writing** of name, phone number and vehicle information before resident leaves for the summer.

## **DISCOUNTS**

If you are staying for more than one month you will have received a discounted price and have prepaid your stay. If you decide to extend your stay, you will be charged the daily or weekly rate. Which ever applies.

## **EMERGENCIES**

For emergencies that do not require 911, call SOR Office at (956)581-0068 so that our 1<sup>st</sup> Responders can be of immediate assistance. If it is a 911 emergency contact the office IMMEDIATELY FOLLOWING 911 call and they will meet the emergency vehicle(s) at the park entrance to guide them to your site.

## **EMERGENCY CONTACTS**

If provided by the resident, Emergency Contact information is kept on file. It is the resident's responsibility to verify current/updated information has been provided to the SOR office each season and as needed.

## **FACILITY USAGE**

All Facilities, including the common facilities (Clubhouse/Corral, Pool Hall, Pool and Spa, Laundry Room, Restrooms, Shuffleboard, Dog Parks) are for the use of SOR residents and their guest. *Seven Oaks Resort, its owners, managers, agents and representatives deny responsibility for any accidents, loss or theft while using common facilities. SOR residents and their guests expressly acknowledge by using all common facilities that they do so solely at their OWN RISK. See – INDEMNITY AND WAIVER OF LIABILITY section below.*

One adult resident must accompany all visiting children (under the age of 16) 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.

A reminder that no alcoholic beverages are allowed at, in or around any common facilities unless prearranged by management.

**Name tags are to be worn at all times for identification. They also make the place friendlier for everyone!** Trust us on this one. Please have your ID badge with you in the pool area as well (you are allowed to take it off while in the water!)

Seven Oaks Resort Facilities are to be used by Residents and their Guests; a guest is defined as:

- someone staying WITH a resident in their Park Model/RV **OR**
- someone staying at a nearby hotel and visiting the resident daily

A Guest may only use the facilities for a period of no longer than two weeks. Any Guest causing disruption in any public area, including the Pool Area, will be asked to leave the area and not return. Residents are responsible for their Guests behavior.

## **FAX AND COPY SERVICE**

Fax service may be provided at the Park Office. Charges are as follows: Receiving a fax is \$1.00 for the first 4 pages and \$0.25 per page after that. Sending a fax is \$2.00 for the first four pages and \$0.50 per page after that (this includes all phone charges) within the United States. Foreign Faxes will be assessed an international phone surcharge of \$1.00 per page.

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

## **FIRES**

NO fires of any kind are openly allowed on any sites except sites with fireplaces, furnaces and gas fire pits/tables, that have been registered and inspected by management. Upon satisfactory inspection and approval of a site, **at management's sole and absolute discretion**, you will be issued a conditional use permit which is to be displayed prominently at the front of your lot while a fire is burning. You may **NOT** have a **WOOD BURNING FIRE PIT/TABLE** or ring of any kind!

We are aware that campfires are widely popular and a great time for fellowship and fun. They do come with hazards and can be annoying to others. Please be courteous of your neighbors space and noise levels. This is a privilege and if rules are not followed, this privilege may be revoked not only for you but for everyone in the Resort.

**ANYONE WITH AN OPEN FIRE UNDER A PERMIT AT ANY TIME, FOR ANY REASON, USING ANY EQUIPMENT OR MEANS, ACCEPTS LIABILITY AND TAKES FULL AND COMPLETE RESPONSIBILITY FOR ANY DAMAGES, INJURY, DEATH OR ANY CAUSE FOR COMPLAINT WHATSOEVER RESULTING FROM IT. THE PERMIT HOLDER EXPRESSLY HOLDS HARMLESS SEVEN OAKS RESORT, ITS MANAGEMENT, OWNERS AND AFFILIATED PARTIES FROM THE SAME, BEING ISSUED A PERMIT DOES NOT IMPLY ANY DEGREE OF DILIGENCE, RESPONSIBILITY OR SANCTIONING OF THE FIRE ON THE PART OF SEVEN OAKS RESORT OR ITS AFFILIATED PARTIES.**

## **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 without SOR Management approval.** If not removed after reasonable notification, management reserves the right to remove such items and charge the resident for the work performed. Items not allowed in the dumpster can be taken to the dump, which is located on Old Military Road.

The Park 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 including concrete in front of the mail building. Please observe the **10 MPH** speed limit. Please do not cut through your neighbor's lot. Please avoid driving on the lawn entirely except where expressly needed (convenience is not a need). No one under 16 allowed to drive golf carts in the Resort.

## **GUESTS**

(See Facility Usage)

## **HAMM OPERATORS**

HAMM operator hours are from 11PM to 6AM.

## **INDEMNITY AND WAIVER OF LIABILITY**

Customers shall indemnify and hold SOR, its owner, managers, employees or agents, harmless from and against any and all claims, demands, costs, expenses, water, wind, civil strife, or acts of God, actions or inaction's of other customers, guests, invitees or licensee of customer or any other customer actions or inaction's (or those of their employees, agent or invitees), or any other causes related to customer's use of occupation of the RV site. The management assumes no responsibility for accidents, injuries or loss from any cause.

## **LAUNDRY**

A Laundry facility is provided. The laundry room is open 24 hours a day. Quarters are sold in the office for \$10 per roll. Please turn out lights and close the doors if you are the last to leave.

No clothes lines between trees or RV/Park models and trees are permitted. Clothes lines attached to the back of a RV/Park model are permitted if not unsightly. This determination will be made at the sole discretion of the Resort Managers.

## LOT MAINTENANCE

The Resort will mow all lots according to mowing need determined by SOR Management. If a resident chooses to maintain their own yard, please notify the SOR office. Owners of permanent units are responsible for the trimming, weeding of flower bed(s), raking, pruning of bushes and other necessary yard work during the time of occupancy. If you want to maintain your own yard, lawn mowers are provided by SOR on Tuesdays and Thursdays from 9:30 AM to 12:30 PM. Gas and oil are provided by SOR.

**It is the resident's responsibility to clean the mowers after each use.**

Mowers will be delivered and picked up by SOR workampers.

By signing these community guidelines, the resident agrees to be fully responsible and liable for the use of the lawn mowers and will hold the Park, its owners, managers and agents harmless from any damage, injury or otherwise due to the use, operation and maintenance of any SOR owned mower.

SOR will trim trees on an as needed basis. Please notify SOR office of tree trimming needs.

Residents may not plant, cut down, poison or aggressively trim any trees or bushes greater in height than 18" without prior written permission from SOR Management. During time of absence, SOR will mow sites if resident gives SOR office arrival and departure date. Weed eating, trimming, fertilizing and application of appropriate pesticides and herbicides are available for an additional fee under the SOR Landscaping service.

Park will not be responsible for keeping up any flower beds, plants or bushes during the summer.

**Only year-round residents are allowed to water yards, flower beds and trees from April 30 to October 1. If you wish to water your lot or use your lot during the summer, please contact SOR office and pay for year-round use.**

ALL lawn ornaments, etc. must be removed by the resident for the summer to allow the workers to easily mow your lot. NO watering systems may be installed by residents. All residents must notify the Park Office if someone other than the resident or SOR personnel will be maintaining the yard. Proof of Liability Insurance or a signed liability waiver must be provided before work can commence.

No yard or landscaping services may be performed by SOR employees/workampers/staff unless as part of their SOR Landscaping service, except after working hours and with prior approval of SOR Management. Residents herewith understand that any SOR employee directly working for the resident is not insured by SOR. Nor does SOR guarantee any work performed. The resident herewith holds SOR, its employees, agents and owners harmless from any damage, injury or otherwise when directly employing any SOR personnel after hours.

## MAIL

SOR provides individual mailboxes in the mail building across from the office delivered by the US Post Office. Mailbox keys can be obtained at the Park office. A \$10.00 fee will be charged at check-in upon receipt of a Post Office key. Upon return of that key at check-out, the \$10.00 will be returned to you. SOR 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.

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

## **MOVING-IN OF PERMANENT UNITS**

All residents bringing into SOR a permanent unit (both new<sup>3</sup> and existing residents) must complete a "Permanent Resident Application." SOR Management must approve this application and inspect the permanent unit to be moved to SOR. SOR Management reserves the right to accept or reject any prospective new resident.

SOR Management will approve the quality and appearance of all units before being moved onto SOR property and during their occupancy at SOR. After proper notice, SOR reserves the right to have any RV, Park Model, structure or vehicle which does not comply with the SOR Resorts standards removed from SOR property at the owner's expense. Owners of units that have exterior appearances that fall beneath park standards and are notified of such are encouraged to inquire about any current offers available from SOR to promote home renovations and upgrades.

All homes moving into SOR must meet all regulations set forth by the state of Texas concerning regulations and design for the coastal counties of Texas. There will be no exceptions. Before moving in a permanent unit (Park Model, HUD mobile home, 5<sup>th</sup> wheel or motor home), resident and unit must be approved by SOR Management, application and lease completed and signed on site assigned. Move in hours are 8 AM to 4 PM Monday – Friday.

All Park Models must be transported by a licensed transporter and installed by a licensed installer. Transporters and installers must provide a copy of license and bond before moving a unit onto SOR property. The resident will be responsible for any damage, injury or claim caused by the transporter or installer. The resident must give management 48-hour notice before moving in for SOR Management to locate utilities.

## **MOVING-OUT OF PERMANENT UNITS**

any resident removing their permanent unit from SOR shall give management a 60-day written notice and pay a \$200 moving deposit. Upon move out of unit, complete cleanup of site (including removal of anchors, all debris, sheds, etc.) and payment of all charges & fees, management will return moving deposit. If the resident leaves his lot in an unsightly<sup>7</sup> manner, SOR will do necessary cleanup and the resident will be charged for the work performed, including sod for areas of lawn affected by the home.

## **NSF CHECKS**

Returned checks will be assessed a \$45 returned check fee.

## **NOTICE OF TEMPORARY ABSENCE**

Residents must notify SOR office before leaving for the summer or when leaving for more than 14 days and provide information on where they can be reached and when they plan to return. This is for your protection and convenience. Procedures for forwarding/holding mail during absence are described in **Mail** section.

The park accepts no responsibility for the resident's home, improvements, or personal items during his/her absence.

## OCCUPANCY

Only two people per RV or Park model are allowed. SOR Office 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 30 days in any one-year period or season, unless pre-approved by management. Children may visit for a maximum of 2 weeks per one-year period or season.

## OFFICE HOURS

During the season (October-April) office hours are 8:00 AM – 4:00 PM Monday – Friday.

Off Season (May-September) office hours are Monday, Wednesday and Friday 10:00 AM – 12:00 PM.

After hours the office phone (956) 581-0068 is answered via cell phone for emergencies.

## PARK 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. In general, behave respectfully of all guests, residents and staff while enjoying your stay. Treat others as you wish to be treated.

## PARK MEETINGS

Unless under special permission by management, **All Park Meetings are for residents of Seven Oaks Resort ONLY.**

## PARK MODELS

All rent payments are due on or before the first of the month as per your payment plan. Any past due rent will result in a late charge of \$25 per month until paid. Late fees will be added on the 11<sup>th</sup> of each month.

Canadian checks, that have US FUNDS imprinted on them, as well as US checks are accepted.

Guest is responsible for foreign exchange rates if they apply

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.

## 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. To avoid damage to lawns, if an area isn't paved with concrete or asphalt, nothing should be parked on it.

**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 beside resident's home or RV. Additional vehicles must be parked or stored outside of SOR or in SOR south side storage lot. Only one vehicle may be left over the summer. All bicycles and mopeds are to be parked in designated parking areas.

Parking in the street – **3 days only** to unload a trailer, RV or tow trailer when first arriving.

## PEST CONTROL

Park is not responsible for any pest infestation (unless in SOR recreational buildings). This includes termites, insects, bugs, bees or otherwise. If infestation takes place during resident's occupancy, resident will remove infestation within 30 days. During resident's absence, SOR reserves the right to remove infestation and bill resident for actual charges. This protects resident's unit and neighboring units.

## PETS

We are pet friendly to friendly pets. Pets are welcome at SOR Resort and must always be on a leash no longer than 6 to 12 feet. Leashes must be in hand or fastened to a solid item, chair, pole, etc. Pets **MUST NOT** be left unattended; either leashed or penned outdoors. If barking dogs become a nuisance to your neighbor(s) and a complaint is lodged with the SOR Manager or office, you will be asked to remedy the problem immediately. If the issue continues, you may be asked to leave SOR without refund of any fees or deposit paid. Please walk your pet in the designated dog park and not on other people's lots. Other people's lots are not for your pet walking or wandering! Be a responsible pet owner and clean up after your pet. Nobody wants to have the conversation if this rule is not observed, but it will happen if it needs to.

DO NOT leave your pets food and water outside and do not set out food or water for stray animals as this attracts rodents and other unwelcome critters too! Aggressive dogs of any weight or breed are not allowed in the Park. ***Pet owners assume all responsibility and liability for the actions of their pets during their stay.*** This should present no issue if the pet is friendly and the rules above are observed.

No pets allowed in any of the SOR buildings unless they are Certified Service animals.

Fences **MUST** get approval from the office before being putting up. You **MUST** provide a drawing of the proposed installation location.

## PLANTS, TREES, SEASONAL FLOWERS, ETC.

we encourage the planting of seasonal flowers. Part-time residents must consider the long growing season of the valley and prolific plant growth during summer absence. Trees and shrubs may be planted on lots with **SOR Management's** approval. The removal or cutting of any trees, large branches, or bushes requires prior approval by SOR Management. No vegetable or fruit gardens, banana trees or caster beans are to be planted on SOR property.

## PROPERTY LINES

Property lines for each site is electric meter to electric meter on all sites in the middle of the park

## QUIET HOURS

Quiet hours are 10PM to 8AM and are strictly enforced.

## RECREATIONAL BUILDINGS

The Corral/Club House and the Pool Hall are provided for SOR residents' and registered guests' use and enjoyment during the season. The kitchen facility and equipment are for organized SOR activity use only.



Personal use of refrigerator, freezer, stove, or sink is not allowed without prior approval from the Kitchen Manager, Activity Director or the SOR Manager.

The Coral/Club House is available from 8 AM to 10 PM. Scheduled activities are provided from October 31<sup>st</sup> to April 1<sup>st</sup>.

**Everyone must wear shirt and shoes in all buildings – No Shirt, No Shoes NO Entry into buildings.**

## **RENT PAYMENTS**

RV: All site payments are due before or upon arrival.

## **RESERVATIONS**

RV: All reservations require a \$300 deposit, plus the Premium or Luxury site fees if applicable and are to be paid at the time the reservation is made.

RENTALS: All rental unit reservations require on-month rent deposit and a \$300/refundable cleaning deposit (refundable if rental is left clean – see “rental check out”). If the rental is pet approved a deposit of \$600 plus a one-time non-refundable charge of \$125.

One dog limit per unit allowed, max size 30-35 lbs and the dog must be at least 1 year old.

## **RIGHT OF REFUSAL**

SOR reserves the right to refuse service at any time and to have a guest vacated from SOR park property in the event of inappropriate behavior or infraction of this agreement without refund.

## **SALE OF UNIT**

### **We reserve the first right of refusal**

For any units that are sold to be removed from SOR, SOR reserves the right to match the price and keep the unit in SOR park. By signing these rules you are granting SOR first right of refusal. Removing a home from SOR causes a decrease in occupancy and many SOR tenants would like to rent or purchase a used home. We wish to extend every opportunity possible to those of our guests that have interest.

**Before** a unit is sold to anyone, if the park doesn't purchase, or wants to bring in a permanent unit and “Application to Rent” must be filled out. A background check will be done before anyone is allowed to purchase or bring a permanent unit into SOR.

If you sell your unit to someone who is keeping the unit in SOR park, the **buyer needs to register with SOR office** and sign all required paperwork **before buying and occupying** the unit. All 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. SOR Park owner, personnel and/or management will not participate in any of the above mentioned unless SOR park purchases the home from you.

**For Sale by Owner:** If you decide to sell your unit yourself, you may put up your own “Fore Sale” sign with your phone number or that of a friend. Only **ONE** sign is allowed. This sign may be posted on the inside of the unit in the window facing the street. No signs can be placed outside the unit. SOR

office phone number may not be included, nor will SOR personnel be in any way responsible for the showing or promoting of the sale of your unit.

**For sale by real estate agent:** If you decide to utilize a professional Real Estate Company to sell your unit, the following guidelines **MUST** be followed. Your real estate agent must register with the office before conducting any business at the Park. **One** professional Real Estate Company sign may be placed outside your unit between your unit and the street. This sign may not be affixed in the ground; it must be a temporary above-ground sign. SOR Management reserves the right to remove any signs and will not be responsible or liable for any actions of your real estate agent. All showings must be scheduled during regular business hours. You must inform your real estate agent that SOR reserves the right of first refusal if the unit is sold and is to be removed from SOR.

If a unit is sold and will be moved out of SOR property and SOR Management does not match your offer, a \$200 moving deposit is required before a unit can be physically moved. All bills must be paid in full before the unit leaves Seven Oaks Resort. (See **MOVING-OUT OF PERMANENT UNITS** section)

## **SERVICE AGREEMENT**

Rental of an RV space or a park model does not constitute a landlord/tenant agreement. Payment for sites including park model or RV's rentals is entirely for service rendered under host/guest.

## **SHEDS**

No Sheds shall be placed on a lot without prior approval. The maximum size will be 10 X 10.

## **SKIRTING**

Skirting must be installed within 30 days after moving a permanent structure into SOR park. A permanent structure is considered any travel trailer, fifth wheel, motor home or Park Model that is left on a lot year-round. Skirting material must be a harmonious color vinyl or pre-painted aluminum material made specifically for skirting. Permanent RVs and park models are to be professionally skirted. **All units must comply within 30 days of signing these guidelines.** No permanent unit may be sold/transferred unless skirted.

All Park Models must install a barrier between the skirting and grass so NO damage is done to the skirting by mowers or weed eaters.

Please check with the office before skirting so we can locate utility lines and provide you with guidelines. Assistance with procuring and installation of skirting may be available at times for a nominal fee plus materials.

## **SMOKING POLICY**

All Park Buildings are **SMOKE FREE**. Please use receptacle for cigarette butts. Do not litter or throw butts on the ground.

## **SOLICITING**

No peddling or soliciting will be allowed on the premises.

## **SPECIAL MEMBERSHIPS**

Memberships for residents of neighboring houses can be purchased. These memberships are for persons 55+ years of age and are non-transferable. See membership registration form for specifics and fees.

## **SPEED LIMIT IS 10 MPH**

Please slow down to 10 MPH. In the event of an incident involving excessive speed, video footage will be reviewed and disclosed to relevant authorities and legal counsel upon request. Don't risk it, it's not worth it.

## **STORAGE**

Please contact the Park Office if you need to store an RV or car on a vacant lot.

This includes all RV's(Travel Trailer, Motor Home, Bus, 5<sup>th</sup> Wheels) and cars, cargo trailers or tow dollies on an unoccupied lot.

Storage Rate Fees are:            1 item = \$60/month            2 items = \$30/month            3 items = \$20/month

**If electric is used, you will be billed each month**

SOR Management reserves the right to reassign storage lots at any time and will give the owner a 24-hour notice to move the stored unit.

## **SUB-RENTING**

No sub-renting of any rental unit owned by Seven Oaks Resort.

Owners may sub-rent their Park Models or RVs to people over 55 only – this means that one member of a couple renting a unit must be 55 years of age or over. No other renters are allowed (no children, etc). The only exception to this rule is that close family members (children, grandchildren, siblings, parents) may rent for a maximum of 2 weeks.

Any sub-renting must have prior approval by SOR Management.

Renters must register at SOR office prior to moving in and receive an SOR name badge. Renters are responsible for all utility charges and other fees. The homeowner is responsible for the site rent. If renter leaves SOR with an outstanding balance, it is the homeowner's responsibility to pay balance due within 15 days of receiving statement from SOR office. Homeowners are responsible for renter's conduct.

## **SWIMMING POOL**

Seven Oaks Resort swimming pool is for Park residents only. Please refer to Facilities Usage for further clarification.

*Guests must always be accompanied by a Park resident.*

Always have your Seven Oaks ID badge with you at the pool. For safety reasons, no guests under the age of 18 are allowed in the spa. Texas Law requires that everyone take a shower before entering the pool or spa. PLEASE do not use lotions or oils as they clog and stain the pool, spa and filtering systems.

**Appropriate swimwear (no street clothes in the pool or spa!) is required at all times.**

Residents, family, and guests are to comply with the rules posted at the pool. No lifeguard is on duty at any time and using the pool is at your own risk. No glass containers or food are allowed in or around pool.

## TELEPHONE

SOR 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. Office phone is forwarded to a cell phone for emergencies after hours. Only in case of emergency, advise friends and family to leave a message on the Park 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 located by the men's bathrooms. Please keep phone calls to 15 minutes and respect other residents waiting to use the phone. All emergency calls have priority. Please share this free service with your fellow residents. This service is paid for by Seven Oaks Resort and its continuance can not be guaranteed. We do not know if this service will be available in the future.

## TENTS

No tents allowed in the park except screen tents. Screen tents are to have screens that can be seen through.

## THEFT OF SERVICE LAW

According to the Texas Penal Code Section 31.04(b), any guest who leaves without paying for services rendered or who refuses to pay for site services when customarily due, is subject to criminal prosecution. SOR is providing service hook-ups for your RV. SR requires payment in advance and will prosecute any violators under the "Theft of Services" law.

## TIE DOWNS

Permanent units must be tied down and skirted. The installation of all tie downs must be performed by a licensed installer and must comply with insurance and government regulations. For skirting information, please see the SKIRTING section.

## UTILITIES

**Utility Companies:** The Park has the following utility services: Water, sewer and trash by City of Mission; electricity by Direct Energy; telephone service by AT&T and cable TV service by Spectrum. Some lots are billed directly by the electric provider and others are sub-metered and the SOR Office provides billing.

**Free Internet:** Free internet is provided by SOR. SOR does not guarantee the reliability and signal strength of the the free internet service. Park internet system has limited bandwidth and is meant to support light activity only. It's intended use is for browsing the internet, sending e-mail, paying bills, etc. It is NOT to be used for streaming movies, playing games, Skype, video conferencing, etc. If that type of use is noted on the Office monitoring system, your device may be blacklisted from the WiFi network and you will need to agree to cease such use and request renewed access. Once blacklisted a second time, access will be denied for the remainder of your stay. If you need a faster dedicated link, inquire at the office about available alternatives.

**Electric Charge:** The Park will bill for sub-metered electric service on a monthly basis. You will receive a bill in your mail box on or before the 1st of each month, payment is due no later than the 10th of each month. Any past due electric will result in a late fee of 10% of the total electric amount due per month until paid.

**Utility Connects and Disconnects:** SOR will not be responsible for, nor will it perform the service of connecting or disconnecting any utility service, including telephone. Likewise, SOR personnel will not contact any utility company to have service started or terminated. SOR residents are responsible for the utility connection and disconnection. SOR office phones may not be used for the purpose of calling the utility or phone companies.

**Water and Sewer Usage:** SOR 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 SOR no matter how small. In case of blockages or breaks caused by residents, the resident may be billed the costs of repair. SOR reserves the right to inspect units for water leaks. Please conserve water; excessive use ultimately results in higher costs to the end user.

## **YARD SALES**

There are two SOR park-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 RV, or Park Model and any improvements in the event of any natural disaster. SOR Owner reserves the right to repair or remove any permanent or temporary structure of vehicle that the resident fails to repair or remove within Thirty (30) days of such natural disaster and charge the expense to the resident. SOR owner will do everything reasonable 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. SOR 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.

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

SOR Management reserves the right to make necessary changes to these community guidelines without notice by posting the changes at the SOR office.

These guidelines are to protect guests, residents, employees and the park. Living as a community requires some compromise on the part of everyone. Ultimately, we are all here to enjoy ourselves and everyone has the same rights and restrictions, please make an effort to work with us to provide the best possible experience for everyone. Non-compliance with these community guidelines may result in

expulsion from SOR and management reserves the right to refuse any reservation or move-in at their sole and absolute discretion.

**Thank you and enjoy your stay.**

**Seven Oaks Resort, LLC**