

WELCOME!

Welcome to **THE LODGES OF HOLIDAY VILLAGES**. All recreational facilities here are designed for your personal enjoyment, convenience and entertainment. This pamphlet is your user's guide of important information and regulations concerning your vacation site. We urge all owners and guests to become familiar with the Resort rules on the following pages. We're glad you're here and wish you a happy **HOLIDAY**.

MISCELLANEOUS INFORMATION

1. These rules may be changed or additional rules adopted from time to time by the Lodges of Livingston Owners Association, subject to and in accordance with the Subdivision Restrictions. No rule may be adopted which is inconsistent with the By-Laws or Subdivision Restrictions. Notice of any such changes shall be posted on the Lodges of Livingston website – www.txlodge.net.
2. The term "Management" in these Rules and Regulations means the Board of Directors or authorized officers of the Owners Association. Management may delegate any rights or duties under these Rules and Regulations to employees or other agents.
3. All provisions of these Rules and Regulations may be enforced only by the Management and its designated employees or agents.

LODGES FEES

1. The following rates will be charged for use of each suite at The Lodges:

For owners and their immediate families (for the first 14 nights in a calendar year):
Monday - Sunday \$55.00 per night

For owners and their immediate families (for additional nights in a calendar year):
Monday - Sunday \$65.00 per night

For Owner's guests:
Monday – Sunday \$75.00 per night

In addition to the rental rates noted above, we will charge a cleaning fee of \$55.00 per stay.

2. No maid or cleaning service will be provided prior to the end of each stay.

3. The owner is responsible for any state and local taxes.
4. All charges are payable in advance.
5. The owner is responsible for all charges applicable to use of a suite by the owner or his family or guests. In the event that an owner (or the family or guest of such owner) fails to pay any fee when charged, all rights of such owner to use the facilities in either Section B or Section C may be revoked by Management.
6. If a person is more than thirty (30) days delinquent in payment of any assessments or charges owed to the Owners Association, neither the person nor his or her family or guests may use the facilities in either Section B or Section C.

USING THE LODGES

1. These regulations cover the use and enjoyment of Section C of **HOLIDAY VILLAGES**, which is also subject to Subdivision Restrictions filed in the Office of the County Clerk, and on our website: www.txlodge.net.
2. The recorded Subdivision Restrictions for Section C describe the persons who are permitted to use the facilities. With certain limited exceptions, use of Section C facilities is restricted to owners of undivided interests in Section C, their guests and the immediate families of owners or guests. ("Owners" also includes purchasers.) The immediate family of an owner or guest consists of only those persons living in the same household as the owner (or guest) and are limited to the spouse and unmarried children of the owner (or guest) or spouse. Unmarried children of such owner (or guest) or spouse below the age of 25 who are attending an institution of higher learning may also use the Resort facilities. No person below the age of 18 may occupy Section C unless accompanied by an adult. The Developer may enter into reciprocal use agreements with camping or similar organizations granting use of Section C facilities to members of such organizations.
3. In no event will permanent occupancy in Section C be permitted. No person may use Section C as a place of residence or mailing address.
4. Reservation policy: Reservations will only be accepted from owners (not members of the owner's family or guests). Reservations are accepted up to ninety (90) days in advance. Holidays book quickly so call early. Reservations for guests may be made up to ninety (90) days in advance but will not be confirmed more than seven (7) days in advance of arrival. Reservations for the use of owners (and their immediate families) may not be made for more than seven (7) nights in any thirty (30) consecutive days, and reservations for the use of guests may not be made for more than two (2) nights in any thirty (30) consecutive days. Additional usage is subject to availability. Reservations may not be made for more than one Friday and one Saturday in any thirty (30) consecutive days. A reservation is forfeited if the owner fails to arrive by 6:00 PM on the reserved arrival date (unless payment in full is received before such time). Exceptions to the reservation policy may be prohibited or permitted at the sole discretion of Management.

5. The provisions regarding fees and limits on reservations apply collectively to all persons who use the facilities by virtue of the same 1/1200 undivided interest in Section C. For example, owners of the same 1/1200 undivided interest may make reservations for no more than seven (7) nights in any thirty (30) consecutive days for the use of the owners and their immediate families and no more than two (2) nights in any thirty (30) consecutive days for the use of guests.
6. Absolutely no trail bikes, motorcycles, dune buggies, sand buggies, off-road vehicles or other similarly powered vehicles are allowed to be operated within the Resort, except for transportation purposes from campsites to public roads. These vehicles are **not** to be used for transportation within the Resort.
7. All facilities are used by owners and their families and guests at their own risk. Neither the Management nor the Developer will be responsible for bodily injury, death or loss or damage to any property of owners, their families or guests.
8. Each owner is responsible for the conduct of, and all damages caused by, his or her family, guests, and any pets belonging to the owner, his or her family or guests.
9. No firewood may be removed from the Resort and no trees or shrubs may be cut.
10. Quiet hours are from 10 PM to 8 AM each day. No loud noises or equipment will be permitted during quiet hours.
11. Discharge of fireworks or firearms within the Resort is prohibited.
12. Owners bringing pets to the Lodges will be charged a non-refundable pet deposit of \$55.00
13. Coin-operated laundry facilities are located nearby. No outside clothes lines are permitted.
14. Owners, their families and guests shall not engage in unruly, boisterous conduct or other behavior which would interfere with the use of the Resort by others. Any person violating any of these regulations or any criminal laws on the Resort will be required to leave.

USER'S GUIDE
TO FUN AND ENJOYMENT
FOR THE LODGES

SECTION C
OF
HOLIDAY VILLAGES
RULES AND REGULATIONS

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