

WELCOME!

The RV park user guide is found under the Lodges of Livingston user guide.

USER'S GUIDE

TO FUN AND ENJOYMENT

FOR THE LODGES OF LIVINGSTON

SECTION C OF HOLIDAY VILLAGES

RULES AND REGULATIONS

03-01-19

Welcome to THE LODGES OF LIVINGSTON. 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 stay.

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 \$35.00 per night

For owners and their immediate families (for

additional nights in a calendar year):

Monday - Sunday \$45.00 per night

For Owner's guests:

Monday – Sunday \$55.00 per night

In addition to the rental rates noted above, we will charge a cleaning fee of \$35.00 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 \$35.00

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.

RV Park User Guide

SECTION B OF HOLIDAY VILLAGES

RULES AND REGULATIONS

03-01-19

WELCOME!

Welcome to HOLIDAY VILLAGE RESORT. All recreational facilities and campground amenities are designed for your personal enjoyment. 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 ("LOLOA"), 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 website: www.txlodge.net

2. The term "Management" in these Rules and Regulations shall mean the Board of Directors or authorized officers of "LOLOA". 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.

CAMPGROUND FEES

- 1. Any guest using his own camping vehicle, RV, tent or other camping equipment in Section B will be charged \$28.00 per night per campsite, payable in advance.**
- 2. The storage fee for each vehicle, boat or camper is \$20.00 per month or \$100.00 per year, payable in advance.**
- 3. An \$18.00 per day charge will be made to any person camping more than twenty one (21) days per calendar year.**
- 4. 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 camp or use the facilities in Section B may be revoked by Management.**
- 5. If a person is more than 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 Section B.**

USING THE CAMPGROUND

- 1. These regulations cover the use and enjoyment of Section B of HOLIDAY VILLAGES, which is also subject to Subdivision Restrictions filed in the Office of County Clerk of the County in which the property is situated.**
- 2. The recorded Subdivision Restrictions for Section B describe the persons who are permitted to camp. With certain limited exceptions, use of Section B facilities is restricted to owners of undivided interests in Section B, 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 camp in Section B unless accompanied by an adult.**
- 3. Usage of campsites in Section B by any one owner (or his or her family) shall be no more than thirteen (13) cumulative days in any thirty (30) day period. In no event will permanent occupancy in Section B be permitted. No person shall use Section B as a place of residence or mailing address.**

4. Owners may have up to two (2) guests (and the immediate families of such guests) in Section B at any one time. Guests must at all times be accompanied by an owner when using any of the Section B facilities.

5. Guests having their own camping equipment occupying a campsite may stay up to three (3) days in any thirty (30) day period. (See section on "FEES")

6. Management may in its sole discretion permit campsite usage for additional days or by additional guests if it determines that there is adequate availability of campsites.

7. Call to make a reservation before driving to the Resort. Reservations are accepted up to sixty (60) days in advance. Holidays book quickly so call early. A reservation is forfeited if the owner does not arrive by 6 PM on the designated day.

8. Register at the Ranger Station when you arrive or depart. You may choose your campsite from those which are available, and the campsite will then be registered in your name. Switching campsites is not permitted without prior approval.

9. Owners staying for extended periods of time during the peak season may be required by Management to move from the improved campgrounds to the semi-improved or unimproved areas after a reasonable time so that those owners who are here less frequently and for shorter periods of time may receive their fair share of the use of the Resort facilities.

10. The Management reserves the right to determine the suitability of any particular vehicle or equipment for use within Section B and to exclude vehicles or equipment which they deem unsuitable or unsightly for use. Buses and converted buses are prohibited in Section B at all times. Absolutely no trail bikes, motorcycles, dune buggies, sandbuggies, 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.

11. 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.

12. Each owner is responsible for the conduct of, and all damages caused by, his or her family and guests.

13. Campfires are permitted only in designated areas. No firewood may be removed from the Resort and no trees or shrubs may be cut.

14. Household pets are permitted if kept on a leash or penned. Each owner is responsible for conduct, noise and damage caused by his or her pet.

15. No RV, camper, tent or other equipment may be left unattended for more than twenty four (24) hours. Storage is provided for acceptable vehicles or equipment. (See section on "FEES") Neither the Management nor the Developer has any responsibility or liability for theft, vandalism, storm damage or other damage or loss of any kind in regard to vehicles, equipment or other items left in the storage area. A waiver or release regarding such loss or damage must be signed before any item may be stored.

16. Quiet hours are from 10 PM to 8 AM each day. No loud noises or equipment will be permitted during quiet hours.

17. Discharge of fireworks or firearms within the Resort is prohibited.

18. Coin-operated laundry facilities are located nearby. No outside clothes lines are permitted.

19. 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

AT THE RV PARK