

TRAILS END

(A 55 Plus Community)

COMMUNITY GUIDELINES

as provided by Bonnie Sell on Nov 29, 2011

Welcome to Trails End. We are proud of our community and ask that you observe these guidelines to enhance your enjoyment of your stay with us. Most of these guidelines established by Management deal with courtesy to your neighbors; your common sense and normal neighborliness will make them second nature to you and no extra effort is required to follow them.

EMERGENCY PHONE NUMBERS

Ambulance, Fire, Police.....	911
Trails End .....	968-5051
Non-Emergency Police.....	968-8591
Telephone Company.....	1-800-483-4400
Cable TV.....	1-800-222-5355

Enforcement of the guidelines is a major part of the Managers' duties and obligations to all residents. Ignorance of the guidelines cannot be accepted as an excuse for violation. Each resident is entitled to two (2) warnings, oral or written, from the Managers for an infraction of any guideline which does not directly affect the health and safety of other residents. Violations which are health or safety hazards are entitled to only one (1) warning. The first warning may be either a telephone call or a letter to the resident indicating which guideline was violated. The second and usually final warning shall be in writing. If the infraction is not corrected or if the violation is repeated, the resident's lease will be terminated for cause according to applicable state statutes. Management is the sole judge of the existence of such cause.

Threats of harm, verbal or physical abuse to Management or their employees will result in legal action and immediate termination of residency.

A resident complaint concerning a violation of these guidelines must be made in writing, dated, and signed by the person making the complaint. Management will personally verify any complaint received. Emergency situations (life threatening) will be accepted verbally. The written complaint with the date, time and specific details is vital for documentation purposes in the event of legal action. The name of the resident making the complaint will be kept confidential.

Rent is due and payable (in advance) on the first day of each calendar month. Rent is collected in the Trails End Office during normal business hours. Rent will be considered delinquent if not received by the 10th of the month. There is a \$25.00 late fee for delinquent rent. Checks returned by the bank for any reason will incur an additional \$25.00 charge. Please note, a returned check will result in both a late charge and a returned check charge. All service expenses, utility or other charges incurred by the resident shall be deemed additional rent and will be added to the monthly rent bill. Please pay all rent with check or money order. We do not accept cash payments.

CONDUCT

Loud parties, excessive volume of radios, TVs or musical instruments are not allowed. The hours between 10:00 p.m. and 8:00 a.m. are considered quiet hours and during these hours volume must be low enough that it cannot be heard outside your home. Residents are required to maintain noise at a reasonable level at all times.

Intoxication, disorderly conduct, profane language, boisterous parties, and loud singing and talking will not be tolerated. All persons causing a disturbance or being a nuisance may be required to vacate the community.

Management reserves the right to eject, without notice, any objectionable person or persons who cause a disturbance or become a nuisance. Law enforcement will be contacted. Management will be the sole judge of who is objectionable and what constitutes a nuisance.

No soliciting, peddling or commercial enterprises are allowed in the community without written permission in advance from Management. If you are contacted, ask to see their written authorization. If they do not have one, call the Trails End Office. Please help us keep door-to-door peddlers and solicitors out of the community by calling the police.

No private business enterprise by residents is allowed in the community without written permission from Management.

Residents are responsible for the conduct of their guests or visitors, and any violation of these guidelines by guests or visitors is equivalent to a violation by the resident. Non-adult visitors must be supervised by an adult when in the community.

Persons under 18 are required to remain on their own site or that of another resident after 10:00 p.m. unless there is a special event in the community which has been approved by management.

## PETS

All pets must be approved in advance by Management. Management reserves the right to turn down breeds of dogs which are considered to be mean or dangerous. At a minimum, the park strictly prohibits ALL Pit bulls (American Staffordshire Terriers), Doberman Pinschers, Chow-Chows, Rottweilers, and Wolf-Hybrids. We also prohibit any dog with a prior bite incident, regardless of the situation. All prospective and current residents owning a dog are required to maintain personal liability insurance.

No pet may be walked or be outside its yard without a leash. This includes both dogs and cats.

No more than two (2) pets, dogs and cats combined, are allowed for each home.

Pets shall not weigh more than thirty (30) pounds when fully grown.

Pets, including both dogs and cats, are not allowed to run loose outside at any time.

Any pets found loose in the community will be picked up and turned over to the proper authorities.

Pet owners are responsible for picking up and disposing of all pet droppings immediately.

No "outdoor" pets are permitted in the community.

No pet, cat or dog, is allowed outside the resident's home if the resident is not home. No barking dogs will be tolerated.

You must control your pet. Do not allow your cat or dog to get into your or your neighbor's trash.

In the event of justified complaints, a warning will be issued to the owner. Residents will be required to dispose of the pet or their lease will be terminated, at Management's discretion, if complaints continue.

No dog houses or similar structures are permitted.

No visiting pets without advance approval from Management.

## VEHICLES

No major repairs to vehicles are permitted around the site or in the roadways. Flat tires must be repaired within 24 hours. No vehicle is permitted on jack stands or other type of lifting device for more than 6 hours.

Loud mufflers are very disturbing to other residents. After receiving notification from Management, a resident will have 72 hours to repair the loud muffler or remove the vehicle from Trails End.

All vehicles must have a current license and inspection permit and be in running condition. Inoperative vehicles will not be stored within the community. Management has the right to have any vehicle not meeting these standards towed from the community at the vehicle owner's expense within 24 hours of written notice posted on the vehicle.

The speed limit in Trails End is fifteen (15) miles per hour and must be observed at all times. Please caution your guests of our speed limit. It is everyone's responsibility to drive safely. Watch out for pedestrians. Violation of the speed limit will result in a written notice, and repeated violations may result in termination of the resident's lease.

Motorcycles are permitted in the community; however they must be street legal and have adequate mufflers. Joyriding motorcycles or any motorized vehicle is prohibited.

No commercial trucks over one (1) ton or buses are allowed in the community on a regular basis. Such vehicles requiring entry must have approval from Management.

## UTILITIES

The electric company and community maintenance persons are the only authorized persons to perform electrical pedestal repairs, modifications or improvements.

## RECREATIONAL FACILITIES

Residents are held responsible for the behavior of visiting young people under 18 years of age and will receive notification of any misbehavior. Repeated failure to control young people under 18 years old will result in termination of lease.

Temporary visitors are permitted as house guests (fourteen [14] days or less). Visitors must be accompanied by a resident when using all recreational facilities.

Residents are responsible for all visitors to their home sites regardless of age, sex, or time of visits.

## GENERAL RULES

Management reserves the right to reject anyone who violates federal, state, or local laws or ordinances. Management may restrict visitors from use of community facilities for violations of these guidelines. It is the responsibility of each resident to control his/her visitors and insure they abide by all community guidelines.

No visitor can become a resident without approval of Management.

No garage or patio sales are allowed in the community unless approved by Management.

No open fires are allowed within the community. (Charcoal grills do not constitute an open fire.)

Management is not responsible for damage, injury or loss by accident, theft, fire, Act of God, or any other cause whatsoever to either property or persons of any resident or guest.

## \*55 + COMMUNITY

The Community provides an important housing opportunity for older persons and is operated to provide housing for persons age 55 and older. The Community complies with the requirements of Section 807(b)(2)(C), and other applicable sections of the Fair Housing Act.

The Community is required, by federal law, to have at least 80% of our sites occupied by at least one person who is 55 years of age or older. More importantly, the community

must be able to instantly prove we are complying with this law at any time and with no prior notice. We are required to provide a copy of a Photo ID, Social Security Card and/or Birth Certificate. If we fail this test, we cannot limit our residents to those over 55.

Prior to any home located within the Community being sold, the prospective buyers must be interviewed by Management and approved for residency. All prospective residents will at this time, be given the packet for residency that is required by the State of Texas.

Households will be limited to one generational family. Children, grandchildren, nieces and nephews may visit for no longer than two (2) weeks at one time.

These guidelines are prepared and enforced for the benefit of all residents. Management/Owner reserves the right to change or amend any guideline on thirty days written notice to the residents.

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