

PLEASANT VALLEY RESORT
7320 W EXPRESSWAY 83
MISSION, TEXAS 78572
956-580-2940

COMMUNITY GUIDELINES

The following community guidelines are effective as of August 1, 2025, and will remain in effect until changed by written notice.

PURPOSE

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

ACTS OF GOD

Every resident shall be responsible for repairing or removing his/her mobile home, RV or park model and any improvements in the event of any natural disaster. The park owner reserves the right to repair or remove any permanent or temporary structure or vehicle that the resident fails to repair or remove within thirty (30) days of such natural disaster and charge the expense to the resident. The park owner will do everything reasonably 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. The park 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.

ADDITIONS AND IMPROVEMENTS

No fences or sprinkler systems are allowed. All outside improvements, including but not limited to awnings, skirting, sidewalks, driveways, porches, air conditioning compressors, sheds, storage buildings, etc., must be approved in writing by park management prior to any construction. All requests must be submitted in writing to the park manager for approval. Small satellite dishes (24" or smaller) are permitted, provided the park manager approves the placement of the dish. Before placing any rocks or groundcover on your lot, park management must stake out any utility line. **Always check with the office first.**

All improvements must be made by licensed, bonded and insured professionals. If the person or person(s) doing the work does not have a liability statement on file in the office, you must come and sign a liability statement yourself. Any compressor which causes loud or offensive noises must have an acceptable sound reducer installed.

Any improvements which fail to comply with the park's standards must be brought up to those standards or removed from the park. Failure to do so will cause the park management to have

the improvement removed from the park and the expenses billed to the residents. **Permanent structures such as a shed must not be bigger than 8 feet X 10 feet, no closer than three (3) feet from the side of the lot line and five (5) feet from the electric box or rear of the lot line.**

APPROPRIATE ATTIRE

You **MUST** wear a shirt when you are out and about in the park away from your lot. **NO ONE** will be allowed in any building (except for the bathroom hallway off the pool) without shirts and shoes.

CAMPFIRES

Wood burning campfires are not allowed.

CANCELLATIONS

All cancellations will be assessed a \$100.00 administrative fee. If a cancellation is received in writing on or before September 1st, 100% of the deposit (minus the administrative fee) will be returned to you by check from our office within forty-five (45) days of notice. After September 1st, there are NO refunds, NO refunds for early departure, except in the case of death.

CONTRACTORS

All contractors and/or workers must report to the park office prior to performing any work in the park. **All contractors and/or workers must be licensed and must have proof of liability insurance or sign a waiver of liability prior to performing any work at the park.**

EMERGENCIES

For emergencies, call management at 956-580-2940 then dial 911. If possible, have someone at the gate to direct the ambulance, fire paramedics or police.

FACILITY USAGE

All facilities, including Clubhouse, Pool, Laundry Room, Shuffleboard Courts and Petanque courts are for the use of our residents and their guests. Pleasant Valley Resort, its owners, managers, agents and representatives will not be responsible for any accidents, loss or theft while using common facilities. Park residents use all common facilities at their **OWN RISK**.

One adult resident must accompany all visiting children (under the age of 16) in these areas. Children will not be allowed to play billiards (pool) under any circumstances without supervision. All residents are responsible for the conduct of their guests and will be required to pay for any damages caused by them. No alcoholic beverages are allowed at, in or around any common facilities unless prearranged by management. **NAME TAG MUST BE WORN AT ALL TIME FOR IDENTIFICATION.**

COPY SERVICE

Copies can be made in the office at a cost of \$0.25 per page.

GARBAGE AND TRASH REMOVAL

Garbage pickup is done Monday through Friday at each site. All trash including dog poop bags must be in a garbage bag. Cardboard boxes must be broken down flat and placed under the garbage bag(s).

The removal of household trash is the responsibility of the resident. Dumpsters are provided beyond the Petanque courts and are only accessible by golf cart, bicycle or foot. **NO motor vehicles.**

The removal of all discarded appliances, furniture, lumber, paint, motor oil, or other trash is the responsibility of the resident and may not be stored outside the resident's unit or deposited in or near the dumpster area. If not removed after a reasonable notification, management reserves the right to remove such items and charge the resident for the work performed.

Recycling containers are available for aluminum cans. **PLEASE RECYCLE!!!!**

The park will pick up any tree trimmings during the season. Please stack your yard trimmings neatly at the front of your lot.

GATES

Pleasant Valley Resort is a gated community. The main gate closes at approximately 10:00pm and require a code for entry into the park. The code is available at the office, during normal business hours.

GOLF CARTS AND PERSONAL VEHICLES

Golf carts, electric bikes, scooters, and other vehicles may be driven only on streets and must be parked only on your own parking pad. No parking on the grass, or gravel. Parking is permitted on the parking pads in front of your unit ONLY.

Please observe the **10 MPH** speed limit. Please do not cut through your neighbor's lot. Any unlicensed, underage children driving a golf cart or personal vehicle must be accompanied by a licensed adult. ALL golf carts driven after dark **must** have functioning front and rear lights.

LAUNDRY

Laundry facility is provided for residents only. The laundry room is open 24 hours a day during the season. For your convenience there is a change machine located in the laundry room. Wrapped rolls of quarters are also available in the office during regular office hours.

LOT ASSIGNMENT

Management reserves the right to reassign lots. Lots rented by the month may be reassigned if someone desires to rent the lot on a yearly basis. Without a deposit on a lot, reservations may be changed by management.

LOT MAINTENANCE

Each resident is responsible for the mowing, trimming, weeding flower bed (s), raking, pruning bushes and other needed yard work from October 1 through March 31. Lawn mowers are provided Monday-Saturday 8:00 AM to 6:00 PM. **Absolutely no mowing on Sundays.** Gas and oil are provided by the park. It is the resident's responsibility to clean the mowers after each use and return them the same day by 6:00 PM in the same condition as checked out.

By receipt of 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 of any park owned mower.**

The park will trim trees on an as needed basis. Please notify the park office of tree trimming need. Residents must not destroy or cut down trees without permission from management. The park reserves the right to take care of any needed yard work if a resident fails to do so and charge the resident for the expense. From April 1 through September 30, the park will mow the lots of all unoccupied sites/units. However (PVR) will not be responsible for keeping up any flower beds, rock beds, plants, or bushes.

All residents must notify the park office if someone other than the resident or the park personnel will be maintaining the yard. Proof of liability insurance or a signed liability waiver must be provided before the work can commence. No yard or landscaping services may be performed by park employees except after working hours and with prior approval of management. Residents herewith understand that any park employee working for the resident is not insured by the park, NOR does the park guarantee any work performed. The resident herewith holds the park, its employees, agents, and owners harmless from any damage, injury, or otherwise, when employing any park personnel after duty hours.

All residents that have plants, lawns and flowers watered during the summer months will be billed \$50.00 per month for water usage. Water and sewer will be billed at \$50.00 per month for residents living in the park after April 1 through September 30.

MAIL

The park provides individual mailboxes in the recreation hall hallway for mail delivery by the US post office. Mailbox keys may be obtained at the park office for \$5.00 deposit. Upon return of the key, we will give electric credit in the amount of \$5.00. Pleasant Valley Resort is NOT responsible for any lost or misplaced mail. If you receive mail in your box that is not addressed to you, PLEASE bring it to the office.

Lot/site numbers MUST be included on your mailing address for proper delivery of your mail by the USPS. When leaving the park for an extended period, residents must provide the Post Office with a change of address card for forwarding mail or instructions to hold mail.

All packages delivered by the USPS will be stored at the park office for ten (10) days. All packages not picked up after ten (10) days will be returned to sender by the USPS.

Residents may pick up mail and packages delivered by the post office which is too large to go in your mailbox in the office during business hours.

MOVING IN OF PERMANENT UNITS

All residents bringing into the park a permanent unit (new or existing residents) must complete a "Permanent Resident Application". Management must approve this application and inspect

the permanent unit to be moved to the park. The park management reserves the right to accept or reject any prospective new resident.

Park management will approve the quality and appearance of all units before being moved into the park and during this occupancy in the park. After proper notice, the park reserves the right to have any mobile home, RV, park model, structure or vehicle which does not comply with the park's standards removed from the park at the owner's expense. All homes moving into the park must meet all the 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 (mobile home, park model, trailer, fifth wheel, or motor home), the resident and unit must be approved by management, and an application and lease completed and signed, and site assigned. Move in hours are 8:00 AM to 4:00 PM Monday thru Friday.

All mobile homes and 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 into the park. Residents will be responsible for any damage, injury or claim caused by the transporter or installer. Residents will give management 48-hour notice before moving in to locate the utilities.

MOVING OUT OF PERMANENT UNITS

Any resident moving their permanent unit from the park shall give management sixty (60) days written notice and pay a CASH **\$500.00 deposit**. Upon move out of unit, complete cleanup of site (including removal anchors, all debris, sheds, etc.) and payment of all charges and fees, management will return moving deposit. If the resident leaves his lot in an unsightly manner the park will do necessary cleanup, and the resident will be charged for the work performed.

NOTICE OF TEMPORARY ABSENCE

Residents must notify the park office before leaving for the summer of more than fourteen (14) days prior and provide where they can be reached and when they plan to return. This is for your protection and convenience. The park accepts no responsibility for the resident's home, improvements or personal items during his/her absence.

OCCUPANCY

Only two (2) people per RV or rental unit are allowed. Management must be notified if guests will stay overnight. Daily fees of \$3.00 will be charged for each guest staying overnight. Maximum visitor's stay is 30 days in anyone (1) period, unless pre-approved by management. Outside tents or canopies may not be used for overnight sleeping or additional guests.

OFFICE HOURS

Monday – Friday 9:00 am to 4:00 pm.

We are closed on Saturday and Sunday. Office telephone number is 956-580-2940, and it is answered up to 10:00 pm.

Office telephone number is forwarded to a cell phone for emergencies after hours. Information and reservation requests can be sent to the following email address: manager@pleasantvalleyresort.com. Payments can be mailed to Pleasant Valley Resort, 7320 W. Interstate Highway 2, Mission, TX 78572.

PARK CONDUCT

Loud parties, excessive drinking, offensive language or other unacceptable behavior by any resident or their guest (s) will not be tolerated. Residents with conflicts among themselves should report to the park managers at 956-580-2940 or in the office prior to contacting the local police.

Residents are also required to keep pets under control and quiet.

You MUST wear a shirt when you are out and about in the park away from your lot. **NO ONE** will be allowed in any building (with the exception of the bathroom hallway of the pool) without shirts and shoes.

PARKING AND RESTRICTION

Parking of vehicles, boats, trailers, golf carts, motorcycles/motorbikes, etc. on the grass/gravel is **NOT PERMITTED**. Parking on driveways and under carports is limited to the resident's vehicle. **Any vehicle violating this rule will be towed at the owner's expense.** Two (2) vehicles are allowed for each registered lot/site which **(must)** to be parked in front on concrete pad. Additional vehicles must be parked or stored outside the park. Only one (1) may be left over the summer.

PETS

Pets are welcome in our park and must always be on a leash. Size of the pet and breeds allowed will be at the discretions of the management. No aggressive breed of dogs of any size or weight are allowed in the park. No pets may be left unattended either leashed or penned outdoors. A pet run is provided behind the Petanque courts for your convenience. Please do not allow your dog on other people's lots. **Be responsible pet owners and clean up after your pet.**

QUIET HOURS

Quiet hours are 10:00 PM to 8:00 AM **EVERY NIGHT.**

PLANTS, TREES, SEASONAL FLOWERS, ETC

We encourage the planting of seasonal flowers, preferably in pots. Part time residents must consider the long growing season of the valley and prolific plant growth during summer absences. Residents with flower beds or plants that require regular watering will be charged a water fee of \$50.00 per month during the summer. Trees and shrubs may be planted on mobile home lots with park management's approval. The removal or cutting of any trees, large branches or bushes requires prior approval by management. No vegetable or fruit garden, banana trees or castor beans are to be planted in the park.

RECREATIONAL BUILDING/CLUBHOUSE

The clubhouse is provided for park residents and registered guests' use and enjoyment during the season. The kitchen facility and equipment are for organized park activity use only. **Personal use of refrigerator, freezer, stove or sink is not allowed.** The clubhouse is available from 6:00 AM to 10:00 PM. Scheduled activities are provided from November 1st to March 31st. **Please wear shirts and shoes in all buildings – you will be asked to leave the building without proper attire.** All bicycles and mopeds are to be parked in the bicycle racks provided at the south and north ends of the clubhouse. No bicycles and mopeds are allowed to be parked in the rocks or flower beds. They will be removed.

RENT PAYMENTS

All rent payments are due in full on or before (October 1st) each year or upon DAY OF ARRIVAL whichever comes first. No partial payments will be accepted. Any past due rent will result in a late charge of \$35.00 and an additional charge of \$35.00 per month until paid in full. Returned checks will be assessed with a \$50.00 returned check fee. All payments should be in cash or US check/money order. Pet fee for rental units is \$200.00 non-refundable upon management approval.

Our rental schedule will determine the rental rates, deposits and fees to be paid. All rents are payable **IN FULL** in advance. Failure to pay may constitute a lien of the RV or park model as prescribed by the laws of the state of Texas. **According to Texas Penal Code section 31:04 (b), any guest who leaves without paying for site service or who refuses to pay for site services when due is subject to criminal prosecution. We are providing service hook-ups for your RV. We require full payment in advance and will prosecute any violations under the "THEFT OF SERVICES LAW".**

Pleasant Valley Resort will set its new rates by January 31st and a discount for early payments in full may be offered until March 1st if paid in full.

RESERVATIONS

All reservations are at 3 months minimum for RV lots and 4 months minimum for rental units. All lot reservations require a \$300 deposit with balance due in full by November 1st or upon arrival, **whichever comes first.** All rental units require a one (1) month deposit with balance due in full upon arrival.

SALE OF UNIT

Before advertising your unit, you must notify Pleasant Valley Management with your intent to sell. Buyers must receive Park Approval and register with the Pleasant Valley Office.

We reserve the first right of refusals. For any unit that is sold to be removed from the park, the park reserves the right to match the price and keep the unit in the park. Having received these rules, you are granting the park first right of refusal. Removing homes from the park causes a decrease in occupancy and many park tenants would like to rent or buy a used home. Therefore, we want to keep every home in the park for the use of its tenants and not have it removed from the park. If you sell your unit to someone who is keeping the unit in the park, the buyer needs to register with the park office and sign all required paperwork before buying and occupying the unit.

If you would like to advertise your home on our website, please contact the park office. Our webmaster can post descriptions and pictures for a fee. 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. The park owner, personnel, and/or the management will not participate in any of the above mentioned unless the park purchases the home from you.

FOR SALE BY OWNER

If you decide to sell your unit yourself, you may put up your own "FOR SALE" sign with your own 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 are allowed to be placed outside the unit. **THE PARK OFFICE PHONE NUMBER MAY NOT BE INCLUDED**, nor will the park personnel be in any way responsible for showing or promoting the sale for your unit.

FOR SALE BY A 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 has to register with the office before conducting any business in 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 but must be a temporary above the ground sign. Park management reserves the right to remove any sign and will not be responsible for liable for any actions of your real estate agent. All showings **must** be scheduled during regular business hours 9:00 am – 4:00 pm. You must inform your real estate agent that the park reserves the right of refusal if the unit is sold and to be removed from the park. Closing costs will be determined by the park on any unit the park purchases.

If a unit is sold and going to be moved out of the park and the park does not match your offer, a CASH ONLY of \$500.00 moving deposit is required before any unit can be physically moved (see **MOVING OUT OF PERMANENT UNIT** above).

SKIRTING

Skirting must be installed within thirty (30) days after moving a permanent structure into the park. A permanent structure is considered any travel trailer, fifth wheel, motor home, park model or mobile home that is left on a lot year-round. Skirting materials must be a harmonious color vinyl or pre-painted aluminum material specifically for skirting. Permanent RV's and park models are to be professionally skirted. All units must comply within thirty (30) days of receiving these guidelines or of placement in the park. No impermanent unit may be sold/transferred unless skirted.

SMOKING POLICY

All park buildings are **SMOKE FREE/TOBACCO FREE – Vapor, E-Cigarettes.** No smoking is allowed within 25 ft of all PVR buildings, including shuffleboard and Petanque areas. Please use the receptacles for cigarette butts. Do **NOT** throw on the ground.

SOLICITING

No peddling or soliciting will be allowed on the premises, other than for PVR functions.

SPEED LIMIT IS 10 MPH

This is strictly enforced. Please drive carefully. Please watch for pedestrians. Anyone walking after dark should have on reflective clothing and carry a flashlight.

SUB-RENTING

Mobile homes, park models and RV's may be rented to a third party provided the following provisions are met. Your unit may only be rented once per season. **ALL RENTERS MUST REGISTER AT THE PARK OFFICE PRIOR TO MOVING IN.** Renters are responsible for all utility charges and other fees. The homeowner is responsible for the site rent. If the renter leaves the park with an outstanding balance, it is the homeowner's responsibility to pay the balance due within fifteen (15) days of receiving statement from the park office. Homeowners are responsible for renters' conduct. No sub-renting is allowed without prior approval by the management is obtained.

SWIMMING POOL

Pleasant Valley Resort swimming pool is for park residents **only.** **All guests must be accompanied by a park resident at all times.** For safety reasons no guest under the age of eighteen (18) is allowed in the spa. **PLEASE DO NOT USE SOAP, LOTIONS OR OILS AS THEY CLOG AND STAIN POOL, SPA AND FILTERING SYSTEMS.**

APPROPRIATE SWIMWEAR IS REQUIRED AT ALL TIMES

Residents, family and guests are to comply with the rules at the pool. No lifeguard is on duty at any time and using the pool is at your own risk.

TELEPHONE

The park office phone may not be used for personal phone calls. All emergency phone calls received by the park office will be delivered immediately upon receipt to the best of our ability. **NO** messages other than emergency phone calls will be delivered. Voice mail service answers the phone when the office is not occupied. **Only in case of emergency, advise friends and family to call or leave messages on the park office phone system.**

FREE PHONE CALLS TO US AND CANADA

There are two (2) phones in the clubhouse hallway that provide free phone calls with the US to Canada. Please keep phone calls to fifteen (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 Pleasant Valley Resort and its continuance cannot be guaranteed. We do not know if this service will be available in the future. Nor can we guarantee its reliability.

TIE DOWN

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

UTILITIES

Utilities companies: The park has city utilities including water and sewer by Hidalgo MUD Company, electric by CPL energy, Internet/Cable TV by Coba Systems (956)616-5060. The park provides the following facilities: laundry room, clubhouse, shuffleboard, Petanque court and swimming pool. Users of park facilities are asked to do their part in keeping the area clean. Some lots are billed directly by the electric provider and others are sub-meters and the park office provides billing.

Electric charge: The park will bill for sub-metered electric service monthly. All electric bills are emailed or available for pick up in the office on the first day of each month. The bill must be paid no later than the 10th of each month or it will be subject to a late fee. The park will not be held responsible for power surges that may occur. **Residents are responsible for installing power surge protectors to protect all of their equipment.**

Utility connections and disconnects: The park will not be responsible for, nor will it perform the service of connecting any utility service, including telephone. Likewise, the park personnel will not contact any utility company to have service started or terminated. Park residents are responsible for the utility connection and/or disconnection. The phone in the park office may not be used for the purpose of calling the utility or phone companies.

Water and Sewer usage: The park is responsible for providing access to available utilities but will not be responsible for acts of negligence on the part of the resident. Toilets, leaky faucets and unattended running water hoses cost money in water charges. Please report any leaks to management no matter how small. In case of blockages or breaks caused by residents, the resident may be billed the cost of repair. Park reserves the right to inspect unit for water leaks. Sewer rings are required for proper hook up. **Please conserve water!**

VEHICLE MAINTENANCE

NO repairs of vehicles within the park are allowed. No vehicles on blocks are allowed at any time. Vehicles left in the summer must be parked under carports and not be unsightly.

WASHING OF UNITS/VEHICLES/PATIO

You may wash your unit without a charge upon the first two (2) weeks of arrival and again the last two (2) weeks before departure to maintain a clean appearance. This must be done on **THURSDAY** only. Your vehicle or your patio may be washed once per week on **THURSDAY** only. Additional washing of unit/RV will require a special permit obtained in the office and a charge of \$20.00 for RV and a \$5.00 fee for additional vehicle wash. When washing is completed, the permit **MUST** be returned to the office (the same day).

YARD SALES

There are two (2) park sponsored craft/yard sales per year. See calendar for dates. No other yard sales are permitted, unless approved by management.

CONDITION AND MAINTENANCE OF LOT

All lots **MUST** be kept in a neat and orderly condition. **Absolutely no junk, trash or other debris shall be left outside.**

THE MANAGEMENT RESERVES THE RIGHT TO MAKE NECESSARY CHANGES TO THESE COMMUNITY GUIDELINES WITHOUT NOTICE BY POSTING THE CHANGES AT THE PARK OFFICE

Non-compliance with these community guidelines may result in eviction from the park. Management reserves to refuse any reservation or move-in without cause. Pleasant Valley Resort, its owners, managers, employees or agents do not and will not assume any responsibility or liability for theft, disappearance, fire, loss, injury or damage to any person or property. Each resident assumes full responsibility and liability for his/her home or RV unit and his/her property, including the property of visitors or guests. Each resident agrees to indemnify and hold harmless Pleasant Valley resort, its owner, managers, employees or agents from and on account of any personal injury or property damage to any person arising from the use of any portions of Pleasant Valley Resort by the resident, their family, guests and visitors or arising from the failure of the resident to keep their unit and property in good working condition. Every resident, whether permanent or temporary, by posting of these rules and regulations, acknowledges their agreement and willingness to comply with and be bound by these rules and regulations.

Thank you and enjoy your stay!
Pleasant Valley Resort, LLC
Leisure Communities, LLC