

RULES AND REGULATION
AT
ADOBE WELLS

The COVENANTS, as recorded, govern the relationship between the parties in the park. The By-Laws, adopted by the Adobe Wells Homeowner's Association, provide for the organizational structure of the Association and for the responsibilities of the Residents and Association respectfully.

Many of these RULES AND REGULATIONS are based on the COVENANTS and/or BY-LAWS, and appear here again only to bring them to your attention.

Voluntary compliance with the COVENANTS, BY-LAWS, and RULES AND REGULATIONS adopted by the Association will protect and insure harmonious living in our community. Each homeowner is equally responsible for enforcement of any such instrument.

1. Adobe Wells is a Private Adult Only Mobile Home Park; this applies to owners and renters. In this instance, "Adult " is interpreted to mean, at least 55 years old. Permanent occupancy of each home is limited to no more than two adults unless a variance is granted by the Board of Directors for an aged or disabled relative who does not use the recreational facilities.

Amended: Nov 2016

2. All residents, either property owners or renters, are welcomed at, and are encouraged to participate in, any or all Park sponsored activities. Exceptions are the Men's and Women's Club Championship.

Amended Nov. 2016

3. If you participate in the organized activities, it is expected that you will serve as host or hostess for that event, at least once during each organized season which runs from November 1st through March 31st. This includes gate duty for 1 week. Amended: Nov. 2016

4. The committee or sponsor of any activity, either private or park-wide is responsible for cleaning up after the event.

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5. Use of the Park facilities for private parties is permitted if reservations are made in advance on the calendar posted in office, and if such reservation does not interfere with a previously scheduled activity of the Park. Seventy Five percent (75%) of the guests must be park residents. (Amended 9/26/06)

6. Residents should report suspicious persons or activities in the Park to the McAllen Police Department. Residents are asked to participate in the Adobe Wells Neighborhood Watch Program.

7. If a property owner leases his/her property, recreational privileges and storage privileges are relinquished to the renter. Amended: Nov. 2016

8. Children are permitted to visit for no more than 15 (fifteen) days at a time. "Guest staying longer than 24 hours must be registered in the office by host residents. There is a \$2.00 per day fee per guest for golfing privileges. Owner is responsible for paying applicable fee".
Amended: Nov. 2016 & Jan. 2017

9. Each resident may invite two local golf guests per month, FOR OPEN GOLF ONLY, provided the \$2.00 golf fee per guest is paid. In each of the above instances, please provide your guest with a 'guest golf tag', available at the office. The tag fee is refundable when the tag is returned.
(Amended 1/15/96)

10. All owners, renters, or guests **MUST** display Adobe Wells golf identification tags when on the golf course. Each must have their own golf bag. No metal spiked golf shoes. Tees required on all tee boxes.

11. Ladies and Men's Club Championship Tournaments are open only to Adobe Wells Property Owners. All other tournaments are open to Owners or Renters, and all are eligible to win trophies, cash, or any other award. All participants must have an established Adobe Wells handicap to enter tournaments that use handicaps. (Amended 12/11/95)

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12. Rules regarding the use of Park property are available at each facility. Children under sixteen, unless otherwise posted, must be accompanied by an adult when using any of the recreational facilities, PARTICULARLY the swimming pools.

13. Owners shall be liable for damage to Park property by themselves, renters and their guests.

14. Use of recreational facilities in the Park are limited to owners, renters and their guests.

15. Speed limit in the Park shall not exceed 15 mph on the south side and 10mph on the north side. Please be aware of your speed.

16. Garbage shall be collected in closed, plastic bags and placed at the curb on Tuesday and Friday mornings by 9:00 a.m. unless otherwise directed by notices on the bulletin boards (holidays, etc.). Burnable trash is collected from the alley, except the R.V. Section, which is at the curb, on Fridays.

17. If you have a pet, refer to Article VIII of the Covenants. In addition, you are required to “scoop-up” after your pet. No unleashed running on any of the grounds in ADOBE Wells. Pets must be on leash and contained when outside and are not allowed on the golf course. Be in control of your pet and do not allow it to “mark” its way around the park. Please do not allow your pet to be an annoyance or nuisance to others.

18. Park management shall be consulted prior to digging more than one (1) foot deep to prevent damage to underground utility lines.

19. Outside drying or airing of laundry is not permitted except in area provided at the Laundromats. Laundry supplies or personal items must be promptly removed from the premises.

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20. Shirts must be worn on all park property except swimming pool area.
21. Articles II and III of the Covenants address size and type of dwelling allowed. In addition, refer to the Development Specifications for important additional information.
- A. Travel trailers or motor homes for the purpose of loading or unloading, may be placed by homeowner's residence for no longer that 72 hours.
- B. Contractor's equipment may be placed in homeowner's driveway for no longer than 72 hours while work is being done. Amended: Nov. 2016
22. The Association shall not be held responsible for the loss of any private property due to fire, theft, accident, or "Act of God".
23. Bikes and/or skates shall be used only on the streets, alleys, and bike paths. They are particularly banned at the pool areas, shuffleboard courts or golf courses.
24. Golf carts are not to be driven within the confines of Adobe Wells Park by children under the age of 16, without an adult sitting alongside. (Amended 01/17/05). Motorized scooters are not to be driven within the confines of Adobe Wells Park by children under the age of 16. (Amended 01/17/05). Golf Carts driven at night must be equipped with operating head and taillights. Amended: Nov. 2016
25. Mail boxes and their numbers remain with the lots.
26. Borrowing of items for use in elsewhere in Adobe Wells is permitted as long as it doesn't interfere with a prescheduled event. If borrowing prior to a prescheduled event, be sure to return items before they are needed for the event. Items that may be borrowed: designated folding chairs, crock-pots, roaster pans, bowls, ladles, servers, coffee urns, coolers, folding banquet and card tables. The requirements are that you fill out the sign out sheet at the appropriate kitchen. (Wertz Hall, 19th Hole) and return all items in clean undamaged condition, Mark the sign out sheet that the item(s) are returned.

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Under NO circumstance are any Adobe Wells items to be taken for use out of the park. Amended: Nov. 2016

27. November 18, 2002 the Homeowners voted to ban smoking in both clubhouses. These RULES AND REGULATIONS can be amended by a majority vote at a legally convened Association meeting.

28. Pool rules:

- Swim at your own risk.
- No children under the 3 years old allowed in pool or whirlpool.
- All children under 16 years of age must be with their Host, homeowner or renter.
- Swimwear not allowed in clubhouse beyond restrooms. Please dry off and wear foot gear before using restrooms.
- No diving, horseplay, running, play material or inflatable items in pool except swimming aids.
- No skin preparation prior to entering water.
- No pets, food or glass containers in pool area.

29. Article VI, section 4 of the Covenants state that no permanent parking is allowed on the streets, or shall extra vehicles, boats, trailers, motor homes, etc. be stored on a lot. Separate storage space is available, with park approval, for those vehicles, for those vehicles correctly licensed by the respective state of the residents. Please register your vehicles, boats, trailers, motor homes, etc. at office. Amended: Nov. 2016

30. No overnight parking is allowed on the streets. Cars of guests must have a Visitor Pass. Overflow temporary parking is available by the clubhouses.

31. Residents and renters will display Adobe Wells stickers on the right sides of both the front and the rear bumpers.

32. When signing out of the Park to go back north, let the office know who is responsible for weed control. If no one is listed and the park workers have to weed your property, you will be billed \$75.00 for each occurrence.

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33. A request for a variance to these Rules and Regulations can be submitted in writing to the Board of Directors for consideration. Action will be deferred until the next stated Board of Directors meeting, except summer months. Amended: Nov. 2016

34. No firearms are allowed in any Adobe Wells facility, or at any park recreational activity. Amended Nov. 2016

35. These Rules and Regulations can be amended by a majority vote at a legally convened Association meeting.

36. These Rules and regulations shall become effective immediately and shall supersede all Rules and Regulations of heretofore date.

Adopted: March 7, 1988

Amended several times since 10-1-2011 to contain changes made that had not been written into the Rules and Regulations.

Amended: Nov. 2016 and Jan. 2017

AFTER RECORDING RETURN TO:
Adobe Wells Homeowners Association, Inc.
4901 Daffodil Ave. #465
McAllen, TX. 78501

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