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EXPLANATIONS

COVENANTS, as recorded, govern the relationship between the parties in the park.

BY-LAWS, adopted by the Adobe Wells Homeowners' Association (AWHA), 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.

*The most current copy of (1) **Covenants**, (2) **By-Laws**, (3) **Rules and Regulations**, and (4) **Development Specs** can be obtained from the Business Office or viewed at website: www.adobewells.net*

GENERAL

1. Adobe Wells is a Private Adult Only Mobile Home Park. In this instance, "Adult" is interpreted to mean at least 55 years old and applies to both homeowners and renters. Adobe Wells is governed by Covenants, By-laws, Rules and Regulations, and Development Specifications of the AWHA. **Persons who purchase property in Adobe Wells agree to adhere to all governing rules and are responsible to assure their renters are aware of them and follow them.**
2. 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.
3. If property owner leases his/her property, recreational privileges and storage privileges are relinquished to renter.
4. Mailboxes and their numbers remain with the matching property lot number.
5. Smoking is not permitted in any Adobe Wells facility; this includes Wertz Hall, 19th Hole, laundry and Auction "Shed".
6. Speed limit in Park not to exceed 15 mph on the South Side and 10 mph on the North Side.
7. Owners shall be liable for damage to Park property by themselves, their renters, or their guests.
8. The AWHA shall not be held responsible for loss of any private property due to fire, theft, accident or "Act of God".
9. 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 for each occurrence.



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10. Shirts or other attire that assures coverup from upper body to upper thigh must be worn on all public Park property except in swimming pool areas.
11. The feeding of waterfowl on Adobe Wells Association common property is prohibited. Violators will be fined \$100 for each occurrence.
12. Garbage is picked up on Tuesday and Friday mornings. Homeowners and Renters must have garbage in closed, plastic bags and placed on curb by 9:00 AM for pickup unless otherwise directed by notices or announcements (e.g. holiday adjustments). Burnable trash is collected from alley behind homes; for RV Section burnable garbage shall be left on curb on Fridays.
13. Outside drying of personal items (e.g. swimsuit, beach towel, rug) on owner's property is allowed for a reasonable time; an outside clothesline on owner's property for drying items is not allowed. Drying of laundry is not permitted except in area provided at the laundromats. When using the laundromats your laundry supplies and personal items must be promptly removed from area when tasks are completed.
14. Park management shall be consulted prior to digging more than one foot deep to prevent damage to underground utility lines.
15. Residents are expected to participate in the Adobe Wells Neighborhood Watch Program, which means to be observant of unfamiliar people in the Park. Residents can approach the person and ask if you could help them and explain that this is a private park; refer them to Information Office for any inquiry regarding homes for sale. Also, residents should report suspicious persons or activities in the Park to McAllen Police Department.
16. Refer to Covenants and Development Specifications for restrictions and allowable sizes and type of dwelling on property as well as additions or changes to dwellings or property. No additions or changes shall be started until approved by Board of Directors.

PETS

17. All pets (dogs, cats, etc.) must remain on your property when outside and must be on leash if taken off your property. You must pick up any feces your pet drops on your lot, other lots and public areas and dispose of it at your property. Do not let your dog bark for a long time or any pet to be an annoyance or nuisance to others. Pets are not allowed on golf course. No more than two pets are allowed per household.
18. Homeowners are prohibited from housing Pit Bull or Rottweiler breeds.

VEHICLE REQUIREMENTS (includes boats, trailers, motor homes, etc.)

19. Residents and Renters shall display Adobe Wells Association stickers on right side of both front and rear bumpers.
20. No overnight or permanent parking is allowed on any street in Adobe Wells Park. Overflow temporary parking is available by the clubhouses and in front of the south side post office. Exception to rule is allowed for no more than 72 hours for homeowner's travel trailers or motor homes parked by homeowner's residence for the purpose of loading/unloading.
21. No extra vehicles, boats, trailers, motor homes, etc. be stored on a lot. Separate storage space is available, with park approval, for those vehicles correctly licensed by the owner's respective state and be in working order. All stored vehicles must be registered at the Adobe Wells Business Office.



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22. Contractor's equipment/materials may be placed in homeowner's driveway for no longer than 72 hours while work is being performed. If more time is required during construction, homeowner must request a variance from the Board of Directors. If granted homeowner must get a Contractor's Pass from the Business Office; this pass must be easily viewed in or near contractor's equipment/materials on homeowner's property.

RULES FOR GUESTS

23. Guests are permitted to visit for no more than 15 days at a time. Any guest staying longer than 24 hours must be registered in the Business Office by host residents.
24. Cars of guests must have a visitor pass on dashboard able to be viewed.
25. Children under sixteen, unless otherwise posted, must be accompanied by an adult when using any of the recreational facilities.
26. No child under the age of 16 shall drive a motorized vehicle within the confines of Adobe Wells Park without an adult sitting alongside.

ACTIVITY REQUIREMENTS

27. Use of recreational facilities in the Park are limited to owners, renters, and their guests.
28. Bicycles, roller skates and skateboards shall be used only on the streets, alleys or paved paths. Excluded from use is shuffleboard court, at swimming pool areas or on golf course.
29. All residents, either property owners or renters, are welcomed at and encouraged to participate in Park sponsored activities. Exceptions are the Men's and Women's Golf Club Championships.
30. If you participate in organized activities, it is expected that you will serve as host/hostess for that event at least once during each organized season, (November 1 through March 31). This includes Gate Duty for one week.
31. The committee or sponsor of any activity, either private or park-wide is responsible for cleaning up after the event.
32. Use of Park facilities for private parties is permitted. Reservations MUST be made in advance on the calendar posted in the Business Office to assure such reservation does not interfere with a previously scheduled activity of the Park. Seventy-Five percent (75%) of the private party guests must be Park residents.
33. As long as it does not interfere with a scheduled event, Adobe Wells residents are permitted to borrow designated folding chairs, crock pots, roaster pans, bowls, ladles, servers, coffee urns, coolers, folding banquet and card tables from the club houses (Wertz Hall or 19th Hole). Borrowed items must be returned clean and undamaged to club house prior to next scheduled event. Before removing items from clubhouse you must record your items on the sign-out sheet in the club house kitchen. When items are returned record return on the sign-out sheet. Under NO circumstances are any Adobe Wells items to be taken for use out of the Park.

SWIMMING POOL AND SPA ACTIVITIES

34. Children under three are not allowed in the swimming pool or whirlpool.
35. Children under sixteen must be accompanied by an adult at the swimming pool.
36. Swim at your own risk.
37. No glass containers, pets or food allowed in the pool area.
38. No diving, running, or horseplay allowed.
39. No skin preparation prior to entering water.



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40. Swimwear is not allowed in club house beyond restrooms. Dry off and wear foot gear to go to restrooms.
41. No lifeguard on duty.
42. Any person who has diarrhea and infection or contagious disease that may be transformed through water, an open cut, blister, or lesion may not enter the pool.
43. Elderly people, pregnant women, infant & those with health conditions requiring medical care should consult with a physician before entering the Spa.
44. Unsupervised use by children under the age of 4 is prohibited use of the Spa.
45. Hot water immersions while under the influence of alcohol, narcotics, drugs, or medicines may lead to serious consequences and is not recommended the use of Spa.
46. Spa use may not be used alone.
47. Spa use for long exposure may result in nausea, dizziness, or fainting.
48. Maximum spa temperatures 104°F (40°C)

GOLF ACTIVITIES

49. Golf carts driven at night must be equipped with operating headlights and taillights.
50. Each golfer must have their own bag. No metal spike golf shoes allowed. Use of a tee is required on all tee boxes.
51. All owners/renters MUST display an Adobe Wells golf identification tag when on the golf course. Residents can purchase these tags at the Business Office.
52. **RESIDENT'S VISITORS** - If visitors will be golfing there is a fee of \$5.00 per day per guest for golfing privileges; host resident is responsible for paying applicable fee at the Business Office. The resident visitor must be accompanied by a resident who has an Adobe Wells golf identification tag on their bag, or golfing alone visitor may borrow homeowner's tag for their bag during their solo round.
53. **LOCAL PERSONS AS DAY GUESTS** - Each resident may invite 2 local persons to golf per month FOR OPEN GOLF ONLY. A \$5.00 fee for each guest per day of golf must be paid at the Business Office. The local person must be accompanied by a resident who has an Adobe Wells golf identification tag on their bag.
54. Ladies and Mens Club Golf Championship Tournaments are open to Adobe Wells Property Owners and their full-time shared resident. All other golf tournaments are open to Owners, full-time shared resident and Renters. All participants must have an established Adobe Wells Handicap to enter tournaments that use handicaps in any way. Qualified entrants are eligible to win cash, trophies or other prizes.

INFORMATION REGARDING AMENDING RULES AND REGULATIONS

55. 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.
56. These Rules and Regulations can be amended by a majority vote at a legally-convened Association meeting.
57. These Rules and Regulations shall become effective immediately upon approval and shall supersede all Rules and Regulations heretofore date.



RULES and REGULATIONS

AMENDMENT HISTORY FOR RULES and REGULATIONS		
NO.	DATE EFFECTIVE	DESCRIPTION OF CHANGE
01	MAR 07 1988	ADOPTED
02	JAN 15 1996	.45 amended
03	NOV 2002	.10 amended
04	JAN 17 2005	.27 amended
05	SEP 26 2006	.33 amended
06	JAN 15 2016	.45 amended
07	NOV 2016	.5, .6, 13, .21, .22, .25, .30, .31, .34, .43, .47 amended
08	JAN 2017	.25 amended
09	JAN 21 2019	. amended
10	FEB 2020	.12 amended
11	MAR 20 2023	Document reorganized and clarified; amended 10, 13, and PETS section (per homeowner vote 3-20-23)
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14		
15		

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