

GENERAL

THE WILDERNESS is a unique manufactured home community for senior adults located at an altitude of 2,100 feet in the center of a private ranch just 3 miles from the city limits of Kerrville, Texas. Native white-tailed deer and exotic animals abound around the residential area and can be enjoyed from many private patios.

Kerrville is located in the very heart of the famed Hill Country resort area where visitors have come for years to enjoy one of the nation's healthiest climates. Although THE WILDERNESS has its own private swimming pool and other recreation facilities; fishing, water sports, golf, and other outdoor pleasures can be enjoyed just minutes away. The KERRVILLE and FREDERICKSBURG municipal golf courses are located just off Highway 16 where THE WILDERNESS is located, only a few minutes away by automobile.

You are invited to inquire about and visit this truly different adult residential community. If you are in Kerrville take Texas Highway 16 North. You will find the attractive rock entrance on your right 3 miles from the spot Highway 16 passes under IH-10 a short winding road will take you to the quiet, secluded setting of THE WILDERNESS. You may write for information by addressing:

THE WILDERNESS

25 Paseo Encinal

Kerrville, Texas 78028

Phone: 830-792-3456

sue@thewildernesspark.com

www.TheWildernessPark.com

RULES AND REGULATIONS FOR THE BENEFIT OF ALL

HOMESITES

1. Homesites remain under direct control of management as does the type, size and appearance of all manufactured homes thereon.
2. Homes shall have approved skirting installed within 90 days after placement. Unusual circumstances or cases of hardship will be given special consideration in order to work out skirting problems.
3. Residents are responsible for all landscaping of their sites and are expected to maintain them in a clean and orderly fashion. If, for some reason, residents do not maintain their sites satisfactorily, management, at its discretion, will hire the work done and bill the resident accordingly. Residents who travel a lot or live in THE WILDERNESS only part of each year should make arrangements with local yard care persons.
4. Trash cans, garbage cans, brooms, tools, wheelbarrows, building supplies (when building is not underway), house-type furniture (overstuffed chairs, refrigerators, etc.) clothes lines, and odds and ends shall be **completely screened** from view from the street and neighbors.
5. Management shall approve any structures such as awnings, carports, fences, or storerooms.
6. Residential "For Sale" signs, political signs or any type of advertisement may not be placed on Wilderness Park property or displayed in the windows of homes. You may advertise in periodicals but may not give address or mention that the property is located in THE WILDERNESS.
7. THE WILDERNESS has extensive underground utilities. For your safety, digging shall have the approval of management as high voltage electrical and telephone lines run underground to all sites.
8. Resident's automobiles and golf carts can **ONLY** be parked on the residents' driveway, or in their carport or garage.
9. Boats, travel trailers, motor homes or campers are not to be parked in front of, on, or at the side of home sites except when loading for trips and unloading upon return. **TWO DAYS IS CONSIDERED AMPLE TIME FOR SUCH PARKING.**
10. **MECHANICAL OR OTHER WORK ON AUTOMOBILES, RVs, BOATS, ETC. ON HOME SITES IS PROHIBITED.**

RECREATION VEHICLES

1. Parking areas are available for recreational vehicles. Please management for information.
2. Limited full service RV spaces are available for rent by the day, week or month.

GARBAGE & TRASH

1. Garbage and trash are picked up once a week (Friday mornings) curbside by Republic Waste. You can dispose of anything that will fit in the blue tote with the lid closed. Do not place bags beside the tote as they will not be picked up.
2. Yard trash will be picked up only if placed in blue tote with the lid closed.

PETS

1. Pets may be kept in THE WILDERNESS with permission of management only. One small pet is recommended as our lot sizes are small.
2. Pets owned by residents or their guests are not allowed to run at large at any time. If they are noisy or unruly or complaints are received they will not be allowed to remain.
3. All pets must be on a leash any time they are off resident's home site and shall not be left outside at night or unattended for long periods of time. Pet "calling cards" on neighbor's home sites **will not be tolerated.**
4. Clubhouses and swimming pool areas are "off limits" to all pets.

RULES OF CONDUCT

1. The speed limit throughout THE WILDERNESS is 15 MPH.
2. Unseemly conduct, interference with other residents or their guests, disturbances of peace and quiet, or willful and careless destruction of, or damage to property will result in eviction of offenders and demand of payment of damages.
3. The right to evict without notices any objectionable person or persons who may cause a disturbance or become a nuisance is

reserved. The management is the sole judge of such action.

4. All residents are expected to wear appropriate attire in the clubhouses and to exercise the rules of good conduct regarding the use of facilities and equipment in THE WILDERNESS.

CLUB HOUSES AND RECREATIONAL AREAS

1. All facilities are primarily for the use of residents and their guests. Group activities are to be sponsored by residents only and they are expected to conduct the activity, clean up afterwards, turn off lights and secure the building. All residents will have personal keys to clubhouses.
2. Private parties can be held in public meeting spaces. To avoid conflicts, residents are requested to reserve clubhouse facilities in advance. **IF MORE THAN ONE HALF OF THE GUESTS PRESENT DO NOT LIVE IN THE WILDERNESS A CHARGE WILL BE MADE TO THE SPONSOR.**

SWIMMING POOL

1. The pool is for the enjoyment of residents and their guests only.
2. **A LIFE GUARD IS NEVER ON DUTY** so residents are requested not to swim alone and to insure that children swim only with qualified supervision
3. A resident of THE WILDERNESS MUST accompany their guests.
4. Detailed pool rules and regulations are posted on the wall inside the pool compound.

MAIL

1. Residents will be assigned a locked mailbox on the outside wall, under the covered walkway of the office building. Mail is delivered each day except Sundays and holidays. Outgoing mail will be picked up at the time of regular delivery.
2. Even though the mail will be delivered to your mail box, your mailing address must be that of your house number and street name.

TV CABLE SERVICE

1. Time Warner Cable serves THE WILDERNESS at a bulk rate for the basic channels. Residents may arrange premium channels or internet service directly with Time Warner Cable.

SEWERAGE

1. Sewerage disposal is by septic tank systems. It is requested that laundry and other cleaning compounds used contain biodegradable ingredients, which break down easily in septic tanks. Liquid bleaches, cigarette butts, matches, paper towels and napkins, facial tissue, disposable diapers, sanitary napkins, tampons, plastic and rubber products and grease are detrimental to septic systems.
2. Water softeners that backwash into the sewerage system **are not permitted.**

THE MANAGEMENT MAY AMEND RULES AND REGULATIONS PRINTED HEREIN AT ANY TIME. FOR INFORMATION NOT COVERED HEREIN, PLEASE INQUIRE AT THE OFFICE. IT IS THE DUTY OF MANAGEMENT AND THEIR OBLIGATION TO RESIDENTS TO ENFORCE THESE RULES AND REGULATIONS.

THE WILDERNESS AND ITS MANAGEMENT ABSOLVE THEMSELVES FROM ALL LIABILITY OR RESPONSIBILITY WHATSOEVER PERTAINING TO INJURIES OR ANY LOSS DUE TO FIRE THEFT OR MALICIOUS MISCHIEF, OR MISUSE OF THE WILDERNESS FACILITIES.

THE MANAGEMENT

DATE: _____

Signature

Signature