

**COMPLIANCE WITH THE FOLLOWING RULES/REGULATIONS IS REQUIRED FOR ORIGINATING OR RENEWING ANNUAL LEASES**

1. No recreational vehicle or travel trailer over 10 years old or exceeding 40 feet in length (excluding hitch) and 10 feet in width. Any exceptions will need express written consent from management.
2. All recreational vehicles or travel trailers must be currently registered, on wheels, and in readily moveable condition. All windows and doors must be intact and in working condition.
3. All recreational vehicles or travel trailers must be self contained, with drainage lines capped unless connected to our lift station.
4. No one under the age of 25 will be allowed to lease a lot without prior approval.
5. **You must get construction approval** by Lake Fork Resort for all structures, porches or decks, and must not exceed 400 square feet in total area. No porch or deck coverings other than factory roll-out awnings shall be permitted without written approval. All structures must be built by a licensed and bonded contractor. See the Office for complete construction rules. Any structure built without permission will be required to be torn down.
6. Existing docks and decks must be repaired and kept in good condition.
7. An annual fee of \$60 for each pier/dock, and \$100 for a water pump, has been levied by the Sabine River Authority. Please remit these amounts with your lease payment to Lake Fork Resort, if applicable.
8. Park Homes brought in, not purchased from Clearance Park Homes, will be subject to a \$2500 fee. This fee includes assisting in placement, meeting with the delivery driver, water and sewer hookup, as well as scheduling of electrical (but not the cost of electrical hookup). Any park home purchased from Clearance Park Homes will have this fee waived.
9. Please adhere to the 15 mph speed limit and drive on designated roads, **NOT ON THE GRASS**, whenever possible. We do not allow 4-wheelers, go carts on our private roads. Motorcycles, mules, motor bikes, or other like vehicles must be approved to be used inside Lake Fork Resort.
10. **Anyone operating a golf cart at Lake Fork Resort must be a licensed driver or accompanied by a licensed driver.**
11. Pets are to be kept on a leash at all times! You must be respectful of the facilities and your neighbors by cleaning up after your pet. Pit Bulls, Rottweiler's and Doberman Pinschers are strictly prohibited at Lake Fork Resort. No exceptions! There is a 2 pet maximum per lot unless otherwise approved.

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12. **You are responsible for keeping your lot mowed, weed eaten and cleared of all debris, leaves and trash from the road to the lake's edge.** Please keep miscellaneous items picked up and put away around your lot when you are not visiting your trailer. Under the trailer and deck is not meant for storage. Only patio/outdoor furniture is allowed outside. If you can't keep the grass around your lot mowed, please contact the office. If needed, we will mow and bill you accordingly at our rate \$40 for each time. Outside watering is prohibited unless done so with an approved and purchased pump.
13. Due to fluctuations in water pressure which may cause a water leak inside or outside your trailer, **please turn off the water to your trailer upon leaving.** If you fail to do so and a leak arises, you will be billed for repairs and water usage.
14. If you break or damage a utility line or pipe, you will be responsible for replacement and repair costs, and costs for any other damages caused from it.
15. You are responsible for winterizing your trailer and after disconnecting water lines to your trailer, you must open the faucet to prevent the PVC from expanding and breaking. If you should have problems with this, or questions, please contact the office or you will be billed for plumbing repairs in the future.
16. No electrical wiring may be attached to trees, including Christmas lights, decorative RV lights, vapor lights, etc. If you are currently in violation, please remove.
17. There is a dumpsters located at Lake Fork Resort for your convenience. This dumpster is for your household trash only. All other items, mattresses, refrigerators, sofas, bbq, lawnmowers, etc. are not to be placed in or around the dumpsters. No trash is to be left on the ground around the dumpsters. **DO NOT UNDER ANY CIRCUMSTANCE PUT FISH GUTS IN THE DUMPSTER.**
18. Please limit fish cleaning to the centralized fish cleaning station on the dock. Please throw fish waste in the water, not the dumpsters.
19. Please respect the neighbors around you. **NO LOUD MUSIC OR DISTURBANCES** of any kind between the hours of 10:00 pm – 7:00 am.
20. No subleasing of lots allowed, or making your RV into a nightly rental business.
21. If you are not renewing your lease, you must leave your lot in as good of condition as you received it. All improvements made to a lot are to remain with the lot when you leave.
22. Fireworks are permitted only during the Fourth of July and New Year's Eve holidays. No fireworks after midnight allowed. With your personal safety and property a priority, fireworks will only be allowed at designated areas to be announced just prior to the holiday each year.

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23. Physical violence or threats of physical violence will not be tolerated. Use of any kind of gun is also prohibited on the property.
24. Swimming on the boat ramps and docks is prohibited.

If you should have any questions regarding the above rules and regulations, contact us at the office (903) 765-2987 or email [Info@LakeForkResort.com](mailto:Info@LakeForkResort.com).