



ROBERTS RESORTS  
— LIVE THE GOOD LIFE —

# Water's Edge

## 2022

### General Rules:

- Quiet hours are from 10:30pm to 7:30am. We ask that you please respect your neighbors.
- Do not hang towels, bathing suits, clotheslines and/or clothes outside your RV.
- Please do not post any type of "For Sale" signs in your yard, RV, or vehicles.
- KEEP GRASS FREE OF ANY & ALL ITEMS—NO EXCEPTIONS!
- Parents are responsible for the conduct of their children and financially responsible for any damages incurred by their children. Children under the age of 13 must be accompanied by an adult at all times.
- Must be 16 years or older to use the Fitness Center.
- Must be 15 years or older to use the Adult Spa.
- Adults are responsible for children using scooters, inline skates, skateboards, bicycles, skates, etc. while in the park.
- Inline skates, skateboards, bicycles and skates are not allowed inside any buildings, on sidewalks, patios, breezeways or pool.
- The park will not be responsible for any theft or injury that may occur during your stay.
- All extended stay guests are responsible for fire ant control on their site.
- We reserve the right to refuse service to anyone.
- By law, Waters Edge is a service oriented business and therefore, we do not have a landlord/tenant relationship with any daily/weekly/extended stay guests.
- NO REFUNDS if you decide to shorten your stay.
- We do not guarantee the same site. If you choose to extend in the site you originally chose at booking, check with the office by 10:00am for a possible extension.
- Check-out time is 11:00 am for cabins, and 12 pm for RV sites. If the site is available and you wish to extend your check-out, there is a \$10.00 fee for guests who choose to check out by 3:00pm. If you choose to stay later than 3:00pm the fee is equal to one day charge.
- Extended stay guests' payments are due on the 1st day of each month. If payment is not received by the close of the 5th day there will be a \$10.00 per day late fee.
- All daily/weekly rates include 3 persons. Each additional guest will be charged \$8 per day and \$10 per day on holiday weekends. All extended stay rates include 2 persons. Each additional guest will be charged \$150.00 per person, per month. Maximum of 6 persons per site for daily / weekly stays & 4 persons per site for extended stays.
- The cutting of trees and plants is strictly prohibited.
- There are areas provided for your pet's enjoyment (please refer to your site map). Pets are not permitted in the buildings or allowed to be walked on other sites. It is mandatory that all pet droppings be picked up immediately. Failure to do so will result in immediate termination of parking rights. A lot clean-up charge caused by your pet(s) is \$50.00.
- Limit 2 dogs per site. Animals must be kept on a leash at all times & MUST NOT be left outside unattended. No dangerous/aggressive breeds allowed.
- NO BBQS OR GRILLS ON TABLES!!
- All buildings are non-smoking. While on the property, please put all cigarette butts in the proper container; not on the ground, in the ponds or around your site!!
- The owner and/or management or office personnel of this park are in no way liable for any damages to the personal possessions of tenants or their guests.

### Parking & Vehicle:

- PARKING IN VACANT RV SITES OR STORAGE AREAS IS STRICTLY PROHIBITED!
- Utilizing any other RV site without prior management approval will be subject to a charge equal to the rate that is assigned to that site.

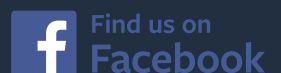
### PLEASE DO NOT PARK OR DRIVE ON THE GRASS.

- Do not allow any vehicles to protrude from your RV site into the flow of traffic.
- Two (2) vehicle limit plus your RV per registration. No overflow parking.
- No type of mechanical repair, whether to vehicle or RV is allowed. All other RV repairs require prior authorization by management.
- **Do not allow any type of motor oil/fluid to leak onto your RV pad. A cleaning fee of \$150.00 will be assessed in the event a stain is caused by your vehicle/RV/golf cart batteries. Golf Cart parking pads required.**
- Management must approve any type of steps to your RV that are not factory installed.
- Power Washing of RVs is restricted to authorized service companies (see front desk for listings). Individuals may use bucket method only. No heavy chemicals.
- Do not cut through sites to get to your site.
- The speed limit in the park is 5 mph.
- Limit of one satellite dish per rig. Dish cannot be placed on grass, bolted to trees or bolted to the pad site.
- No Tenant may sublease their RV while on the park premises.
- All tow vehicles must disconnect before entering/exiting park.

### Rig and Site Appearance:

- We reserve the right to refuse service to any rig based on its appearance, age, and or condition. Rigs older than 10 years of age require manager approval prior to check-in.
- FEMA TRAILERS, TENTS, POP-UPS, AND TRUCK CAMPERS ARE SPECIFICALLY PROHIBITED.
- All RVs must be equipped with their own holding tank.
- Storage containers, cargo trailers, car dollies, tires, exercise equipment, generators, refrigerators, excessive plants and other storage containers are not allowed on your site or under your rig. Trash cans placed at individual sites are strictly prohibited.
- Storage of items under your rig is prohibited.
- Keep all cords, cables, and hoses coiled and bundled. Properly size your electric line for your unit. No light duty extension cords allowed.
- Pressure regulators are recommended for your water connection.
- It is mandatory that your sewer & gray water hose have a sewer connection (sewer collar/donut) attached to prevent sewer gases from escaping.
- All extended stay guests are responsible for placing their sewer hose inside a PVC pipe or other factory drain support hose system. WE WILL NOT BE HELD RESPONSIBLE FOR YOUR HOSE OR ANY OTHER CABLES IF THE LAWN MAINTENANCE CREW DAMAGES THEM WITH THE WEED EATER/MOWER.
- Normal outdoor items such as chairs, grills, and bikes are permitted outside of your unit, but storage of other items should be kept to a minimum and should be neat and orderly.
- No porches, decks, clotheslines or non-factory authorized steps are allowed!! Only one table and chair set allowed. No porch swings allowed.
- Holiday decorations must be removed within (2) weeks of the holiday.
- No trimming of trees or planting at sites.
- No bird feeders or wind chimes allowed.
- No cargo trailers allowed for extended stay.
- No cardboard boxes allowed outside.

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www.robertsresorts.com








MAP NOT TO SCALE

LAKE CONROE



### LEGEND

-  RV Sites
-  Tiny Homes
-  Rental Cabins

