



UTILITY CONNECTIONS AND RULES & REGULATIONS (Montgomery, Texas)

WATER CONNECTIONS

Water Supply and meters are provided by Dobbin Plantersville Water, Office (936) 894-2506, dpwater.com, Emergency numbers: (936) 419-1020 or (936) 232-2322.

SEWER CONNECTIONS

The Park supplies sewer lines to each lot. It is the responsibility of the occupant to connect their unit to the park sewer line.

1. Occupants **MUST** keep their sewage drain lines connected so no sewage leaks onto the ground below and around your home. You are prohibited from permitting sewage to fall onto the ground on your lot. This is unhealthy and dangerous to you and your neighbors.
2. If we smell sewage around your unit, we will inspect underneath it and if we find a leak, we will give you 24 hours to fix it – or we will fix it and charge you a minimum of \$100.00 over the cost to repair it.

ELECTRICITY CONNECTIONS

The park supplies an electrical power pole to each lot. The pole contains the electrical wires you need to connect to your home.

1. Each occupant is responsible for all wire from the pole to your home by use of a licensed electrician. Please be sure that the wire gauge is adequate for your usage.
2. Mid-South Electric is responsible for installing and maintaining the electrical meter. Their number is 936-825-5100. midsouthelectric.com
3. The park is not responsible for any problems to your appliances or home due to faulty or inappropriate electrical connections.

MOVING OUT

1. If you intend to move out, you must give us at least a 30-day notice. You must schedule to turn off the water to your home for the day you move out and cap your water and sewer lines.
2. If you cut the water lines and flood the area, you will be responsible for all damage to your neighbors' homes and the park caused by your actions.
3. Sewer lines must be appropriately disconnected or charges will apply.

VEHICLE KEY REQUIREMENT

Tenants must have vehicle keys in their home for any vehicle fully or partially parked in the road. If your vehicle blocks a home move in or out OR obstructs an emergency vehicle, it will be photographed, and a call will be placed immediately to have it towed away at vehicle owner's cost.

PARKING PASS ID REQUIREMENT

Residents must send photos of the rear of their vehicle(s) showing license plates, make and model markings to: info@txwhc.com. Upon receipt, we will issue PARKING PERMITS with the license number in permanent black ink which must be posted inside vehicle. The tag must be posted in the lower rear window of the drivers side:

- Each lot is permitted three (3) vehicles. Additional permits requires approval from management.
- Guests staying overnight longer than 48 hours will require a temporary parking permit.

HOLIDAY POLICY

Regarding FIREWORKS: If you and your family decide to celebrate the holidays with fireworks, family dinners, drinking, etc., please be respectful and polite to your neighbors AND our community. Please clean ALL your "Party Trash" up by noon on the following day. Please be aware that, if you do not clean up your mess by the next morning, our maintenance crew will clean it for you for a fee of \$50. You are responsible to pick up ALL the trash and mess from in front of your lot whether or not you put it there. We would like to keep our community clean. NO EXCEPTIONS!

Please take all safety precautions while enjoying your Fireworks and make sure your fireworks are not aimed at your neighbor's homes. Let's try and avoid any preventable disasters. A few tips for you are;

1. Never light anything in your hand, some fireworks may default and cause harm to you.
2. For all Aerial Fireworks, place them in between cinder blocks, so they won't fall over and cause damage to you, your family, or you or your neighbor's home.
3. Always make sure that before you light anything, it is not facing towards anyone or any other homes or vehicles.
4. Never try to "Re-Light" a firework that did not go off!

Also note, if we have too many infractions, we will be forced to ban the use of Fireworks from property. We appreciate, in advance, your cooperation in helping us keep Pearland Acres Mobile Home Park beautiful, clean, and safe during this Holiday season. **MOST IMPORTANT HAVE A WONDERFUL, SAFE HAPPY HOLIDAYS!**

PET RULES AND REGULATIONS

We reserve the right to restrict both the number and types of pets allowed. Pets of residents may be prohibited solely at the discretion of Management. Residents shall not be allowed more than a total of two pets. This can be two (2) dogs, two (2) cats, or one (1) of each. Pets will be approved only if they are house pets. Dogs may not exceed fifty (50) pounds regardless of age. **NO PET PIGS, CHICKEN, HENS OR ROOSTERS OF ANY VARIETY WILL BE ALLOWED.**

1. Each pet must be licensed and inoculated in accordance with local laws. Proof of up to date licensing and shot records must be provided to management for all approved pets upon the signing of the lease.
2. No aggressive breeds are allowed in the community under any circumstances. This includes, but is not limited to, pit bull terriers or any dog with pit bull mixed, Doberman pinchers, Rottweiler's, etc.
3. Pets are to be kept within resident's home, except when the resident is walking the pet on a leash. No animal may be tied up in resident's yard or left outside unattended.
4. A pet running loose will be impounded at resident's expense, and the resident may be notified to vacate his site or give up said pet. NO OUTDOOR DOG RUNS OR DOG HOUSES ARE ALLOWED.
5. Pets will not be allowed in any common or recreational area, at any time.
6. Any excrement left by pet outside must be picked up immediately and disposed of by the resident. Damage to the landscaping, site or other community property will be repaired at the expense of residence and may be cause for termination of resident's lease at Management discretion.
7. Pets will not be allowed to cause any disturbance which might annoy neighbors. IF A PET CAUSES ANY DISTURBANCE OR ANNOYANCE SUCH AS BARKING, GROWLING, HOWLING, BITING, OR ANY OTHER UNUSUAL NOISES, DAMAGE OR HARM TO A NEIGHBOR, PERMISSION TO KEEP THE PET MAY BE REVOKED.
8. Guests of resident may NOT bring pets into community at any time. If any violation of the pet rules is observed or a valid complaint is made by another resident, the pet owner and resident will receive an official warning in writing to correct the problem, dispose of the pet, and/or vacate the property. If a second violation is noted or a second valid complaint is received, the resident will receive a notice to vacate the property.
9. Exotic pets (any type of reptiles or animal species other than cats and dogs) are not allowed.



Welcome Home
COMMUNITIES

www.txwhc.com | info@txwhc.com