November 20, 2026

PINE TO PALM RESORT PARK

RULES AND REGULATIONS

Article I

INDEMNIFICATION

The Corporation shall not be responsible for damage, injury or loss from accident, theft, fire or water damage to either the property or person of residents, renters, guests or visitors. Each person using Pine to Palm Resort Park property does so at their own risk. Residents and renters will be held responsible for any and all damage done by themselves, their guests or visitors.

The corporation shall not be responsible or liable for mishaps, accidents, injuries or deaths, which may occur at or in any social, recreational or common area of the park. All residents, renters and guests acknowledge that Pine to Palm Resort Park does not provide supervision in any of these areas.

Article II

AUTHORITY

- Mantex Holding Company Inc. Board has the authority to create, modify or amend rules and regulations.
- Shareholders may propose new, modified or amended rules and regulations by resolution. Where shareholders have approved a rule or regulation by resolution, any amendment or modification must be taken to a vote of the shareholders at an annual meeting or special meeting.
- A resolution submitted for vote at the annual general meeting held the 3rd Wednesday in January, must be submitted to the Resolution Committee no later than March 1st the previous year.

Article III

DEFINITIONS

- **Corporation**: Mantex Holding Company Inc.
- **Park**: Pine to Palm Resort Park
- **Mantex Holding Company Inc. Board**: Elected Directors of the corporation.
- **Park Manager**: Person hired by the Board as Park Manager to oversee the overall operations of the park.
- **Activity Club Board**: Persons elected by the residents to oversee social and recreational activities in the park.
- **Unit:** Permanent tied down and skirted living accommodations
- **Shed:** Storage structure not to exceed 120 sq. ft.
- **Resident Owner**: Person named in a lot lease agreement who owns (7) seven Class A Common Shares of Mantex Holding Company Inc
- **Renter**: Person registered other than a “guest” in an otherwise unoccupied unit.
- **Guest**: Person temporarily residing with a shareholder/unit owner.
- **Vehicle**: Any means of transport for person or property, motorized or not.

- **Buildable Area**: The full lot, minus the required easements to the rear, sides, and setback from the street.
- **Active shareholder in good standing**: A resident who has resided in their unit in the park for a minimum of 6 months in the previous 24 months and whose accounts (pad fees, utilities, etc.) are kept up to date/paid in full.

Article IV

SHAREHOLDER/UNIT OWNER GUESTS

1. The owner must register their guests at the office prior to arrival. No emails or phone calls accepted. Owners who do not register their guests, **WILL BE SUBJECT TO A PENALTY.**
2. All residents, renters, guests and RV'ers must sign in and out at the office upon arrival and departure.
3. The owner must be present in the park. If the owner is absent from the park, guests are deemed renters and Article IX Renting Units applies. Guests under age 55 may not stay in another unit unless the owner of that unit is present. If a guest is 55 years of age or older, staying in another unit without the owner present is permitted, however Article IX Renting Units applies, and a $100 rental administration fee will be charged to the owner.
4. For guests staying beyond 14 days (cumulative per season), the owner will be assessed a $10/day amenities fee per guest.
5. Children 17 years of age or under must have adult supervision while participating in park activities or using park facilities.

Article V

LOT LEASE AGREEMENT

Section I: Residency in a tied down unit: To become a resident of the park, the following will be necessary:

1. Obtain an APPLICATION FOR LOT LEASE form, a blank copy of the LEASE AGREEMENT form, a copy of the MANTEX BYLAWS and a copy of the Pine to Palm Resort Park RULES AND REGULATIONS from the park office. A completed APPLICATION FOR LOT LEASE form must be submitted to the Park Office.
2. Upon review of the completed APPLICATION FOR LOT LEASE form, a meeting will be scheduled with the new resident and the Board President and/or Vice-President to execute the LEASE AGREEMENT and confirm the understanding of the LOT UTILIZATION POLICIES as described in the Rules and Regulations. If not approved, reasons for rejection will be presented and clarified if necessary.
3. The Housing and Urban Development (HUD) legislation requires that the Park Office retain on file, legal proof of ownership to your unit. You are required to provide a copy of a legal document certifying ownership to the Park Office. Acceptable legal documents include a Title and / or Statement of Ownership.
4. Without legal proof of ownership by the owner, the unit cannot be resold in the park and cannot be rented.
5. Proof of age is also required to become a resident of the park, a community of persons 55 years of age or older.
6. Upon approval, new residents are required to purchase seven (7) class A common shares of Mantex Holding Company, Inc.
7. Residents shall not hold more than seven (7) class A common Shares.
8. The real property, known as Pine to Palm Resort Park, located at 802 South International Blvd. Weslaco, Texas 78596, is owned and operated by Mantex Holding Corp. Inc. As per the Lease Agreement, the Corporation has an exclusive and continuing **Right of First Refusal.** If the tenant/owner decides to sell their personal property (unit), they must complete an APPLICATION TO SELL UNIT WITHIN PARK form and submit the same to the Park Office for approval. Upon approval, once the owner receives a legitimate offer for the purchase of their unit, the owner must present a copy of that offer, with date, time of day, and signatures of the prospective buyer and seller, to the Corporation for review. All details of the offer to purchase must be included.

   Once received, the Corporation will have 5 business days to return a decision to the owner/seller. Exercising their Right of First Refusal, to either purchase the unit for the amount on the document of the Offer to Purchase, or allow the prospective buyer to proceed. If allowed to proceed, the prospective buyer must submit the APPLICATION FOR LOT LEASE.

9. An active shareholder in good standing may rent out their unit during the winter season. Refer to Article III for definition.
10. An existing shareholder/resident requesting to sign a new lease will be assessed a $100.00 administration fee.

Article VI

LOT UTILIZATION

Section I: The resident unit, off-street parking, storage shed, heating / air conditioning units, hot water tank, main and secondary entrance steps, patio and or deck and Texas room must be contained in the rectangular space inside the full lot size that will be called the buildable area which shall include:

1. A set back from the street that is a minimum of 10 feet.
2. An easement at the rear of the unit and all other development of 5 feet; where the lot abuts the Park property line at the rear, easement must be 10 feet of non-buildable space and where the lot abuts Magic Valley Trailer Park the rear easement must be 15 feet.
3. A side yard of 5 feet on both sides of the development area, providing a non-buildable strip a minimum of 10 feet wide, with each property contributing 5 feet of non-buildable space. Where a side yard abuts a street in the park, the side yard must be a minimum of 10 feet, with the non-street abutting side yard remaining at 5 feet.
4. Where a side yard includes a heating/ventilating unit and /or a secondary exit step structure, these must not intrude into the required easement rear or side yards. Note: HVAC units are not to be placed in front of the units.
5. A driveway/walkway must be of cement, beginning at the street curb and may extend under the canopy to the back of the resident unit. In the buildable area, space must be designated for:

    a) Vehicle parking, a minimum of 20 feet in length and 10 feet in width, the first 10 feet from the street is the front street setback, with the second 10 feet being beside the resident unit. A canopy must stay within the buildable area. Where a resident owns a golf cart, the parking area must be an additional 6 feet, for total length of 26 feet.
    The driveway width may be up to the width of the canopy, such width determined by the width of the lot and the width of the
    unit.
    b) A heating/air conditioning unit may not be at the front of the unit. It may be under the carport/canopy, or if space permits, at the rear of the unit. The HVAC unit may not be in the required easement spaces.
    c) Main and secondary entrance steps
    d) A storage shed up to 120 square feet
    e) The patio/deck area must not restrict the vehicle parking space.
    f) If an optional “Texas room” or deck is included, it also must be built to fit within the buildable area and must not restrict the vehicle parking space.

Section II: Application of Lot Utilization Policy:

This policy is applied when:

1. A unit is moved into the park.
2. A unit is moved within the park.
3. A section of the park is re-developed.
4. A modification to lot use is requested.

The owner of an existing unit in the park must request approval for modification to lot use, by completing the RESIDENTIAL BUILDING & CONCRETE APPLICATION form & submitting the form to the Park Office.
In modification to lot use situations, the repair, replacement, or modification must not further encroach on any easement, nor exceed the buildable area allowed based on lot size.

Section III: Owners currently overbuilt on the rectangle of buildable area

1. May replace or repair storage sheds, heating/air conditioning units, hot water tanks, main and secondary steps, awnings, patios and/or decks.
2. Requests for all other modifications will be declined until such time as the resident unit, off street parking space, storage shed, heating/air conditioning unit, hot water tank, main and secondary entrance steps, patio and/or deck and Texas room are contained in the rectangular space inside the full lot size of the buildable area.

Section IV: Defining Buildable Area and Determining Lot Lines for Units Located on the Tree Streets, Swan Blvd, Saskatchewan, Dakota Units 101 to 116 and Current North Side Melton Place

1. A setback from the street that is a minimum of 5 feet.
2. An easement at the back of the unit that is two and one-half feet.
3. An easement on the side yard of two and one-half feet.

NOTE: When a street is redeveloped Section I Lot Utilization will be applied.

Section V: Variance to Lot Use Policy.

From time to time, a variance from the LOT UTILIZATION POLICY may be necessary. Where the need arises, the variance will be considered by the Mantex Board and may be approved only after careful consideration. Each variance approved will not establish a precedent but will remain as a unique situation.

Article VII

SELLING A UNIT

Section I: Selling a Unit That Will Remain in the Park

1. An owner proposing to sell a unit located on a lot in the park, must complete the form APPLICATION TO SELL WITHIN THE PARK form and submit the form to the Park Office for approval, **prior to placing the unit on the market and before completing the sale**.
2. As per the Lot Lease Agreement, a copy of legal ownership is required and must be on file in the office prior to any sale of a unit.
3. As per the Lot Lease Agreement, Right of First Refusal will apply. Please refer to Article V LOT LEASE AGREEMENT # 6.
4. Sale of the unit must be confirmed by the Mantex Board before considered final. The APPLICATION FOR LOT LEASE form must be completed and submitted to the Park Office by the intended purchaser for vetting prior to final sale and completion of the LEASE AGREEMENT.
5. If the application is **not approved**, the seller may either apply to sell the unit and move it out of the park or take it off the market and continue to occupy the unit.
6. A “For Sale” unit may remain for sale until sold or taken off the market, provided the unit is maintained in good condition and owner’s accounts (pad fees, utilities, etc.) are paid in full.
7. A “For Sale” unit may be rented until sold, provided the unit is maintained in good condition and owner’s accounts (pad fees, utilities, etc.) are kept up to date/paid in full.
8. If a unit is not sold within one year, the owner must apply to the Board for approval to have the unit rented for one more year. All conditions in Article IX under “RENTING UNITS” will apply.

Section II: Selling a Unit Out of the Park

1. As per the Lot Lease Agreement, a copy of legal ownership is required, and must be on file in the Park Office, prior to any sale of a unit.

2. An owner proposing to sell/remove a unit from the park must complete the form APPLICATION TO SELL OUTSIDE THE PARK and submit the form to the Park Office for approval prior to completing the sale.

3. Approval of the application to sell a unit outside the park, confirms the seller has a CONDITION OF SALE, i.e. the unit must be removed from the park within 30 days, after this period of time, the Park Manager is authorized to dispose of the unit at the expense of the seller.

4. The buyer or mover must pay a deposit of $500 prior to removing the unit from the lot. If the lot is cleaned up and there are no damages, the money is refunded.

5. The resident/owner will remain responsible for all fees until the unit is fully removed and the lot is deemed acceptable by the Park Manager.

Article VIII

BUYING A SECOND UNIT

1. A resident buying a second unit must undergo vetting prior to purchase.
2. A resident purchasing a second unit must sell one unit within one year of purchase.
3. Owning more than 1 (one) unit after this one year is not allowed.
4. When purchasing a second unit, the owner must move into the second unit & the original unit may only be rented out for 1 year.
5. If the second unit is not sold within one year, the owner must reapply to the Board for approval to rent the unit for one more year. All conditions in Article IX RENTING UNITS will apply.

Article IX

RENTING UNITS

A shareholder/owner can rent his/her unit during the winter season if:

- All accounts (pad fees, utilities, etc.) are in good standing.
- A copy of their legal ownership document is on file
- They are an Active shareholder in good standing: A resident who has resided in their unit in the park for a minimum of 6 months in the previous 24 months and whose accounts (pad fees, utilities, etc.) are kept up to date/paid in full.
- Owners must advise that All Renters must sign in and out at the office upon arrival and departure.

1. NOTE: After 2 consecutive winter seasons of renting a unit, regardless of the number of months, the resident must wait a full winter season before being approved for further rentals.
2. Prior to renting out a unit, the owner must complete a PRE APPROVAL APPLICATION TO RENT OUT A UNIT IN THE PARK form and submit it to the Park Office.
3. If approved, the owner must complete a UNIT RENTAL AGREEMENT form and submit the form to the office, along with the $100.00 rental administration fee, a minimum of 3 business days prior to the renter's arrival.
4. The owner is responsible for providing the renter with a copy of the completed UNIT RENTAL AGREEMENT form.
5. The renter must bring the copy of the completed form to the office, when checking in on arrival to the park.
6. The owner is responsible for providing the renter(s) with documentation for the operation of their unit, keys, fob, etc. for the unit being rented.
7. The owner who rents their unit to another person(s), shall remain fully responsible for the lease fee payment, utility costs, the $100.00 rental administration fee, as well as the maintenance of the unit and surroundings.
8. The rental season is defined as October 1st through April 30th.
9. At least one of the renters must meet the age requirement of 55. Proof of age is required.
10. No more than two (2) persons may rent a unit, and renters shall not further rent a unit to another person.
11. Renters are not allowed to have overnight guests.
12. Renters are not allowed to have pets or emotional support animals.

13. Owners who fail to send the UNIT RENTAL AGREEMENT form, along with the $100.00 rental administration fee to the Park Office, a minimum of 3 business days prior to the renter(s) arrival, **WILL BE ASSESSED A PENALTY.**
14. Owners who fail to complete the PRE APPROVAL RENTAL form or the UNIT RENTAL AGREEMENT and HAVE RENTERS IN THEIR UNIT, **WILL BE ASSESSED A PENALTY AND BE BANNED FROM RENTING OUT THEIR UNIT FOR 2 WINTER SEASONS.**
15. Residents are prohibited from renting out their unit while residing at another unit within the park as either a guest or a renter.
16. The owner will be assessed a $100.00 rental administration fee for each Rental Agreement during the season.
17. If the owner's **application is denied,** the owner may **appeal the decision**. Extenuating circumstances will be considered on an individual basis.

Article X

ASSISTANCE ANIMALS: SERVICE & ESA (Emotional Support Animal)

1. Pine to Palm Resort Park is a pet free park.
2. Except for Service Animals, guest, visitors, short term renters and RVers cannot bring animals into the park.
3. A resident (shareholder/owner) with a disability may request accommodation for an assistance animal (Service or ESA) as defined under the Fair Housing Act.
4. Prior to obtaining an ESA, a resident must submit reliable documentation from their primary licensed health care professional confirming a disability-related need for the animal. The Board will determine eligibility based on the information provided, within 10 business days of the request & documentation received by the Park Office.
5. A Service/ESA Application Renewal must be submitted to the Park Office annually, along with required documentation including:
    - Certification from a licensed veterinarian that the animal has received all required inoculations
    - A copy of a current government issued animal license
    - Current documentation from a licensed health care professional confirming disability-related need for the animal
    - An identification tag with the owner's name & current phone number must be worn by the animal when in the park.
    - A recent photo of the animal
6. FULL-TIME RESIDENTS renewal request deadline: November 1st
7. WINTER RESIDENTS renewal request deadline: prior to arrival to the park. Completed form & documentation to be emailed or mailed to the Park Office.
8. It is suggested that assistance animals wear an identifying vest or harness, however that is not a requirement.
9. Animals are not allowed outside the home/unit without a leash.
10. Exterior housing for an animal is not permitted, including but not limited to any type of fence, confining barricade, cage, or structure.
11. Tying an animal outside the unit/home while unattended is prohibited.
12. Pine to Palm Resort Park does not provide additional areas for animal urination or defecation.
13. The animal is prohibited from urinating or defecating on neighbours' or public property.
14. The owner must immediately clean up all excrement.
15. The owner must notify the office in writing with details prior to having an animal cared for by another Pine to Palm resident during the owner's absence.
16. An unattended animal found loose in the park may be impounded and taken to Animal Control at the owner's expense.
17. Animals are not to cause any harm, unreasonable disturbance, or annoyance including without limitation, excessive barking, growling, biting, or any other unreasonable noises or damage to property. Should such situations occur, the animal accommodation may be revoked and the owner required to remove the animal from the park.

Article XI

GENERAL COMPLIANCE

1. One (1) occupied unit will be permitted on each lot and not more than two (2) people shall occupy each unit. An additional person may occupy the unit as a guest for 14 days cumulative, with the owner assessed a $10.00/day amenities fee for the

remainder of the additional person's stay. The additional person must check into the office on arrival and the Guest Registration completed. **FAILURE TO DO SO WILL RESULT IN PENALTIES.**

2. Moving of units (new or used) onto empty lots in the park must go through the submission of the Application to Bring a Mobile Unit into the Park Form (FCD-010) and follow the outlined process. Both require prior approval of the Board. Used units must be inspected by the Park Manager for appearance and condition before approval can be considered by the Board.
   If approved, the applicant must complete an APPLICATION FOR LOT LEASE form, review the Mantex BYLAWS, the Pine to Palm Rules & Regulations, and must be vetted by the Mantex President or his designate at time of signing of the LEASE AGREEMENT.
3. Residents must comply with all building regulations as per the LOT UTILIZATION policy and with all building regulations of the City of Weslaco. NOTE: City of Weslaco permits are required for construction of attached decks, sheds greater than 120 sq. ft. & construction of additional living space such as a Texas Room.
   The owner of an existing unit must request approval for modifications to their unit by completing the RESIDENTIAL BUILDING AND CONCRETE APPLICATION form & submitting the form to the Park Manager for review. If approved, the resident owner is responsible for obtaining a BUILDING PERMIT from the City of Weslaco (as applicable) & bringing a copy of the permit to the Park Office for final review and approval by the Park Manager. No construction can begin prior to the resident receiving written approval by the Park Manager.
4. All permanent units in the park must be tied down and completely skirted. The park/corporation does not accept responsibility for damage to skirting. The area between the original roof and second roof of a resident unit (if applicable) must be screened.
5. Residents are to regularly inspect and maintain the exterior condition of their unit. The unit must be in good structural condition to ensure public safety. This includes roof, fascia, soffits, exterior siding, doors, windows, carport, downspouts, gutters, awning, deck, shed, etc. Dirt, grime, and mold must be power washed and removed regularly. In the event a non-compliant resident fails to keep their unit in good repair and clean, the park may have appropriate repairs/cleaning completed and **THE RESIDENT OWNER WILL BE BILLED FOR THE WORK DONE.**
6. All lots must be cleared of weeds, tall grass and untrimmed shrubbery by January 1st of each year and maintained to the satisfaction of the Park Manager. Failure to do so will result in the lot being cleaned by park employees with **COSTS CHARGED TO THE OWNER AT THE COST OF $25.00 plus $25.00 per man hour.**
7. No business/contractor/resident may create pollution including noise, odors, or the like, that is offensive to other residents within the park.
8. **Contractors are only allowed to work in the park during daylight hours from Monday through Friday.**
9. For the safety of our residents, contractors cannot park overnight on our streets.
10. The maintenance department will pick up and remove any discarded materials for residents choosing to do their own renovations.
11. If a resident chooses to hire a contractor to do renovations, the contractor is responsible to remove all discarded materials. Residents are reminded to ensure that the contract/agreement with the contractor includes removal of all materials.
12. Residents have the right to bring a complaint, in writing, to the Park Manager's attention concerning any business/contractor operating within the park.
13. Door to door soliciting is prohibited. If you are approached in the park by a solicitor, please do not conduct business with them. Take note of their vehicle and licence plate, call the Park Office and the offenders will be escorted from the park.
14. Residents are reminded to use water sparingly, especially when water conservation measures are in place during extreme drought conditions, as directed by the City of Weslaco. In the event of excessive water use by a resident, the Park Office **MAY CHARGE A RESIDENT FOR EXCESS WATER USE. THE CHARGE & FREQUENCY OF SUCH ASSESSMENT WILL BE AT THE DISCRETION OF THE MANTEX BOARD.**
15. A RESIDENTIAL BUILDING AND CONCRETE APPLICATION form must be completed and submitted to the Park Manager for approval, **prior to commencing work on your unit or lot.** This includes all exterior renovations, addition of concrete, addition of rocks, and planting of trees and shrubs.
16. Only river rock is permitted in landscaping. River rock must be 1½ inches in diameter or larger.

Article XII

VARIANCE

1. A resident unit owner holding a valid lease agreement in the park may seek dispensation from a rule or regulation that creates a unique and unusual hardship.
2. All requests for a variance must be in writing and must be submitted to the Park Office by the resident owner for consideration by the Mantex Board.
3. Unique and unusual hardship must be more than an inconvenience.
4. The requested variance cannot impact on the overall public safety of the park community.
5. The requested variance cannot block access to any utility requiring potential service by park staff or private utility companies providing service to the park.
6. The cost to comply with a regulation is not considered a unique or unusual hardship.
7. The Park Manager has the authority to grant a variance request where wheelchair access is required.
8. The Park Manager has the authority to grant a variance request supported by a medical doctor's letter defining the reason for a variance requested.

Article XIII

PENALTIES

1. In situations whereby a resident, their guest(s), or a renter are in violation of a rule or regulation, the Park Manager will advise the person(s) involved with a phone call or a visit (verbal warning) and by mail (written warning).
2. The resident will have 2 business days to rectify the situation.
3. Failure to rectify the situation within 2 business days will result in a second and final written warning from the Park Manager. Expected corrective action must be completed within 3 business days.
4. **THE MANTEX BOARD HAS THE AUTHORITY TO IMPOSE PENALTIES, FEES, &/OR CONDITIONS IF VIOLATIONS PERSIST UP TO AND INCLUDING EVICTION NOTICE OR TERMINATION OF LEASE.**

Article XIV

DISPUTE RESOLUTION

1. The Park Manager, as the agent of the Mantex Board, has the authority to act on behalf of the Mantex Board on all issues within the Rules and Regulations.
2. In doing so, he/she is expected to act in the best interests of the resident, but also in the best interests of the Corporation.
3. Residents who do not agree with a decision rendered by the Park Manager may submit a written appeal within 30 days to the Mantex Board, stating the reason(s) for the appeal.
4. A copy of the appeal will be provided to the Park Manager, and he/she will provide written reasons for the decision made.
5. The Dispute Resolution Committee, consisting of 3 Mantex Board members, will investigate unresolved requests, denied applications being appealed, and any unresolved complaints involving Pine to Palm residents.
6. The investigation may include:
    - Review all relevant information including any Application, Service Request, or Complaint, and when received
    - Review of responses to Application, Request or Complaint and date response given and by whom
    - Review of relevant BYLAWS, Rules and Regulations, and Texas State Laws as appropriate
    - Speaking to the person(s) involved
    - Visiting site as appropriate
7. The Committee will make a recommendation to the Board and provide rationale for the recommendation.
8. The Mantex Board will review the recommendation and make a decision regarding the situation/appeal.
9. The Board decision will be deemed final and will be communicated to the resident(s) involved with a visit or phone call.
10. A letter will be sent to the resident(s) involved and a copy placed on file.

Article XV

DELEGATION

In every area of delegated authority rendered to the Park Manager in these RULES & REGULATIONS, it is understood that the President of the Mantex Board or any other Director designated by the President of the Mantex Board may act on the Park Manager's behalf where he/she is unable to fulfill his/her responsibility for any reason.

Those acting in the capacity of the Park Manager will not serve in a dispute resolution function.

RULES

1. Residents, renters, guests, and visitors shall not engage in any abusive or harassing behaviour, either verbal or physical, or any form of intimidation or aggression directed towards other residents, renters, guests, visitors, park staff, board members, or vendors. **ANY SUCH BEHAVIOUR MAY RESULT IN DISCIPLINARY ACTION, PENALTIES, OR EVICTION AS DEEMED REASONABLE BY THE MANTEX BOARD.**
2. Excessive noise is not permitted between 10:00pm and 7:00am
3. Alcohol or drug abuse by any resident, renter or guest that results in behaviour that can impact on the safety of other persons in the park will not be tolerated.
4. Smoking and vaping are prohibited in park facilities.
5. The speed limit in the park is 10 miles/hr (16km/hr).
6. All vehicles (motorized or not) are required to utilize lights after dark.
7. Residents and renters must park all motorized vehicles on their designated concrete parking pad within the buildable area of their lot. **No motorized vehicles or trailers may be parked in any easement, including the easement directly in front of their unit**.
8. Street parking is permitted during daylight hours if traffic is not impeded.
9. Street parking is not permitted after dark.
10. Parking is prohibited within 10 feet on either side of fire hydrants, and on the property of any other resident including vacant leased lots without the written permission of the unit owner or the Park.
11. **WINTER RESIDENTS** who have the need to be in the park during Off Season (May 1st to September 30th) must fill out the PARK OFF SEASON STAY APPROVAL FORM, requesting to be in the park. The form must be forwarded to the Park Office and approved prior to the arrival date of the resident(s). The application will be reviewed by the Mantex Board, signed, and returned to the applicant within 5 business days of receipt. The resident must bring the copy of the approved form and check into the Park Office on arrival and check out on departure. PLEASE NOTE: Fees may apply if the process is not followed.
12. Glass containers are not permitted in the pool, shuffleboard or pickleball facilities.

GARBAGE is to be placed in strong bags and RECYCLING in clear or blue recycle bags, both to be placed for pickup on designated days. Please break down boxes. GLASS RECYCLING (with lids removed) is to be placed in the designated areas of the park located at the back of the laundromat and west side of the pickleball courts. ELECTRONICS such as phones, computer, tv, etc., are not to be placed for pick up in the park. These can be delivered to 1913 Joe Stephens Ave in Weslaco. For their hours,

please call 956-973-3146.

13. Please refer to the Park Recycling Program/Garbage Schedule on the Pine to Palm website for more specific information as to what items are acceptable or not acceptable for recycling.

PINE TO PALM RESORT PARK

802 S. International Blvd. Weslaco, Texas, 78596

Park Office: 956-968-5760 Fax: 956-969-9060

Email: p2ppark@gmail.com

Website: www.pine2palm.com