

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
WOODWINDS RV CLUB OWNERS' ASSOCIATION, INC.**

THE STATE OF NEW MEXICO COUNTY OF LINCOLN

KNOW ALL MEN BY THESE PRESENTS that this Declaration, made on the date hereinafter set forth by WOODWINDS RV CLUB OWNERS' ASSOCIATION, INC, A NEW MEXICO NONPROFIT CORPORATION.

WITNESSETH:

WHEREAS, Woodwinds RV Club Owners' Association, Inc. (hereinafter referred to as the Association) has heretofore acquired a fee simple ownership in and to all that certain lot, tract or parcel of land described in Exhibit "A" attached hereto and by reference thereto made a part hereof.

WHEREAS, the property described in Exhibit "A" has been developed into condominium recreational vehicle sites, also known as condominium parcels or lots, together with certain amenities, to be utilized in connection with the use and enjoyment of said sites.

WHEREAS, Developer has conveyed ownership interest in the thirty-five (35) recreational vehicle sites more particularly described in the attached plat and future plats.

NOW THEREFORE, all parties hereto recognize that all lots in attached plat shall hereafter be held subject to the following covenants, conditions and restrictions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of said property; such covenants, conditions and restrictions shall be binding upon all parties having or hereafter acquired any right, title or interest in and to said property or any part thereof or any right, title or interest in additional phases of the subject project hereinafter submitted by Woodwinds RV Resort, pursuant to the terms of this instrument, and such covenants, conditions and restrictions shall insure to the benefit of each owner covered hereby.

Definitions: As used in this Declaration of Covenants and Bylaws attached hereto, and all amendments thereto, unless the context otherwise require, the following definitions shall prevail;

- A. Declaration, or Declaration of RV Club, Enabling Declaration, means this instrument, as it may from time to time, be amended.
- B. Bylaws means the Bylaws of Woodwinds RV Club Association Inc., as they exist from time to time.
- C. Common Elements means the portions of the RV Club property not included in the units and shall include any premises leased by the Association.
- D. Unit, Lot or Parcel means the portion of the RV Club property (Condominium Recreational Vehicle site) owned by individual RV Club members.



- E. RV Club means that form of ownership of the Resort property under which units of improvements are subject to ownership by different owners, and there is appurtenant to each unit as part thereof an undivided share in the common elements.
- F. Common Expenses means the expenses for which the unit owners are liable to the Association.
- G. Common Surplus means the excess of all receipts of the Association, including, but not limited to, assessments, revenues on account of common elements over the amount of common expenses.
- H. RV Resort common property means and includes the land in an RV Club whether or not contiguous, and all improvements thereof, and all easements and rights thereto, intended for use in connection with the RV Club.
- I. RV Parcel means a unit, together with the undivided share of common elements, which is appurtenant to the unit.
- J. Assessment means a share of the funds required for the payment of common expenses which, from time to time, is assessed against the unit owner
- K. Institutional Mortgage means a bank, savings and loan association, finance company, insurance company or union pension fund, authorized to do business in the State of New Mexico, or any agency of the United States Government.
- L. Recreational Vehicle is defined as any vehicle designated as a Recreational Vehicle by RVIA.

I

OWNERS' ASSOCIATION AND VOTING RIGHTS

A Board of Directors elected by the Association shall govern the RV Club. It shall be known as Woodwinds RV Club Board of Directors.

The Association shall have one class of voting membership which shall consist of all owners. Such owners shall be entitled to one vote for each unit in which they hold a paid-up interest. When more than one person holds such an interest in a unit, the vote for such unit shall be exercised as they among themselves determine. In no event shall more than one vote be cast with respect to any unit. Every record owner of a unit which is part of the property which is or may become subject by covenant of record to assessment by the Owners' Association shall be a member of such Association. Ownership of a unit shall be the sole qualification for membership.

The foregoing is not intended to include anyone who holds an interest merely as security for the performance of an obligation.

II

OWNERSHIP OF COMMON ELEMENTS

Each of the unit owners shall hold an undivided one thirty-fifth (1/35) interest or greater pro rata share in the common elements.

The ownership interest to each parcel shall include both the unit and the above respective undivided interest in the common elements to be deemed to be conveyed or encumbered with its respective unit, even though the description in the instrument of conveyance or encumbrance may refer only to the ownership interest or the unit. Any attempt to separate the ownership interest to a unit from the undivided interest in the common elements appurtenant to each unit shall be null and void.

These common elements include, but are not limited to the following: The roads within the resort property, all pathways as shown on the plat, recreational facilities in the recreation area, service facilities located in the common areas, parks, parking areas, if any, which are the common benefit and enjoyment of the owners.

III

COMMON EXPENSES AND COMMON SURPLUS

The common expenses of the RV Club shall include, among other items set forth herein, the maintenance and operation of the common elements. Each unit owner shall be responsible and liable for an equal share of the common expenses, regardless of the purchase price of the unit, its location or square footage of the same.

Each unit owner shall own any common surplus in the same proportion as the owners' contributions to the common expenses as assessments of the Association.

IV

METHOD OF AMENDMENT OF DECLARATION

This declaration may be amended at any regular or special meeting of the Association unit owners of this RV Club, called and convened in accordance with the Bylaws, the affirmative vote of the voting members casting not less than three fourths (3/4) of the total vote of the members of the Association.

All amendments shall be recorded with the County Clerk of Lincoln County, New Mexico. No amendment shall change any RV Club parcel platting of undeveloped locations nor an RV Club's proportionate share of the common expenses or common surplus, nor the voting rights appurtenant to any unit, unless all record owners thereof, and all record owners of mortgages or other voluntarily placed liens thereon, shall join in the execution of the amendment. No amendment shall be passed which shall impair or prejudice the right of any owner's interest.

V

BYLAWS

The operation of the RV Resort property shall be governed by the Bylaws which are set forth in Exhibit "C" entitled "Bylaws of Woodwinds RV Club Owners' Association, Inc."

No modification of the amendment to the Bylaws of said Association shall be valid unless set forth in, or annexed to, a duly recorded amendment of this Declaration. The Bylaws may be amended in the manner provided for therein, but no amendment to said Bylaws shall be adopted which would affect or impair the validity or priority of any mortgage covering the RV Club parcels.

VI

ASSESSMENTS

The Association, through its Board of Directors, shall have the power to fix and determine, from time to time, the sum or sums necessary and adequate to provide for the common expenses of the RV Club property, and such other assessments as are specifically provided for in this Declaration and the Bylaws attached hereto. The procedure for the determination of such assessments shall be set forth in the Bylaws of the Association.

The common expenses shall be assessed against each RV Club parcel owner as provided in Article III of this Declaration. Billing and due dates for the annual assessment shall be established by the Board of Directors.

Assessments that are unpaid for over thirty (30) days after due date shall bear interest at the rate of eighteen percent (18%) per annum, from due date until paid, and at the sole discretion of the Board of Directors, a late charge of up to TWENTY FIVE (25.00) DOLLARS MAY BE ASSESSED against the unit owner.

The Association shall have the right to file a lien on each RV Club parcel for any unpaid assessments, together with interest thereon, against the unit owner of such RV Club parcel, together with a lien on all tangible personal property located upon said unit. The lien on the assessments provided for in this Article VI shall be prior and superior to all other liens except only (a) Ad Valorem taxes and (b) all sums unpaid on the first mortgage to secure debt of record. The sale or transfer of any unit shall not affect the assessments lien; provided, however, that the sale or transfer of any unit pursuant to the foreclosure of a first mortgage thereon, shall extinguish the lien of such assessment as to the payments thereof which became due prior to such sale or transfer. No sale or transfer shall relieve such unit from liability for any assessments thereafter become due or from the lien thereof. Reasonable attorney's fees incurred by the Association incident to the collection of such assessment for the enforcement of such liens, together with all sums advanced and paid by the Association for taxes and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien, shall be payable by the unit owner and secured by such lien.

The Board of Directors may after due process take such action as they deem necessary to collect assessments by personal action, or by enforcing and foreclosing said liens, and may settle and compromise the same, if in the best interests of the Association. The Association shall be entitled to bid at any sale held pursuant to a suit to foreclose an assessment lien and to apply, as a cash credit against its bid, all sums due the Association covered by the lien enforced. In case of such foreclosure, the unit owner shall be required to pay a reasonable rental for the RV Club parcel, and the plaintiff in such foreclosure shall be entitled to the appointment of a receiver to collect same from the unit owner and/or occupant.

The Association shall have the right, in lieu of foreclosure, if it deems prudent, to take possession of said RV Club parcel. The Association shall likewise, if necessary, in order to carry out this right, remove any recreational vehicle in place on such RV Club parcel and place the same in storage, all without liability to the Association. The selection of this mode of procedure, in payment of the lien established by such delinquencies, shall not be exclusive, and the Association may, at any time, proceed in foreclosure should it deem the same necessary or expedient or prudent, and no question of judgment may be raised, as this right of renting is an absolute right and part of this Declaration.

Any purchaser through foreclosure of first mortgage lien, by either trustees' sale or judicial sale and either mortgagee or other purchaser at any such foreclosure sale, shall be exempt from payment of any assessments which became due prior to such foreclosure.

Any other person acquiring the interest in a unit shall not be entitled to occupancy of the unit or enjoyment of the common elements until such time as all unpaid assessments due and owing by the former unit owner have been paid, unless New Mexico State law provides otherwise.

VII

INSURANCE PROVISIONS

The following provisions are subject to the availability of the defined insurance.

A. Liability Insurance

The Board of Directors of the Association shall obtain Public Liability and Property Damage insurance covering all of the common elements and the RV Club units, and insuring the Association and the unit owners as its and their interest appear, in such amounts as the Board of Directors of the Association may determine, from time to time, provided that the minimum amount of coverage shall be \$250,000/500,000/10,000. Said insurance shall include, but not be limited the same, to legal liability required for automobile, non-owned automobile, and off-premise employee coverage. All liability insurance shall contain cross liability endorsement to cover liabilities of the unit owners as a group to a unit owner. Premiums for payment of such insurance shall be paid by the Association and charged as a common expense.

The Board of Directors of the Association shall be provided with Liability insurance, including that which covers Errors and Omissions. The premiums for such coverage and other expenses in connection with said insurance shall be paid for by the Association as provided in this Declaration.

B. Casualty Insurance

1. Purchase of Insurance. The Board of Directors of the Association shall obtain fire and extended coverage insurance and vandalism and malicious mischief insurance, insuring all of the insurable improvements with the RV Club, including personal property owned by the Association.
2. Loss Payable Provisions. All policies purchased by the Association shall be for the benefit of the Association, all unit owners and their mortgagees, if any, as their interest may appear.
 - a. Surplus. It shall be presumed that the first monies disbursed in payment shall be made from the insurance proceeds. If there is a balance after payment of all costs of this repair and restoration, the balance shall be distributed to the Association's General Fund.
 - b. Such other insurance shall be carried as the Board of Directors of the Association shall determine, from time to time, to be desirable
 - c. Each individual unit owner shall be responsible for purchasing, at his own expense, any additional liability insurance as he may deem necessary to cover incidents occurring upon his own unit, and for the purchasing of insurance upon his own personal property.

VIII

USE AND OCCUPANCY

A. Recreational Vehicles

1. All sites, parcels or units which are designated as recreational vehicle sites shall be restricted to the following types of recreational vehicle only: modern travel trailers, fifth-wheel trailers and motor homes as defined in Definitions "L". **All RVs must be self-contained** (they must have holding tanks for fresh, gray and black water). The trailer or vehicle must be maintained in such a manner as to be ready for towing or driving at all times. **No RV's with "Soft-Sided" features are allowed. (Only Class A, B, C Motorhomes, Fifth Wheels and Travel Trailers)**
2. All Recreational Vehicles placed on a unit must be in good mechanical condition and good physical appearance. A duly authorized representative of the Grounds Committee with the concurrence of the Board of Directors shall make the determination of good mechanical condition and good physical appearance. **Prior to the purchase of an RV lot, prospective buyers with an RV more than ten (10) years old must submit pictures of their RV to the Grounds Committee and the Board to verify the RV is in Good Condition.**
3. Vehicles may NOT be covered during the Park's Open Season.

B. Units

1. No site improvement of any kind may be commenced, erected or maintained within the properties until the plans and specifications showing the nature, color, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by the Grounds Committee, as to quality of workmanship and materials, harmony of the external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation. Unit owner assumes full liability of any and all damages to any other unit(s), or to the common area, caused by his or her contractor.

NOTE: The plans should be submitted to the Chairman of the Grounds Committee (or in his absence any other member). The Grounds Committee will meet as needed to discuss new plans and other items that may be pertinent to the park. These meetings are open to any members who would like to attend. A unit owner should not expect to meet individually with each member to obtain their separate approval of the plans. All approvals/rejections will be considered only at meetings of the Grounds Committee as a whole body.

2. **Construction must be completed within 180 days following the commencement of construction.**
3. Construction of any structure must be in keeping with (and maintenance of) an "Outdoor RV Theme". The primary framing of the structure and the exterior of the structure must comply with the building guidelines as approved by the Grounds Committee and the Board. Building Guidelines are covered in a separate document.
4. The unit owner responsible for the construction must ensure that the contractor understands and complies with the requirement to keep the construction area clean and neat.
5. Set Backs: No building may overlap onto another owner's parcel. No encroachment onto streets or walkway will be allowed.
6. Park models, Mobile Homes, metal buildings, and/or geodesic homes will not be permitted in the RV Park. Each site must maintain a site for RV Parking with full hook-ups.
(Must retain at least the current sized area designated for RV Parking)
7. Trees may be cut with the approval of the Grounds Committee. Tree cutting should only be done when the following circumstances prevail:
 - A. When no other alternative can be found for the deck placement.
 - B. When the tree is diseased and all attempts have been made to correct the problem.

- C. When the tree interferes with the ingress/egress of the RV into its parking pad.
 - D. When the Woodwinds Fire Prevention Policy would require trimming or removal.
 - E. The Woodwinds RV Resort Fire Prevention and Safety Policy will follow the Guidelines of the Lincoln County Fire Service. (See attachment)
8. Fences of any type are discouraged. However, requests stating the location, style and materials for a fence no more than four (4) feet high may be considered. The request must be approved by the Grounds Committee and the Board of Directors BEFORE construction. No portable fence of any type is permitted.
 9. No receiving antenna, including but not limited to, satellite, RV, CB or radio shall be allowed in excess of four (4) feet above the roof of the building.
 10. No OUTSIDE wood burning fires or any Organic Fuels permitted in the park.
 11. A sign to identify the unit (for friends and emergencies) may be displayed where it is visible on the parcel. All signs should be appropriate for the park. "For Sale" signs are limited to two per parcel, no larger than 14" x 14".
 12. **No more than (2) two pets per owners' are permitted, regardless of the number of lots owned. No more than (2) pets may be maintained on any one lot. Definition of Pet within the park is: Dog, Cat, Bird or other pre-approved species. Pets are to be restricted to the owners' property or on a leash at all times when off the property. Pet excrement must be picked up immediately from all property and common areas. Aggressive pets as defined by the United States Department of Health are prohibited.**

C. Miscellaneous

1. An easement is reserved for the installation and maintenance of utility services, and it is understood that each such easement may be used by the Association and/or its assigns for such installation and maintenance, as the case might be.
2. No site shall be rented or leased. No site shall be loaned for storage.
3. No trailers, other than trailers for towing vehicles shall be allowed on any site. Trailers should be placed in the most inconspicuous place available. It is permissible to have construction trailers on site while work is in progress. However, they must be removed immediately after completion of the work.
4. The RV Club shall be restricted to adults only. No site is permitted to host children under the age of 18 for a period more than (2) weeks during the season. No children under the age of 18 shall be allowed to permanently stay on the premises. Should they be deemed a nuisance to others, their stay will be terminated within twenty-four (24) hours.
5. Only one family shall permanently occupy a site.

6. No nuisance shall be allowed on the RV Club property, or any use or practice which is the source of annoyance to residents, or which interferes with the peaceful possession and proper use of the property by its residents. RV generators will not be run except for test runs or emergency. All parts of the property shall be kept in a clean and sanitary condition, and no junk, rubbish, refuse or garbage shall be allowed to accumulate, or any fire hazard allowed to exist. This includes pine needles/pine cones, limbs, miscellaneous discarded and unused items. Wheelbarrows, garden tools, building materials and other similar items must be out of public view. Items should be placed inside a building and/or in an inclosed area out of sight. The Grounds Committee may clean unsightly lots after informing the owner. The cost for the cleaning will be assessed to the unit owner.
7. No commercial advertising is permitted within the resort other than Realtor signs for units that are for sale.
8. These restrictions shall be considered as covenants running with the land and shall bind the purchasers of all units shown on the plat or plats, hereinafter referred to, recorded or to be recorded, their heirs, executors, administrators, successors or assigns.
9. The unit owner shall not permit or allow anything to be done or kept on his unit which will increase the rate of insurance on the condominium property, or which will obstruct or interfere with the rights of the unit owners, or annoy them by unreasonable noises or sights, or otherwise, nor shall the unit owner commit or permit any nuisance, immoral or illegal act in or about the RV Club property.
10. No person shall use the common elements or any part thereof, or an RV Club unit or the RV Club property or any part thereof, in any manner contrary to or not in accordance with such rules and regulations pertaining thereto, as from time to time may be promulgated by the Association.
11. The initial Rules and Regulations are captioned "Rules and Regulations" set forth in the Bylaws of the Association which are annexed hereto as Exhibit "C". The said Rules and Regulations shall be deemed effective until amended, as provided for in the Bylaws.

IX

MAINTENANCE AND ALTERATIONS

The Board of Directors of the Association may enter into a contract with any firm, person or corporation for the maintenance and repair of the RV Club property, and may join with other RV Club corporations in the contracting with the same firm, person or corporation for maintenance and repair.

MISCELLANEOUS PROVISIONS

- A. Bank Account for Insurance and Certain Taxes. There shall be established by the Woodwinds Association, one (1) or more non-interest bearing accounts in order to accumulate sufficient monies for the following purposes:
1. To pay all insurance premiums for insurance on the RV Club property obtained and purchased by the Association pursuant to Article III of this Declaration; and
 2. To pay all taxes assessed by the taxing authorities afore described for property owned by the RV Club or taxes which the RV Club is required to pay as part of its common expense.
- B. No owner of an RV Club parcel may exempt himself from liability for his contribution toward the common expenses by waiver of the use of and enjoyment of any of the common use elements, or by abandonment of his RV Club unit.
- C. For the purpose of ad valorem taxation, the interest of the owner of an "RV Club parcel" in his "RV Club Unit" and in the "common elements" shall be considered as a unit. The value of said unit shall be equal to the percentage of the value of the entire RV Club, including land and improvements as has been assigned to said unit and as set forth in this Declaration unless a unit owner agrees to pay a larger portion because of a taxable improvement. The total of all said percentages equals one hundred percent (100%) of the value of all of the land and improvements.
- D. All provisions of this Declaration and Exhibits attached hereto and amendments thereof shall be construed to be covenants running with the land and of every part thereof and interest therein, including, but not limited to, every unit and appurtenances thereto, and every unit owner and claimant of the property or any part thereof or of any interest therein, and his heirs, executors, administrators, successors and assigns, shall be bound by all of the provisions of said Declaration and Exhibits annexed hereto and amendments hereof.
- E. If any provisions of this Declaration or of the Bylaws attached hereto or any section, sentence, clause, phrase or word, or the application thereof, in any circumstances, is held invalid, the validity of the remainder of this Declaration, the Bylaws attached hereto, and of the application of any such provision, section, sentence, clause, phrase or word in other circumstances shall not be affected thereby.
- F. Whenever notices are required to be sent hereunder, the same may be delivered to unit owners, either personally or by mail addressed to such unit owners at their place

of residence in the RV Club or via email, unless the unit owner has, by written notice, duly received for, specified a different address. Proof of such mailing or personal delivery by the Association shall be given by the affidavit of the person mailing or personally delivering said notices. Notices to the Association shall be delivered by mail to the office of the Secretary/Treasurer or other such places as designated by the Board of Directors.

- G. The Association reserves the right to take and retain an easement of necessity for the purpose of the installation of certain utility services underground, over and across any unit or common use area.
- H. The Association specifically reserves unto itself all rights of judicial enforcement, either in law or in equity, as set forth in this Declaration, in addition to any other remedies and rights which may be available to it under the law of the State of New Mexico. Should the Association find it necessary to bring a court action seeking enforcement of one or more of the provisions of the Declaration and Bylaws, and upon finding by the Court that the violation complained of is willful and deliberate, the Association shall be awarded reasonable attorney's fees as determined by the Court.
- I. Whenever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular. The Provisions of the Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the operation of an RV Club.
- J. If any term, covenant, provision, phrase or other element of the RV Club documents is held invalid or unenforceable for any reason whatsoever, such holding shall not be deemed to affect, alter, modify or impair in any manner whatsoever, any other term, provision, covenant or element of the RV Club documents.
- K. The Association specifically disclaims any intent to have made any warranty or representation in connection with the property or the RV Club documents, except as specifically set forth therein, and no person shall rely upon any Warranty or representation not so specifically made therein. Any estimates of common expense, taxes or other charges are deemed accurate, but no warranty or guaranty is made or intended, nor may be relied upon.
- L. In the event that any utility service is separately charged by the utility company to a unit owner by individual meters or otherwise, then the Association shall not assess the unit owner for this service. Electricity is individually metered and one (1) meter is provided for the distribution of water. Water shall not be individually metered. Each parcel owner shall be considered to use an equal amount of water whether occupied or not. However, waste of water shall not be permitted.

- M. Woodwinds RV Club may add additional properties to the property described in Exhibit "A" but in no way shall they reduce the amount of property. Should any property be added to Woodwinds RV Resort, that property shall be subject to the same Declaration of Covenants, Conditions, Restrictions and Bylaws as set forth in these documents.
- N. These Declarations of Covenants, Conditions and Restrictions are subject to any easements, reservations and restrictions of record heretofore filed, said easements, reservations and restrictions being of record at the Lincoln County Clerk's Office, Lincoln County Courthouse, Carrizozo, Lincoln County, New Mexico.
- O. **This document amends and supersedes any and all previous Declarations of Covenants, Conditions and Restrictions.**

APPROVED AND DECLARED ON THIS THE _____ DAY OF JULY, 2021 AS THE COVENANTS OF WOODWINDS RV CLUB, a New Mexico Corporation.

ATTEST:

WOODWINDS RV CLUB:

[Handwritten Signature]

Secretary

President

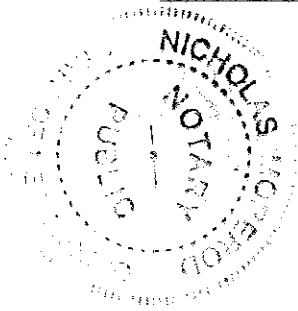
STATE OF NEW MEXICO COUNTY OF LINCOLN

This instrument was acknowledged before me on the _____ day of July, 2021
by Randall Richardson President of WOODWINDS RV Club, a New Mexico Corporation.

[Handwritten Signature]

Notary Public

Commission expires:



**EXHIBIT "C" TO DECLARATION OF CONDOMINIUM
BYLAWS OF
WOODWINDS RV CLUB OWNERS' ASSOCIATION, INC.**

ARTICLE I. IDENTITY

The following Bylaws shall govern the operation of the RV Club know as WOODWINDS RV CLUB OWNERS' ASSOCIATION, INC., described and named in the Declaration to which these Bylaws are attached. WOODWINDS RV CLUB OWNERS' ASSOCIATION, INC. is a New Mexico Corporation not for profit, organized and existing in compliance with the Condominium Act which said act has been adopted by reference in said Declaration.

Section 1. The office of the Association shall be at the RV Club property, or at such other places as may be subsequently designated by the Board of Directors.

Section 2. The Seal of the Corporation shall bear the name of the corporation, the words "New Mexico", the words "Corporation Not for Profit" and the year of incorporation.

Section 3. As used herein, the word "Corporation" shall be the equivalent of "Association" as in the Declaration to which these Bylaws are attached, and all other words, as used herein, shall have the same definition as attributed to them in the Declaration to which these Bylaws are attached.

Article II. MEMBERSHIP AND VOTING RIGHTS

Section 1. Stock or Certificates

The Corporation shall not issue stock or certificates.

Section 2. Membership in the Corporation

Membership in the Corporation shall be limited to owners of RV Club units, as identified in the preceding Declaration. Transfer of unit ownership, either voluntary, or by operation of law, shall terminate membership in the Corporation, and membership is to become vested in the transferee. If unit ownership is vested in more than one (1) person all of the persons so owning said unit shall be members eligible to hold office, attend meetings, etc., but as hereinafter indicated, the vote of the unit shall be cast by the "voting member". If unit Ownership is vested in a corporation, said corporation may designate an individual officer or employee of the corporation as its "voting member".

Section 3. Voting

- (a) The owner(s) of each RV Club unit shall be entitled to one (1) vote for each unit owned. If an RV Club unit owner owns more than one (1) unit, he shall be entitled to one (1) vote for each unit owned. The vote of an RV Club unit shall not be divisible.
- (b) A majority of the unit owners' total votes shall decide any question unless the Bylaws or Declaration provides otherwise, in which event, the voting percentage required in the Bylaws or the Declaration shall control.

Section 4. Quorum

Unless otherwise provided in these Bylaws, the presence in person or by proxy of a majority of the unit owners' total votes shall constitute a quorum. The term "majority of the unit owners' total votes" shall mean unit owners holding fifty-one (51) percent of the votes.

Section 5. Proxies

Votes may be cast in person or by proxy. All proxies shall be in writing and signed by the person entitled to vote (as set forth below in Section 6), and shall be filed with the Secretary prior to the meeting in which they are to be used, and shall be valid only for the particular meeting designated therein. Wherein a unit is owned jointly by a husband and wife, if they have not designated one of them as a Voting member, a proxy must be signed by both husband and wife where a third person is designated.

Section 6. Designation of Voting Member

If an RV Club unit is owned by one (1) person, his right to vote shall be established by the recorded title to the unit. If an RV Club unit is owned by more than one (1) person, the person entitled to vote shall be designated in a certificate for this purpose, signed by the President or Vice-President and attested to by the Secretary or Assistant Secretary of the Corporation, and filed with the Secretary of the Association. The person designated in these certificates who is entitled to cast the vote for a unit shall be known as the "Voting Member". If such a certificate is not on file with the Secretary of the Association for a unit owned by more than one (1) person, or by a Corporation, the vote of the unit concerned shall not be considered in determining the requirement of a Quorum, or for any purpose requiring the approval of a person entitled to cast a vote for the unit, except if said unit is owned by a husband and wife. Such certificates shall be valid until revoked, or until superseded by a subsequent certificate, or until a change in the ownership of the unit has occurred. If an RV Club unit is jointly owned by a husband and wife, the following three (3) provisions are applicable thereto:

- (a) They may, but they shall not be required to, designate a voting member
- (b) If they do not designate a Voting member, and if both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting. (As previously provided, the vote of a unit is not divisible.)

- (c) Where they do not designate a "Voting Member", and only one is present at a meeting, the person present may cast the unit vote, just as though he or she owned the unit individually, and without establishing the concurrence of the absent person.

ARTICLE III. MEETINGS OF THE MEMBERSHIP

Section 1. Place

All meetings of the Association membership shall be held at the RV Club property, or at such place and time as shall be designated by the Board of Directors of the Association and stated in the Notice of Meeting.

Section 2. Notices

It shall be the duty of the Secretary of the Association to mail or hand deliver a Notice of each annual or special meeting, stating the time and place thereof to each unit owner of record, at least 30 days prior to the meeting. Notice of the special meeting shall state the purpose thereof. All notices shall be mailed, hand delivered or sent electronically to each unit owner.

Section 3. Order of Business

The order of business at annual membership meetings is subject to the discretion of the President of the Board of Directors, however the following business must be covered as far as is practical, at all membership meetings:

- (a) Calling of the Roll and Certifying of Proxies
- (b) Proof of Notice of Meeting or Waiver of Notice
- (c) Reading and Disposal of any unapproved minutes
- (d) Reports of Officers
- (e) Reports of Committees
- (f) Appointment of Election Inspectors
- (g) Election of Directors
- (h) Old Business
- (i) New Business
- (j) Adjournment

Section 4. Annual Meeting

The Annual meeting shall be held at the RV Club property on or around July 15th of each year, unless otherwise determined by the Board of Directors and provided all unit owners are notified accordingly. At the annual meeting, the members shall elect Directors and transact such other business as may properly be brought before the meeting.

Section 5. Special Meetings

Special meetings of the members for any purpose(s), unless otherwise prescribed by statute or by the Articles of Incorporation, may be called by the President, and shall be called by the President or Secretary at the request, in writing, of a majority of the Board of Directors, or at the request in writing of a majority of voting members. Such request shall state the purpose of the proposed meeting. Business transacted at all special meetings shall be confined to the subject(s) stated in the notice thereof.

Section 6. Waiver and Consent

Whenever the vote of members at a meeting is required or permitted by any provision of the statutes or of the Articles of Incorporation, or of these Bylaws to be taken in connection with any action of the corporation, the meeting and vote of the members may be dispensed with if all members who would have been entitled to vote upon the action if such a meeting were held, shall consent in writing to such action being taken.

Section 7. Adjourned Meeting

If any meeting of members cannot be organized because a quorum of voting members is not present, either in person or by proxy, the meeting shall be adjourned until a quorum is present.

Section 8. Approval or Disapproval

Approval or Disapproval by a unit owner upon any matter, whether or not the subject of an Association meeting, shall be by the "voting member" provided however, where a unit is owned jointly by a husband and wife and they have not designated one of them as the "Voting Member", their joint approval or disapproval shall be required where they are both present, or in the event only one is present, the person present may cast the vote without establishing the concurrence of the absent person.

ARTICLE IV. DIRECTORS

The Board of Directors shall consist of (5) members. **Each Director shall serve a term of three (3) years. Two (2) Directors shall be elected in each of two (2) years and one (1) Director shall be elected in the third year.** Each member of the Board of Directors shall be either an owner of an RV Club unit or an owner of interest therein.

Section 1. Powers and Duties

The Officers shall have the powers and duties necessary for the administration of the affairs of the Corporation and may do all such acts and things as are not by law or by the Declaration or by these Bylaws directed to be exercised and done by the unit owners. These powers shall specifically include, but shall not be limited to the following:

- (a) To exercise all powers specifically set forth in the Declaration, in these Bylaws, the Articles of Incorporation of the Corporation, and in the Condominium Act, and all powers incidental thereto.
- (b) To make assessments, collect said assessments and use and expend the assessments to carry out the purpose and powers of the corporation.
- (c) To employ, dismiss and control the personnel necessary for the maintenance and operation of the project and of the common areas and facilities, including the right and power to employ attorneys, accountants, contractors and other professionals as the need arises.
- (d) To make and amend regulations respecting the operation and use of the common elements and RV Club property and the use and maintenance of the RV Club units therein, provided however that copies of such amendments are furnished to each unit owner at least thirty (30) days prior to their becoming effective.
- (e) To contract for the management of the RV Club and to designate to such contractor all of the powers and duties of the Association, except those which may be required by the Declaration to have the approval of the Board of Directors or membership of the Association.
- (f) To designate one (1) or more committees, which to the extent provided in the resolution designating such committee, shall have the powers of the Board of Directors in the management of business and affairs of the Corporation. Such committee shall consist of at least three (3) members of the Corporation, one of whom shall be a Director. The committee(s) shall have such names(s) as may be determined to be needed, and one of the members of the committee shall keep regular minutes of their proceedings and report the same to the Board of Directors as required.
- (g) To use and disburse the proceeds of assessments in the exercise of its powers and duties.
- (h) The maintenance, repair, replacement and operation of the RV Club property.
- (i) The reconstruction of improvements after casualty and the further improvements of the property.
- (j) To enforce by legal means the provisions of the RV Club documents, the Articles of Incorporation, the Bylaws of the Association and the regulations for the use of the property in the RV Club.
- (k) To pay taxes and assessments which are liens against any part of the RV Club other than individual units and the appurtenances thereto and to assess the same against the units subject to such liens
- (l) To pay all the cost of power, water, sewer, and other utility services rendered to the RV Club and not billed to owners of individual unit(s).

The foregoing powers shall be exercised by the Board of Directors or its contractors or employees subject only to approval by unit owners when such is specifically required.

ARTICLE V. OFFICERS

Section 1. Elective Officers

The principal officers of the corporation shall be a President, Vice-President, Secretary and Treasurer, all of whom shall be elected by the Board of Directors. One person may not hold more than one (1) of the aforesaid offices, except one (1) person may be both Secretary and Treasurer. The President and Vice-President shall be members of the Board of Directors.

Section 2. Election

The officers of the Corporation designated in Section 1 above shall be elected annually by the Board of Directors at the Organizational meeting of each new Board following the meeting of the members.

Section 3. Appointive Officers

The Board may appoint an Assistant Secretary and an Assistant Treasurer and such other officers as the Board deems necessary.

Section 4. Term

The officers of the Corporation shall hold office until their successors are chosen and qualify in their stead. Any officer elected or appointed by the Board of Directors may be removed at any time, with or without cause, by the Board of Directors provided however that no officer shall be removed except by the affirmative vote for removal by a majority of the Board. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Directors.

Section 5. The President

The President shall be the chief executive officer (CEO) of the Corporation; he shall preside at all meetings of the unit owners and of the Board of Directors. He shall have executive powers and general supervision over the affairs of the Corporation and other officers. He shall sign all written contracts to perform all duties incident to his office and other powers/duties which may be delegated to the office from time to time by the Board of Directors.

Section 6. The Vice-President

The Vice-President shall perform all of the duties of the President in his/her absence or disability and such other duties as may be required of him/her from time to time by the Board of Directors.

Section 7. The Secretary

The Secretary shall issue notices of all Board of Directors meetings and all meetings of the unit owners. The Secretary shall attend and keep the minutes of the same; he/she shall have charge of all the Corporation's books, records and papers except those kept by the Treasurer. He/she shall have custody of the Seal of the Association. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent or incapacitated.

Section 8. The Treasurer

- (a) Shall have custody of the Corporation funds and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Corporation and shall deposit all monies and other valuable effects in the name of and to the credit of, the Corporation in such depositories as may be designated from time to time by the Board of Directors. The books shall reflect an account for each unit in the manner required.
- (b) Shall disburse the funds of the Corporation as may be ordered by the Board in accordance with these Bylaws, making proper vouchers for such disbursements, and shall render to the President and Board of Directors at the regular meeting of the Board of Directors, or whenever they may require it, an account of all of his transactions as Treasurer and of the financial condition of the Corporation.
- (c) Shall collect the assessments and shall promptly report the status of collections and of all delinquencies to the Board of Directors.
- (d) Shall give status reports to potential purchasers, on which reports the purchasers may rely.
- (e) The Assistant Treasurer shall perform the duties of the Treasurer when the Treasurer is absent or incapacitated.

ARTICLE VI. FISCAL MANAGEMENT

Section 1. Fiscal Year

The fiscal year for the Corporation shall begin on the first day of July each year, provided however, that the Board of Directors is expressly authorized to change to a different fiscal year in accordance with the provisions and regulations from time to time prescribed by the Board of Directors when deemed advisable.

Section 2. Determination of Assessments

- (a) The Board of Directors of the Corporation shall fix and determine, from time to time, the sum or sums necessary and adequate for the common expenses of the RV Club property. Common expenses shall include expenses for the operation, maintenance, repair or replacement of the

common elements, costs of carrying out the power and duties of the Corporation, all insurance premiums and expenses related thereto, including fire insurance, extended coverage, and any other expenses designated as common expenses from time to time by the Board of Directors of the Corporation. The Board of Directors is specifically empowered, on behalf of the Corporation, to make and collect assessments and to maintain, repair and replace the common elements and the limited common elements of the RV Club. Funds for the payment of common elements shall be assessed against the unit owners in the proportions of percentages of sharing common expenses as provided in the Declaration. Said assessment shall be payable as ordered by the Board of Directors. Special assessments, should such be required by the Board of Directors, shall be levied in the same manner as hereinbefore provided for regular assessments, and shall be payable in the manner determined by the Board of Directors.

- (b) When the Board of Directors has determined the amount of any assessment, the Treasurer of the Corporation shall mail or present to each unit owner (via USPS, electronic mail or by physically delivering) a statement of said unit owners' assessment. All assessments shall be payable to the Treasurer of the Corporation and upon request, the Treasurer shall give a receipt for each payment made to him.

Section 3. Application of Payments and Co-Mingling of Funds

All sums collected by the Association from assessments may be co-mingled into a single fund, or divided into more than one fund, as is determined by the Board of Directors. All assessment payments by a unit owner shall be applied as interest, delinquencies, costs and attorney's fees, other charges, expenses or advances, as provided herein and in the Declaration, and general or special assessments in such a manner as the Board of Directors determine in its sole discretion.

Section 4. Audit

An Audit of accounts of the Association may be made annually and a copy of the report shall be available for inspection by the members at the office of the Association not later than three (3) months after the end of the year for which the report is made.

Section 5. Acceleration of Assessment Installments upon Default

If a unit owner shall be in default in the payment of an installment on any assessment, the Board of Directors may accelerate the remaining monthly installments for the fiscal year upon notice thereof to the unit owner and thereupon the unpaid balance of the special assessment shall become due and payable upon the date stated in the notice,

but not less than thirty (30) days after the delivery of or mailing of said notice to each unit owner.

ARTICLE VII. COMPLIANCE AND DEFAULT

Section 1. Violations

In the event of a violation (other than the non-payment of an assessment) by the unit owner of any of the provisions of the Declaration, of the Bylaws, or of the applicable portions of the Condominium Act, the Association by the direction of its Board of Directors may notify the unit owner by written notice of said breach by mail, and if such violation shall continue for a period of thirty (30) days from the date of the notice, the Association through its Board of Directors shall have the right to treat such violation as intentional and inexcusable and may then at its option, have the following elections:

An action at law to recover for its damages on behalf of the Association or on behalf of the other unit owners;

An action in equity for such equitable relief as may be necessary under the circumstances, including injunctive relief. Upon a finding by the Court that the violation complained of is willful and deliberate, the unit owner so violating shall reimburse the Association for reasonable attorney's fees incurred by it in bringing such action. Failure on the part of the Association to maintain such an action at law in equity within thirty (30) days from the date of a written request, signed by a unit owner, sent to the Board of Directors, shall authorize any unit owner to bring an action in equity or suit at law on account of the violation, in the manner provided for by the Condominium Act. Any violations which are deemed by the Board of Directors to be a hazard to public health may be corrected immediately as an emergency matter by the Association, and the cost thereof shall be charged to the unit owner as a specific item which shall be a lien against said unit with the same force and effect as if the charge were a part of the common expense.

Section 2. Negligence or Carelessness of Unit Owner

Unit owners shall be liable for the expense of any maintenance, repair or replacement necessary by his act, neglect or carelessness, or by that of any member of his family, or his or their guests, employees, agents or lessees, but only to the extent that such expense is not met by proceeds from insurance carried by the Association, if any. Such liability shall include any increase in insurance rates occasioned by use, misuse, occupancy or abandonment of any unit or its appurtenances. Nothing herein contained however shall be construed so as to modify any waiver by insurance companies or rights of subrogation. The expense for any maintenance, repair or replacement required, as provided in this section, shall be charged to said unit with the same force and effect as if the charge were a part of the common expense. Said lien shall be subordinate to the lien of any first mortgage on a given RV Club Unit.

At the discretion of the Grounds Committee and/or Board of Directors, any owner whose lot contains any deteriorating or unsightly appearance such as peeling paint, rotting wood or general decay due to lack of upkeep, or a structure deemed as "unsafe", that property owner may be issued a written warning specifying the nature of the deterioration or unsightliness, requiring the affected owner to remedy the condition cited within sixty (60) days of his receipt of notification thereof. If the lot violation(s) is not corrected within sixty (60) days, a fine of \$100.00 per violation, per month will be assessed with applicable late fees. Notices will be sent by the Board and/or Grounds Committee by registered mail, return receipt requested. Lot clean-up work may be done by the Association after sixty (60) days if there is not response by the lot owner, and the lot owner will be billed accordingly. Should the owner refuse reimbursement to the Association for said work Woodwinds RV Resort will have the right to file a lien against the property.

Section 3. Costs and Attorney's Fees

In any proceeding arising because of an alleged default by a unit owner, the prevailing party shall be entitled to recover the cost of the proceedings and such reasonable attorney's fees as may be determined by the court.

Section 4. No Waiver of Rights

The failure of the Association or of a unit owner to enforce any right, provision, covenant or condition which may be granted by the RV Club documents shall not constitute a waiver of the right of the Association or unit owner to enforce such a right, provision, covenant or condition in the future.

Section 5. No Election of Remedies

All rights, remedies and privileges granted to the Association or unit owners pursuant to any terms, provisions, covenants or conditions of the RV Club documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be granted to such other party by the RV Club documents, or at law, or in equity.

ARTICLE VIII. AMENDMENT TO THE BYLAWS

Subject to the provisions of Article XIII, Section 5 thereof, these Bylaws may be altered, amended or added to at any duly called meeting of the unit owners provided:

(1) Notice of the meeting shall contain a statement of the proposed amendment.

- (2) If the amendment has received the unanimous approval of the full Board of Directors, then it shall be approved upon the casting of an affirmative vote by the majority of the voting members.
- (3) If the amendment has not been approved by the unanimous vote of the full Board of Directors, then it shall be approved upon the casting of an affirmative vote of not less than three fourths (3/4) of the voting members.
- (4) Said amendment shall be recorded and certified as required by the Condominium Act. Notwithstanding anything above to the contrary, until one of the events in Article III, Section 2 of the Bylaws occurs, these Bylaws may not be amended without a prior resolution requesting said amendment by the Board of Directors.

ARTICLE IX. INDEMNIFICATION

The Corporation shall indemnify every Director and every Officer, his heirs, executors and administrators against all loss, cost and expense reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being a Director or Officer of the Corporation, including reasonable counsel fee to be approved by the Corporation, except as to matters where he shall be finally adjudged in such action or proceeding to be liable for or guilty of gross negligence or willful misconduct.

The foregoing rights shall be in addition to and not exclusive of, all other rights to which such Director and Officer may be entitled.

ARTICLE X. LIABILITY SURVIVES TERMINATION OF MEMBERSHIP

The termination of membership in the RV Club shall not relieve or release any such former owner or member from any liability or obligations incurred under or in any way connected with the RV Club during the period of such ownership and membership, or impair any rights or remedies which the Association may have against such former owner and member arising out of or in any way connected with such ownership and membership, and the covenants and obligations incident thereto.

ARTICLE XI. LIMITATION OF LIABILITY

Notwithstanding the duty of the Association to maintain and repair parts of the RV Club property, the Association shall not be liable for injury or damage caused by a latent condition in the property, nor for injury or damage caused by the elements, or by other owners or persons.

ARTICLE XII. PARLIAMENTARY RULES

Roberts Rules of Order (current edition) shall govern the conduct of the Association meetings when not in conflict with the Condominium Act, the Declaration or these Bylaws.

ARTICLE XIII. LIENS

Section 1. Protection of Property

All liens against an RV Club unit, other than for permitted mortgages, taxes or special assessments, shall be satisfied or otherwise removed within thirty (30) days of the date of the lien attached. All taxes and special assessments upon an RV Club unit shall be paid before becoming delinquent, as provided in these RV Club documents, or by law, whichever is sooner.

Section 2. Notice of Lien

A unit owner shall give notice to the Association of every lien upon his unit, other than for permitted mortgages, taxes and special assessments, within five (5) days after attaching the lien.

Section 3. Notice of Suit

Unit owners shall give notice to the Association of every suit or other proceedings which will or may affect title to his unit or any other part of the property. Such notice to be given within five (5) days after the unit owner received notice thereof.

Section 4. Failure to Comply

Failure to comply with this article concerning liens will not affect the validity of any judicial sale.

Section 5. Permitted Mortgage Register

The Association shall maintain a register of all permitted mortgages and at the request of a mortgagee, the Association shall forward copies of all notices for unpaid assessments or violations served upon a unit owner to said mortgagee.

ARTICLE XIV. RULES AND REGULATIONS

Section 1. As to Common Elements

The Board of Directors may, from time to time, adopt or amend previously adopted administrative rules and regulations governing the details of the operation, use maintenance, management and control of the common elements of the RV Club and any facilities or services made available to the unit owners. The Board of Directors shall,

from time to time, post in a conspicuous place on the RV Club property; a copy of the rules and regulations adopted by the Board of Directors.

Section 2. As to RV Club Units

The Board of Directors may, from time to time, adopt or amend previously adopted rules and regulations governing and restricting the use and maintenance of the RV Club unit(s) provided that copies of such rules and regulations changes are furnished to each unit owner thirty (30) days prior to the time the same becomes effective and where applicable or desirable, copies thereof shall be posted in a conspicuous place on the RV Club property.

Section 3. Building Rules and Regulations

The building rules and regulations herein enumerated shall be deemed in effect until amended by the Board of Directors and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey such rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, and persons over whom they exercise control and supervision.

Section 4. Conflict

In the event of any conflict between the rules and regulations contained herein, or from time to time amended or adopted, and the RV Club documents, or the Condominium Act, the latter shall prevail. Where required by the Condominium Act, any amendment to the rules and regulations herein shall be recorded in the official Record of the County in which this RV Club is located in the manner required by the Condominium Act.

If any irreconcilable conflict should exist or hereinafter arise, with respect to the interpretation of these Bylaws and the Declaration, the provisions of the Declaration shall prevail.

Section 5. Prior to Sale of Unit

Prior to the sale of any RV lot, the current owners are obligated to present a current copy of the Covenants and Bylaws to the prospective buyer, who must sign a statement that he has a copy of said documents, has read same, and will abide by the contents therein.

Drafted and approved as drafted by Woodwinds RV Club Owners' Association, Inc., by Randall Richardson, its President on this the _____ of July, 2021.

Attest

Woodwinds RV Club Owners' Association, Inc.

[Handwritten signature of Shonna Likens]

Shonna Likens

Randall Richardson

Secretary

President

State of New Mexico

County of Lincoln

This instrument was acknowledged before me on the _____ day of July, 2021

By Randall Richardson, President of the Woodwinds RV Club Association, Inc., a New Mexico Corporation, on behalf of said Corporation.

[Handwritten signature of Notary Public]

Notary Public

My commission expires: 9-8-2021

STATE OF NEW MEXICO, LINCOLN COUNTY: Recorded this _____ day of July, 2021 at _____ in the Lincoln County records, Book _____ Pages _____.

Rec. # _____

_____ by _____

Deputy Lincoln County Clerk

LINCOLN COUNTY FIRE SAFETY POLICY

THE LINCOLN COUNTY FIRE POLICY SPANS A BROAD SPECTRUM OF MUNICIPAL, INSTITUTIONAL, COMMERCIAL, MULTI AND SINGLE FAMILY PUBLIC AND PRIVATE STRUCTURES. IT PROVIDES GUIDELINES THAT ARE INDIVIDUALLY APPLICABLE TO EACH SPECIFIC TYPE OF FACILITY. IT IS FLEXIBLE BY DESIGN. OBVIOUSLY ONE PLAN IS APPROPRIATE FOR A PREVENTIVE PLATFORM. QUITE ANOTHER IS APPLICABLE IF A FIRE IS APPROACHING AND THERE IS IMMEDIATE DANGER.

WOODWINDS RV RESORT FIRE PREVENTION AND SAFETY POLICY

THE RESORT POLICY IS TO PROVIDE AND FOLLOW THE GUIDELINES AND BEST PRACTICES THAT ARE APPLICABLE TO OUR SITE, AND PROFILE OF STRUCTURES.

- * REMOVE ALL DEAD AND DYING VEGETATION.
- * TRIM TREE CANOPIES
- * REMOVE LEAF LITTER (DRY LEAVES/PINE NEEDLES) FROM YARD, ROOF, AND RAIN GUTTERS
- * RELOCATE WOODPILES OR OTHER COMBUSTIBLE MATERIAL 30 OR MORE FEET FROM STRUCTURE
- * REMOVE OR PRUNE VEGETATION NEAR WINDOWS
- REMOVE "LADDER FUELS" (LOW LEVEL VEGETATION THAT ALLOWS THE FIRE TO SPREAD FROM THE GROUND TO THE TREE CANOPY). CREATE A SEPARATION BETWEEN LOW LEVEL VEGETATION AND TREE BRANCHES, BY REDUCING HEIGHT OF LOW LEVEL VEGETATION AND/OR TRIMMING TREE BRANCHES.
- * OPEN FIRE PITS AND BRUSH BURNING ARE NOT ALLOWED IN THE RESORT

THE RESORT USES FUNDS FROM THE GENERAL ACCOUNT EACH YEAR AT THE BEGINNING OF THE OPEN SEASON TO REMOVE PINE NEEDLES, CLEAN GUTTERS 13 FEET HIGH AND LOWER, TRIM TREES, AND REMOVE BRUSH AND LITTER. AFTER THIS INITIAL CLEANUP, IT IS THE RESPONSIBILITY OF EACH OWNER TO MAINTAIN THEIR SITE (S).

Woodwinds RV Resort Fire Prevention and Safety Policy Attachment to Covenants and Bylaws