

Lazy Y Rockin J RV Park  
Maintenance Statement

In response to the request that a maintenance statement addressing ownership and maintenance shall be submitted with the rezoning request,

All maintenance will be the responsibility of the landowner, Longhorn Acres Land and Cattle, LLC. The RV Park management and operation is anticipated to be performed by Lazy Y Rocking J, LLC (LYRJ) under a management agreement.

Maintenance will be required for the following:

1. Sanitary sewer system (OWTS) will require a licensed operator. LYRJ will engage a properly licensed operator to perform the required tasks, and will be responsible for all other related maintenance responsibilities.
2. Sanitary sewer dump station will be maintained by LYRJ.
3. The Water system including the well, pumps, cisterns, distribution systems water quality and testing will be operated and maintained by LYRJ or otherwise qualified individuals.
4. Storm Water Detention Pond and other storm water improvements including silt management, mowing, trash collection and disposal will be maintained by LYRJ.
5. Landscape maintenance for trees and plants will be maintained by LYRJ to include mowing, pruning, fertilization etc.
6. All Interior Roads, Parking areas and campsites will be maintained by LYRJ to keep those facilities in excellent repair.
7. Open Space including native trees and grasses will be the responsibility of LYRJ to include appropriate wildland fire mitigation, mowing, control of any noxious weeds and any other pests.
8. Common Areas will be maintained by LYRJ and will include Fences, Playgrounds and playground equipment, Walking paths and the Recreation facility.