

## Resort Guidelines

The following guidelines are designed to make your stay at the resort as pleasant and enjoyable as possible. They have been designed to preserve nature at its best, protect the property, its guests, and conform to certain state and local requirements. It is our hope that by following these guidelines, the resort can be a more pleasant, beautiful, and desirable place to stay.

### I. Resort

- A. **Quiet Hours:** 10:00 pm. to 8:00 am. Please show courtesy to all our guests as noises from a site can create a disturbance or interfere with other guests' enjoyment.
- B. **Speed Limit:** The speed limit is 5 mph throughout the resort.
- C. **Laundry:** The resort has a laundry room located in the bathhouse at the front of Row 400. They are open 24 hours a day, 7 days a week.

### II. Sites

- A. **Use:** Guest(s) may use one RV site for one recreational vehicle. Additionally, they may have two passenger automobiles. Please do not park your vehicle(s) on an empty site or the grass.
  1. **Number of People:** 2 adults and their children 18 and under are allowed. Maximum occupancy per site is 6.
  2. **Visitors:** Guests may have visitors. All visitors must be pre-registered and pre-pay the current guest fee at the office prior to entry. Check-in is not permitted after 8:00 pm.
  3. **Children:** All children must be at their site by 10:00 pm. Parents or legal guardians are responsible for the whereabouts, actions, and safety of their children at all times. Children must be under adult supervision during quiet time and while going to the washroom. No one under the age of 18 years of age shall be left unsupervised.
  4. **Pets:** Pets are welcome in the resort provided that they are kept quiet, on a leash and the guidelines below are followed:
    - a) Retractable leashes may not extend more than 6 feet.
    - b) All pets must wear a collar and a tag identifying the owner with a phone number.
    - c) Please do not tie your pet(s) outside or leave them unattended.
    - d) Owners are responsible for cleaning up after their pets at all times.
    - e) Pets are not allowed in resort-owned buildings, amenities, and bathhouses.
    - f) All pets must be vaccinated.
    - g) We have no breed restrictions but any dog showing aggressive behavior must be removed from the resort.
    - h) Pet owner agrees to carry insurance and to indemnify the resort for any injury or damage caused by the pet.

- i) There is a dog run/park available for our guests along with baggies and garbage for dog waste. In our Dog Park, pets still must be picked up after and can be off their leash inside the fence.
- B. **Usage:** The usage of each site and of the resort is restricted for camping purposes only. Guest(s) may not claim the resort as their primary residence temporary or otherwise. All persons and guests must maintain a primary residence elsewhere. Private or commercial enterprises, trade, religious, educational, or other similar enterprises may not be conducted at the resort. Porch, lawn, yard, or similar sales, may not be conducted.
- C. **Access:** Do not cut across sites, play loud music or do anything to disturb the peaceful enjoyment of all the other guests. Be considerate and respectful of your neighbor's privacy and property at all times.
- D. **Campfires:** Personal campfires are not allowed on the site.
- E. **Not Permitted:** All guests must preserve and protect the wooded area around the resort. Destruction of wildlife, trees, or other growth is not permitted. Additionally not permitted which may harm the natural beauty of the resort is: painting on rocks or resort property, climbing, constructing swings, wrapping rope or wire, tying or leaning anything to or against trees. As well as, no driving nails or screws, transplanting trees or shrubs, or cutting or picking vegetation.
- F. **Existing:** Guest(s) shall not alter, remove, destroy, modify, and/or change any existing site improvements. These improvements are but are not limited to: landscaping (trees, shrubs, and plants), vehicle/RV pads, water/sewer risers, and electric pedestals.
- G. **Temporary:** Lawn ornaments, statues, screen houses, skirting, planters, or other exterior decorations of any description may be placed on a site with resort management approval.
- H. **Prohibited:** The following items are prohibited and may not be erected or installed in the resort at any time. Prohibited items are carports, fences, clotheslines, pool and hot tubs (inflatable or otherwise), dog runs (on your site), or offensive drapery.

### III. Lakes

- A. Our lake has a variety of native fish for your angling pleasure. Fishing is allowed from the shoreline and is catch and release only. No boats or rafts are permitted in the water. Swimming is not allowed in the lake.

### IV. Conduct/Behavior

- A. **Alcohol:** Where permitted, alcoholic beverages must be kept in a concealed container or in a koozie. Under no circumstances will minors as determined by state and local law, be served or allowed to consume alcoholic beverages at the resort.

- B. **Smoking:** Smoking is not permitted in any resort-owned buildings, amenities, and bathhouses. Smoking material must be extinguished in an appropriate fire container, not on the ground.
- C. **Behavior:** No illegal, destructive, threatening, abusive, or offensive activities/behaviors shall be conducted at any site, nor shall anything be done within the resort which is or could become an unreasonable annoyance or nuisance to neighboring sites. Examples of objectionable behavior include but are not limited to the following:
1. Loud Noises, whether mechanical, musical, or vocal
  2. Use of foul or indecent language
  3. Causing damage to property of the resort or another guest's property
  4. Drunken, disorderly conduct
  5. Failing to follow the guidelines
  6. Failing to follow the directions of the resort management or staff
  7. Any behavior that results in the police being called
- Violation of these or any other guidelines can result in eviction and removal from the property with no refund.
- D. **Firearms:** The use, display, and possession of firearms, air arms, paintball guns, fireworks, explosives, weapons, and illegal drugs or substances are strictly prohibited. Violation of this rule will result in immediate eviction.

## V. Vehicles

### A. **RV Appearance**

1. Exterior should be kept clean and well maintained. This includes power washing and painting when necessary.
  2. Doors, shrouds, panels, windows, and coverings, etc. should be intact and not unsightly.
  3. At no time are tarps allowed on or around any of the units.
  4. Awnings should be clean, well maintained, and in operable condition.
  5. All windows must be maintained properly and must have appropriate window coverings on them with no broken or damaged panes or blinds.
  6. All hoses, wires, etc. should route through ports as originally designed.
  7. Exterior should be free of duct tape, repair tape, excessive caulk, etc.
- B. **Bicycles:** For the safety of both riders and pedestrians, bicycles are not to be ridden in any resort-owned buildings, amenities, and bathhouses or in the resort after dark.
- C. **Motorcycles:** Guests who use a motorcycle as a means of transportation to and from the resort may drive it directly to and from the site. Extreme care should be taken to avoid disturbing others by causing excess noise or driving in an unsafe manner (no joy rides).

- D. **Other vehicles:** Dune buggies, ATVs, dirt bikes, and other similar motorized vehicles are not permitted to be driven in the resort. Golf carts are permitted with management approval. All motorbikes, motor scooters, or any sound-producing registered vehicles used for transportation shall be used only when you enter and leave the resort.
- E. **Boats & Trailers:** Trailer and boats are allowed to be parked at your campsite if attached to your RV. Please call the office for additional information.
- F. **Deliveries:** Permissions must be obtained from management for any delivery trucks or other commercial vehicles to make deliveries to your site. If packages are sent to the resort, it is at your own risk. Management assumes no responsibility for the receipt or delivery of guest packages. Guests should meet food delivery drivers at the office.

#### VI. **Utilities and Other Services**

- A. **Electricity:** The site will be supplied with one electric meter by the Resort. The meter shall remain at all times the property of the Resort. The resort is responsible for the maintenance of the electric lines to the meters and pedestals located on each site. The resort is not responsible for lightning or power surge damage to the Guest(s) appliances.
- B. **Water:** Water is provided by the Resort. It is to be used for drinking and household use only (no car or RV washing). There shall be no washing of dishes or utensils in restrooms or water fountains.
- C. **Refuse Disposal:** Garbage shall be at all times placed in plastic garbage bags and disposed of in the appropriate dumpster and not on top of dumpsters. Large items such as furniture, mattresses, grills, etc. may not be disposed of at the resort and must be removed from the property by the guest.

- VII. **Liability:** All Guest(s) agrees to hold harmless, indemnify and defend the Owner and Owner's management for any bodily or other personal injury to any guest as well as for any property damage sustained on the site or resort including but not limited to natural causes (ie. tree or limbs falling) nor for spoilage of refrigerator/freezer food due to loss of electricity. The guest(s) shall further indemnify, hold harmless and defend the Owner and Owner's management personnel from any and all losses, damages, expenses, including reasonable attorney's fees, arising out of any claim asserted by any person for loss, damage, or injury to such person caused by any act, fault, neglect or omission of any guest(s) at the site or in the resort. The Owner and Owner's management are not responsible for lost, stolen, or damaged articles of any guest(s) under any circumstances. Guest(s) are advised to maintain their own liability, health, and property insurance covering all of their risks at the resort.

- VIII. **Insurance:** All guest(s) must provide for their own property insurance covering personal belongings. The resort's insurance does not cover incidents occurring on a site or involving personal property belonging to a guest(s).
- IX. **Emergency:** In case of an emergency which includes but is not limited to: acts of God, fire, flood, natural disaster, strikes, war or threat of war, acts or threats of terrorism, civil disorder, unauthorized strikes, governmental regulation, or advisory, disease outbreaks, epidemics, pandemics, or other similar occurrences beyond the owner's control, management reserves the right to close any part or all of the resort. As soon as the emergency is remedied, it will be reopened. The resort is not responsible for fire, theft, or damage to equipment, cars, or other personal property. Management reserves the right to go on any site for the preservation or repair of utility or natural resource and to remove any equipment etc. for that purpose, replacing the same as nearly as possible to its prior location, and to temporarily disconnect any utilities to perform this duty. Management reserves the right to remove any tree or other object from the site for safety, health, or beautification reasons.
- X. **Activities Waiver - Acknowledgement and Acceptance of Risk:** When applicable, in consideration of the resort furnishing services and/or equipment to enable all guests to participate in any resort activities, all guests agree as follows: All guests voluntarily choose to engage in activities, in and around the grounds and waters of the resort. Certain risks are inherent in any recreational activity and cannot be eliminated, altered, or controlled and these risks that contribute to the unique character of the outdoor activities can also be the cause of injury, illness, death, and damages. All guests know and fully understand that an outdoor activity, such as swimming, waterslide, lazy river, or outdoor/indoor activities and games, or any other vessel are outdoor adventure activities in a wilderness environment with inherent risks and hazards where serious accidents can occur, participants can die, sustain injuries and property damage can occur. All guests acknowledge and willingly assume all risks and hazards for all resort activities. Guests understand that they can not make a claim, sue, or expect the resort owner's officers, agents, employees, and associates, or its beneficiaries to be legally responsible or pay for any damage or injuries. The undersigned understands and acknowledges that the above list is not complete or exhaustive and that other risks, known or unknown, anticipated or unanticipated may also exist and result in injury, illness, disease, death, or damage. My participation in any activity is purely voluntary and I elect to do so at my own risk at all times while at the resort.
- XI. **Enforceability:** Should any portion of a provision of these guidelines be determined invalid or unenforceable under the laws of this state such determination shall not affect the validity or enforceability of the remaining provisions herein.