

LEASE AGREEMENT

THE HIDEAWAY CAMPGROUND-NEW TAZEWELL LEASE AGREEMENT

This Lease Agreement is entered into and is effective as of the _____ day of _____, 20____ and between The Hideaway Campground-New Tazewell (hereinafter _____ "HCNT"), and

_____ (hereinafter "Tenant(s)"). For and in consideration of the terms, conditions, provisions, and promises contained herein, the parties agree as follows:

1. LOT. HCNT hereby leases and rents to Tenant(s) who hereby leases and rents from HCNT the camping Lot designated as Lot _____ to be used by Tenant(s) as a personal residence for a Camper/RV and for no other use or purpose.

2. TERM. The term of this lease is for one (1) year beginning on the effective date written above and expiring one (1) year later on the _____ day of _____, 20____ unless sooner terminated by HCNT as set forth herein.

3. RENEWAL. Unless either HCNT or Tenant(s) provide written notice to the other party at least 60 days before the expiration date stating they do not want to renew this Lease Agreement, then it shall automatically renew for successive one (1) year terms, until either HCNT or Tenant(s) provides written notice to the other party at least 60 days before the expiration of the then-current term stating that it does not want to renew this Lease Agreement. If renewed, the new rent amount will be the prevailing rate that HCNT is charging at the time of the renewal.
Renewal Initials: _____

4. RENT. Tenant(s) jointly and severally agree to pay rent to HCNT in the amount of **\$ 3,300 per year**, which totals to the amount of **\$275 per month** in advance without demand, deduction, or setoff. Such rent is due on the first day of the applicable calendar month. If Tenant(s) is paying rent on a monthly basis and the one-year term begins on a day other than the first day of a calendar month, then the monthly rent for the first month shall be due on the effective date written above and shall be prorated based on the number of days remaining in the first calendar month. Likewise, if the one-year term ends on a date other than the last calendar day of the month, then the monthly payment of rent for the last month shall also be prorated accordingly. Tenant(s) waives any requirement for written notice (Invoicing) of nonpayment of rent. Automated Clearing House (ACH) electronic payments are the method of monthly rental payment. If Tenant(s) chooses not to pay with monthly ACH payments, the upfront annual payment of \$3,300.00 will be required, and a certified cashiers check must be submitted to ARETAS, LLC AT 294 SQUIRES CIRCLE LEXINGTON, KY 40515.

Rent Initials: _____

5. LATE FEE. Tenant(s) agrees that a five percent (5%) late penalty will be added to the amount of rent outstanding if payment is not received by HCNT on or before the close of business on the first day of each month. An additional five percent (5%) will be added for every five (5) days that the rent is late. Tenant(s) further agrees to pay \$35.00 to HCNT for each dishonored/NSF bank check. All costs incurred for collections will be applied. Late Fee Initials: _____

6. SECURITY DEPOSIT. Tenant(s) hereby deposits **\$ 275** as a security deposit, to be held by HCNT during the term of this Lease Agreement. Tenant is aware that the security deposit is not meant to cover month 12 rent. The deposit covers any damages to HCNT property, disconnecting utility fees, and disposal of Tenant belongings left on HCNT property. The deposit may be applied by HCNT toward unpaid rent and/or payment for any damages to the Lot or HCNT property and/or damages resulting from the violation of or non-performance by Tenant(s) of any term or condition of this Lease Agreement or of HCNT Rules, as amended. If the tenant decides to decline renewal after 12 months, then the security deposit will be returned if no damages to the Lot or HCNT property have occurred during the terms of the lease. Said deposit is to be forfeited to HCNT if Tenant(s) vacates the Lot prior to the end of the original or any renewal term. You must give a 60 day written notice of non-renewal of lease. Security Deposit Initials _____

7. EARLY TERMINATION. The Tenant(s) shall have the right to terminate this Lease at any time providing at least 60 days written notice to HCNT along with a fee that is equal to \$ 275 times the number of months remaining on the 12 month lease. During the notice period for termination, the Tenant(s) will remain responsible for the payment of rents and the terms of this agreement shall still govern.

8. POSSESSION. HCNT shall deliver possession of the Lot to Tenant(s) on the first day of the term hereof, provided however, should HCNT be unable for any reason beyond HCNT'S control to deliver possession of the Lot, then HCNT shall be liable to Tenant(s) only to the extent of an abatement of rent from the date of the commencement of this Lease Agreement to the date possession of the Lot is delivered to Tenant(s) on the rental basis set forth herein. The removal of the Camper/RV from the Lot shall not relieve Tenant(s) of any obligations under this Lease Agreement, including but not limited to the obligation to pay rent, nor shall any such removal impair any rights that HCNT has under this Lease Agreement.

9. RULES. Attached hereto as Exhibit A are HCNT's Rules, Regulations, and Policies (hereinafter "Rules"), which are incorporated herein by reference.

10. VIOLATION/NONCOMPLIANCE BY Tenant(s). In the event there is a violation of or noncompliance or nonperformance by Tenant(s) of any provision, term or condition of this Lease Agreement or of the Rules, as amended, then HCNT may immediately terminate this Lease Agreement, and Tenant(s) shall have ten (10) days to vacate the Lot. HCNT may, in its sole discretion, give Tenant(s) the opportunity to cure such violation, noncompliance, or nonperformance by the payment of unpaid rent owed, the making of repairs, or the payment of

damages, within a stated number of days, and if Tenant(s) fails to do so, then HCNT may immediately terminate this Lease Agreement and Tenant(s) shall have ten (10) days to vacate the Lot. In the event of any termination by HCNT, with or without cause, Tenant(s) shall have ten (10) days to vacate the Lot. Any property, personal or otherwise, remaining after ten (10) days shall be treated as abandoned and Paragraph 18 shall govern the items thereafter. In the event any action is commenced for violation of or noncompliance or non-performance by Tenant(s) of any provision, term or condition of this Lease Agreement or of the Rules, as amended, or to enforce this Lease Agreement or the Rules, then HCNT shall be entitled to recover its attorneys' fees and costs incurred in addition to all other available remedies. HCNT's right to receive the payment of rent from Tenant(s) and to pursue all available remedies against Tenant(s) shall survive the expiration or early termination of this Lease Agreement Initials: _____

11. VOLUNTARY TERMINATION BY HCNT. Notwithstanding anything to the contrary herein, HCNT shall have the right to terminate this Lease Agreement at any time, without cause, by providing written notice to Tenant(s) at least 30 days prior to the date said termination is to take effect. Tenant(s) shall vacate the Lot on the termination date. In such event, any unearned but prepaid rent shall be refunded to Tenant(s) from the date of termination.

12. TENANT(S)' RESPONSIBILITIES. Tenant(s) shall be responsible for any damage or injury to the Lot, or to HCNT property, or to the property of another leasee or person, caused by Tenant(s), or a family member, guest, invitee, or pet of Tenant(s)

13. USE OF LOT. Tenant(s) shall maintain the Lot in such condition as accepted at the commencement of this Lease Agreement, and shall on its termination surrender the Lot in the same condition. Tenant(s) shall not make any alterations, additions, or improvements to the Lot without the prior written approval of HCNT, including but not limited to any screen enclosures, awnings, decks, porches, utility buildings, sheds, television or radio antennas, or other structural additions. Tenant(s) may landscape the immediate area of their Lot with prior written approval of HCNT. Any such alterations, additions, improvements, or landscaping must meet all building codes and regulations, and shall be forfeited to HCNT upon termination unless otherwise agreed in writing. Any digging must be approved in advance by HCNT due to the location of underground utilities. Building regulations vary per lot location due to underground utility location and land topography. Use of Lot - Initial: _____

14. LIMITS OF USE. Tenant(s) shall not use the Lot for any purpose other than as a personal residence for a Camper/RV. Tenant(s) shall not permit anything upon said Lot or upon HCNT property that will invalidate HCNT's insurance on its property or increase the rate thereof, or in any manner deface or injure HCNT's property. Tenant(s) shall not permit any objectionable odors, permit or create any objectionable noise or nuisance or disturb the peace, or interfere with any other tenant in the quiet enjoyment of their lots. Tenant(s) shall comply with all health, criminal, fire, zoning, land use, and other governmental laws, ordinances, codes, and regulations. Tenant(s) shall comply with all provisions of the Rules, as may be amended. Tenant(s) consents to giving access to HCNT to the Lot at any time for inspection purposes, and access to their Camper/RV upon reasonable advance notice. Tenant(s) shall not build or place

structure (cover, decks, concrete pad, storage, etc.) in a manner that will impede the quick and easy removal/evacuation of camper from lot in emergency/natural disaster (fire, rising flood water, etc.).

15. RIGHT OF ENTRY. HCNT shall have the right to enter the Property during normal working hours in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. HCNT may exhibit the Property to prospective tenants purchasers, mortgagees, or lessees upon reasonable notice.

16. NO SUBLEASES. Tenant(s) shall not have the right to transfer, sell, pledge or assign his/her leasehold interest in the Lot or any part thereof to another individual. Tenant shall not have the right to sublease the Lot. Under no circumstances may any other person occupy the Camper/RV on a permanent or long-term basis. In the event that the tenant(s) attempt to transfer or sublease the lot, HCNT has the authority to terminate the lease agreement. Initial: _____

17. RISK/INSURANCE. Tenant(s) assumes all risk of injury, loss, or damage to the Camper/RV, automobiles and all personal property of Tenant(s) and the family members, guests, or invitees of Tenant(s), and agrees that HCNT shall not be liable or responsible for any theft, breakage, loss, or damage thereto. Further, Tenant(s) agrees that HCNT shall not be liable for any bodily injury or property damage to the person or property of Tenant(s) or any other person, including the family members, guests or invitees of Tenant(s), or any other tenant or person resulting from the actions or inactions of Tenant(s) or another tenant or person. HCNT does not have insurance coverage and has no obligation to have insurance coverage on any of the property of Tenant(s) or the family members, guests or invitees of Tenant(s), including but not limited to theft, fire or casualty insurance. Tenant(s) acknowledges and agrees that he/she has appropriate liability insurance coverage with adequate limits to cover liability claims resulting in bodily injury and property damage. Tenant(s) must provide HCNT with a copy of the current declarations page of the insurance policy. Initial: _____

18. CASUALTY. In the event of an act of God (i.e., flood, landslide, earthquake), or an act of TVA or other governmental entity or agency, or other act or casualty beyond the control of HCNT renders the Lot to be unfit for its intended purpose, prevents use of the Lot, or prevents normal ingress and egress to the Lot, then HCNT may either (a) repair the casualty, or (b) immediately terminate this Lease Agreement. If HCNT elects to repair the casualty, Tenant(s)' obligation to pay rent shall be abated during the period of such repair. Initial: _____

19. HAZARDOUS MATERIALS. Tenant(s) shall not keep on the Property any item of a dangerous, flammable, or explosive nature that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company.

20. ILLEGAL ACTIVITIES. All activities and conduct deemed illegal by Tennessee law are expressly prohibited on the Premises.

21. EMINENT DOMAIN. If the Lot or HCNT property is taken by eminent domain, this Lease Agreement shall, at HCNT'S option, terminate. Upon termination, Tenant(s) shall be responsible for the rent prorated to the date of termination. Tenant(s) shall have no claims against any awards made to HCNT by reason of any taking by eminent domain. Initial:_____

22. ABANDONMENT. Tenant(s) must give HCNT advance notice of any anticipated extended absence in excess of thirty (30) days. Tenant(s)' unexplained and/or extended absence for 30 days or more without the payment of rent as due shall be prima facie evidence of abandonment. HCNT is then expressly authorized to enter, remove and store Tenant(s)' Camper/RV and property belonging to Tenant(s) and others. If Tenant(s) does not claim said property within an additional 30 days, HCNT may sell or dispose of it and apply the proceeds of the sale to the unpaid rents, damages, storage fees, sale costs, court costs, advertisement and attorney fees. Any balances are to be held by HCNT for Tenant(s) for a period of six (6) months subsequent to the sale date and thereafter are considered forfeited to HCNT.

23. NO PARTNERSHIP/JOINT VENTURE/BAILMENT. Nothing herein shall be interpreted or construed as creating any partnership or joint venture between the parties hereto, or any bailment. The only relationship created by this Lease Agreement is that of landlord and tenant.

24. NOTICE. Written notice to HCNT shall be mailed to 294 SQUIRES CIRCLE LEXINGTON, KY 40515. Notice to Tenant(s) shall be mailed to the address set forth in Tenant(s)' Application.

25. UTILITIES. Electricity is separately metered at each Lot. Tenant(s) shall cause electricity for their Lot to be placed in Tenant(s)' name within three (3) days of occupancy. In the event Tenant(s) fails to do so, HCNT may terminate electricity services to the Lot. Tenant(s) shall be responsible for arranging for the installation of electricity and connection to their Camper/RV, including installation of any electric box or meter and inspection by the electric utility company. Tenant(s) shall be responsible for all expenses, bills, fees, and charges for the electricity. If the Camper/RV is not up to code, the electric utility company will deny installation of electricity. HCNT shall be responsible for the cost of water and sewer provided to the Lot with the exception of excessive use or neglected maintenance.

26. NOTICE TO HCNT OF ACCIDENT OR DEFECT. Tenant(s) shall promptly notify HCNT in writing of any accident to or defect in the water supply, water pipes, sewer pipes, electric pole or box, or electricity to the Lot, so that the necessary repairs can be made. HCNT shall not be liable for any damages due to the temporary breakdown or discontinuance of water, sewer, or electricity. Initials:_____ Lot # _____

27. NO SEXUAL OFFENDERS. Tenant(s) acknowledges that he/she and all guests are not registered sex offenders or required to register as a sex offender in any state. Tenant(s) agrees that he/she will not allow any individual who is a registered sex offender or required to register as a sex offender in any state on the LOT or HCNT property. If HCNT becomes aware that you are a registered sex offender or currently on trial for this offense then this lease will be

terminated, the lot will be vacated immediately, and authorities will be notified. Background checks will be done at HCNT discretion.

28. SAVINGS CLAUSE. If any term, provision, or portion of this Lease Agreement is determined by a competent court of law to be invalid, void, or unenforceable, the remaining portions shall nonetheless remain in full force and effect.

29. ACKNOWLEDGMENT. Tenant(s) hereby acknowledges that he/she has read this Lease Agreement, along with the Rules, as amended, and understands and accepts all of the terms, conditions, and provisions thereof, and will comply with them. Tenant(s) further acknowledges and agrees that the Rules may be amended from time to time at HCNT's discretion. Each Tenant(s) further acknowledges they are jointly and severally liable for Tenant(s)' obligations herein. Tenant(s) further agrees that he/she will not record or cause this Lease Agreement to be recorded in the county's Register's Office or in any other public office without the prior written consent of HCNT.

30. ASSIGNMENT. HCNT may assign this Lease Agreement upon providing written notice to Tenant(s). Tenant(s) may not assign his/her rights or obligations hereunder without the prior written consent of HCNT. Each and every provision, term, and condition contained herein shall apply to and be binding upon any successors and assigns of HCNT and Tenant(s).

31. INDEMNIFICATION. Tenant(s), for himself/herself, and his/her personal representatives, heirs, successors and assigns, hereby agrees to indemnify, exonerate, and hold HCNT and its agents, owners, employees and representatives harmless from, against, and in respect of any and all harm, losses, liabilities, damages, claims, lawsuits, fines, assessments, penalties, judgments, attorneys fees, and expenses for any and all liabilities for personal injury, loss of life, and property damage arising from or out of, in whole or part, any act or omission of Tenant(s) or the family members, guests or invitees of Tenant(s), or is in any way related to Tenant(s)' performance under this Lease Agreement.

32. DISPUTES. If a dispute arises during or after the term of this Lease between HCNT and Tenant(s), they shall agree to negotiate amongst themselves in good faith before any legal action is sought.

33. ARBITRATION. Any dispute, controversy or claim (collectively "Claims") arising out of or relating to this Agreement, including but not limited to Claims arising out of or relating to any underlying transaction giving rise to this Agreement, and including further, without limitation, Claims arising under contract, tort, statute, regulation, rule, ordinance or other rule of law or equity, shall be settled by arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules in effect at the time the arbitration is commenced, and judgment on the award rendered by the arbitrators may be entered in any court of competent jurisdiction. You and We also agree that the AAA Optional Rules for Emergency Measures of Protection shall apply to the proceedings. Any such arbitration shall be held in Claiborne County,

Tennessee, unless You and We mutually agree on a different location. We shall select and notify You of Our selection for the first arbitrator and within ten (10) days of Your having received notice of said selection, You shall notify Us of Your selection for the second arbitrator. A third arbitrator shall be selected by the arbitrators named by the aforementioned parties. Each party shall be responsible for its own costs and expenses, but the costs and expenses of the third arbitrator shall be shared by You and Us. You and We understand and agree that this Agreement and the transactions contemplated hereby will have a material connection to interstate commerce and intend that the Federal Arbitration Act applies hereto. An arbitration award may not be set aside except upon the limited circumstances set forth in the Federal Arbitration Act. The time for commencing an arbitration asserting any Claim shall be determined by reference to the applicable statute(s) of limitations, including the applicable rules governing the commencement of the limitations period, and a Claim in arbitration is barred to the same extent it would be barred if it were asserted in court rather than in arbitration. If any portion of this Arbitration Provision is deemed invalid or unenforceable, the remaining portions of this Arbitration Provision shall nevertheless remain valid and enforceable. In the event of a conflict or inconsistency between this Arbitration Provision and the other provisions of this Agreement or any prior agreement, this Arbitration Provision governs. Nothing herein is intended or should be construed as consent to class-action or representative arbitration. **YOU AND WE AGREE THAT ANY ARBITRATION WILL TAKE PLACE ON AN INDIVIDUAL BASIS ONLY. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION; HOWEVER, THEY UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION. YOU AND WE AGREE TO WAIVE THE RIGHT TO A TRIAL BY JURY.** This Paragraph shall survive the termination of this Agreement.

34. ATTORNEYS' FEES. In the event that the Tenant(s) should require the services of an attorney, file suit or other procedures in order to compel the Tenant(s) compliance with the Tenant(s) obligations, the terms of this Lease or other applicable laws, rules or codes, the Tenant agrees to reimburse all expenses incurred by HCNT in doing the same.

35. WAIVER. The failure of HCNT to insist upon the strict performance of any term or condition of this Lease Agreement, or to exercise any right, or remedy available upon a breach or default thereof, or acceptance of partial rent during the continuance of any such breach or default, shall not constitute a waiver of any such breach or default thereof.

36. TENNESSEE LAW. This Lease Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of Tennessee without regard to its conflicts of laws principles. The parties hereby agree that any court action must be filed in Claiborne County state courts or the federal court in Knoxville, Tennessee, and hereby consent to such jurisdiction and venue.

37. ENTIRE AGREEMENT. This Agreement constitutes the complete and final understanding and agreement of the parties with respect to the subject matter hereof. No modification of this Agreement shall be valid or binding unless made in writing and signed by all parties.

38. BINDING EFFECT. The terms, obligations, conditions and covenants of this Lease shall be binding on Tenant(s), HCNT, their heirs, legal representatives and successors in interest and shall insure the benefit of the same.

39. MODIFICATION. HCNT shall have the sole right to amend, alter, change or modify the terms of this agreement and the occupying rules and regulations provided written notice is supplied to Tenant(s) thirty (30) days prior to such change.

40. LOSS OF LIFE. In the event of lease holder's loss of life, the legal inheritor of the lease holder's estate may continue with a current lease. Inheritor must show legal right to original leaseholders property. If the inheritor wishes to continue the lease past the date in which the lease is paid, the inheritor must sign a new lease with current information. HCNT will not refund money paid in advance by the original lease holder to the lease's legal inheritor. If the inheritor wishes to remove property after the original lease is fulfilled, HCNT will evaluate HCNT property for damages and if no damages are found HCNT will refund the deposit to the lease inheritor. (Refer to Section 6 on lease)

41. KEY FOB. In the event Tenant(s) damage or lose any key fob supplied by HCNT, Tenant(s) are responsible for the replacement thereof, including but not limited to, a replacement fee of fifty dollars (\$50).

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the dates written below to be effective as of the date written above.

HCNT Rep: _____

Signature: _____

Date: _____

Tenant Printed Name

Tenant Signature

Date

Tenant Printed Name

Tenant Signature

Date

Automated Clearing House Payment

Please complete this form to aid in the use of Automated Clearing House (ACH) payments for monthly rent at The Hideaway Campground-New Tazewell. Rent will automatically be deducted from the account listed below on the first day of each month.

Name (as it appears on account): _____

Routing Number: _____

Account Number: _____

Revised 03/2023

RULES, REGULATIONS, AND POLICIES (Exhibit A to Lease Agreement)

The Hideaway Campground-New Tazewell
251 Molly Hollow Rd.
New Tazewell, TN 37825

WELCOME to THE HIDEAWAY CAMPGROUND-NEW TAZEWell (hereinafter "HCNT"), a secluded and spacious Camper/RV resort campground designed for comfortable and relaxing living. We expect all of our tenants and their families, guests, and invitees to abide by these Rules, Regulations, and Policies (hereinafter "Rules") for the safety, well-being, and enjoyment of everyone. Consideration and courtesy for others will make this a pleasant place in which to visit and live. We are glad you chose HCNT as your vacation home or second home, and your cooperation is necessary in helping us to maintain a clean, attractive, fun, and safe place for everyone that we all can be proud of. If you have any suggestions for improvement, please bring them to the attention of a HCNT staff member at the above address/phone number. Also, please ask if you have any questions.

1. All persons desiring to lease a Lot at HCNT must be 18 years of age, meet the required standards and credit checks, and sign a Lease Agreement.
2. The Camper/RV must be of adequate square footage for family size, be of good appearance and in good repair. Campers/RV's cannot be more than 10 years old, unless approved by HCNT with pictures of the Camper/RV taken within 2 weeks or by visual inspection. The use of any air conditioners, heat pumps, or heating units must be pre approved by HCNT.
3. HCNT must be notified when RV/Camper is being moved in (to insure proper placement) and being moved out. Each Lot is designated for one private/single family camper/RV, which must be parked in a designated area. When moving a camper out for maintenance, vacation, or use elsewhere, all outdoor accessories must be grouped together and secured on the gravel area of the lot. Outdoor accessories may include but not limited to: furniture, kayaks, paddles, floats, totes, etc.
4. When the lease is terminated, the lot must be left in the same condition it was in before the Camper/RV was moved onto the lot, which includes the removal of any and all personal property, debris, bricks, sewer piping, tie-downs, furniture, etc.
5. Tenant(s) is responsible for any family members, guests or invitees during their stay. Violations of any of these Rules by Tenant(s), or a family member, guest, or invitee of Tenant(s) may result in the immediate eviction of that person, and may result in termination of the Lease Agreement.

6. No peddling, soliciting, or commercial enterprise is allowed on HCNT property. Tenant(s) is requested to immediately call HCNT if approached in this fashion.

7. The arrest and/or conviction of Tenant(s), or a family member, guest, or invitee of Tenant(s), for the violation of any ordinance, crime, statute, or law may result in Tenant(s) termination and/or the expulsion of those involved. Background checks will be done at HCNT discretion.

8. All automobiles, utility trailers or boat trailers must be parked in the designated parking areas. Trailer(s) in an approved boat storage area must be a Tenant(s) boat or trailer. The trailer must also have the Tenant(s) Lot number in a visible place on the trailer. If a lot number is not present, the boat and or trailer may be subject to removal from HCNT property.

9. To protect the appearance of HCNT, all Campers/RVs must be attractively maintained, and comply with all state and local laws and ordinances. The exterior of all Campers/RVs must be maintained so as to be free of rust, dirt, dents, mildew, mold, faded siding, broken windows, and other general dilapidation. Approved screen enclosures, awnings, utility buildings or sheds, and other approved structural additions must be kept in good repair so as to be safe, stable and attractive. Tenant(s) is responsible for the general maintenance of its Camper/RV. Tenant(s) is further responsible for the appearance of the Lot and the Tenant(s) property, which must be maintained in a neat, clean, and sanitary condition at all times. HCNT reserves the right to perform this maintenance, if neglected, and to bill Tenant(s) accordingly for such work, and Tenant(s) consents to HCNT entering the Lot for inspection and performing the needed work. Any flag that is flown on the tenants lot is required to be pre-approved by HCNT. If tenant(s) fail to comply, then HCNT has the right to remove the flag.

10. There shall be no draining of sink water on the Lot or HCNT property. All Campers/RVs must use a sewer connector. Dumpsters are provided for household garbage only. Tenant(s) is responsible for placing all garbage in dumpsters. A trash clean up fee of \$25.00 per clean up will be billed directly to Tenant(s) responsible for leaving their trash on the ground by the dumpsters or on their lot instead of depositing the garbage inside the dumpsters.

11. There shall be no cutting, taking, or picking of flowers, fauna, plants, or trees on HCNT property. HCNT will mow all grass areas on the Lot and HCNT property. Lawn maintenance will be done at HCNT discretion. Tenant may mow their own lot in between HCNT performed lawn maintenance to meet your personal standards. Tenant(s) must remove all chairs, tables, grills, lawn décor, and other property from the grass area of the Lot so lawn maintenance can be performed during weekdays. If Lawn items are not moved and HCNT must move items for lawn maintenance Tenant(s) will be charged a lawn maintenance fee. Any lawn décor, chair, table, grills, etc. that are stationary must be approved for placement by HCNT. Tenant(s) may perform their own lawn maintenance but the standards of HCNT must be upheld and lawn must be regularly maintained. If lawn is left unmaintained and HCNT performs lawn maintenance and must move items to perform maintenance then Tenant(s) will be charged a lawn maintenance fee. Please remove items from lawn when leaving so grass will not be damaged.

12. The Tenant(s), parents/guardians or other persons responsible for children (under the age of 14) shall insure that they play in the Tenant(s) own Lot, and are expected to exercise control of the children's conduct at all times. Children (under the age of 14) are not allowed to roam free on HCNT without a parent or responsible adult. Children must be 18 or older to stay at Tenant(s) site alone. If younger siblings are present the 18 year old will be considered the responsible adult and will be held accountable for younger siblings.

13. Recreational facilities/areas are for the exclusive use of Tenant(s), their family members, guests, and invitees. Any rules posted at recreational facilities/areas must be followed. HCNT reserves the right to control and limit the use of these facilities/areas.

14. There shall be no riding of gas or electric mini bikes, dirt bikes, go-carts, four wheelers, ATVs, UTVs, scooters, or unregistered motorcycles and automobiles on HCNT property.
Initials: _____ Lot # _____

15. There shall be no hunting or the use of BB guns, air guns, firearms, guns, archery, or fireworks on HCNT property. If individual(s) is seen carrying a firearm on HCNT property HCNT reserves the right to ask for proof of Conceal Carry License. HCNT also reserves the right to deny access/terminate lease if individual(s) is non compliant when questioned.

16. There shall be no loud music or disturbing noises at any time. Quiet hours are from 10:00 PM until 7:30 AM. in which music, noise, barking, and voices must be kept to a minimum level so as not to disturb other tenants. The use of generators is not allowed during quiet hours. Children must also be with their parents/guardian or at their camper/lot for the duration of quiet hours. Quiet Hours Initial: _____

17. There shall be no boisterous, disruptive, obnoxious, harmful, improper, illegal or offensive conduct, or disturbance of the peace, fighting, profanity, abusive language, or activity or conduct that is a nuisance. Alcohol is only permitted to be consumed on Tenant(s)' Lot or other approved areas. There shall be no excessive use of alcohol or underage drinking. Any person consuming alcohol must be the legal age of 21 as set forth by government regulations. Any Tenant or Guest violating this rule will be asked to leave HCNT and may be reported to law enforcement. There shall be no drugs on HCNT property. HCNT reserves the right to refuse entry of anyone to its properties and to remove anyone from its property at its discretion.

18. The posted speed limits must be followed at all times. This applies to motor vehicles, motorcycles, golf carts and any other approved method of transportation. All vehicles must remain on the designated roads and there is to be no off-roading.

19. There shall be no trespassing or encroaching on other tenant's lots or adjoining landowners without their permission.

20. Campfires are allowed in a portable fire pit or fire rings. All fire rings must be approved and placed by HCNT. All campfires must be attended and controlled at all times, and extinguished before retiring for the night. Firewood shall be stored under Tenant(s)' Camper/RV. Fire rings must be kept in the gravel area of the lot and cannot be within 20 feet of neighboring camper.

21. Tenant(s) may have two (2) pets at their Lot. All pets are required to be indoor pets and must be treated as such. Pets must be kept on leashes at all times when outside of the Camper/RV. No pets are to be tied outside for extended periods of time. Tenant(s) must properly clean up after their pets, whether on their Lot or another area of HCNT. All pets must have proof of current vaccinations. HCNT may request that dogs who are aggressive, vicious, or that engage in excessive or loud barking, be removed from HCNT property. Any animals left behind on HCNT property after Tenant has removed their camper and terminated their lease will be considered abandoned and will be surrendered to an animal shelter or rehomed. Pets Initial: _____

22. Non-motorized bicycles and golf carts are permitted. All drivers of golf carts must have a valid state driver's license. No minor under the age of 16 years old is allowed to operate a golf cart in any manner, whether on your lap or under your direct supervision. Drinking and driving on golf carts is not permitted. Golf carts must yield to pedestrians and all other vehicles. Golf carts must be equipped with lights if operated after dark. All speed limits and road rules apply to golf carts as well and are to be operated on designated roads only. Lot number must be visible under the seat on both sides of the golf cart. Golf Carts Initial _____

23. Tenant(s) may leave the electricity connected while away, however, Tenant(s) must disconnect the water when vacating the lot for more than two (2) business days, if HCNT must turn off water there will be a \$25 service fee charged to Tenant(s). HCNT is not responsible for any electric, sewer, or water problems. If damages occur to utilities that are provided by HCNT due to Tenant(s) negligence, then Tenant(s) is responsible for all cost accrued for Repair. All repairs to HCNT utilities must be repaired by HCNT. Water Disconnect Initial: _____

24. If Tenant(s) intends to allow guests to stay in their Camper/RV in their absence, Tenant(s) must notify HCNT in advance with the names and phone numbers of the guests and the dates they will be there. Tenant(s) is responsible for the actions of their family members, guests, and invitees, and must ensure that they are aware of and comply with all of these Rules. Authorized guests who will be using HCNT facilities without the presence of Tenant must be 18 years of age or older. Guest must also abide by all HCNT rules and must be able to provide Tenant name and lot number. If at any time a Tenant's authorized guests disregard HCNT rules or disrupt HCNT's family friendly environment they will be asked to leave HCNT and Tenant will be notified. Authorized Guests Initial: _____

Tenant Printed Name

Tenant Signature

Date

Tenant Printed Name

Tenant Signature

Date

Revised 03/2023