

Rules / Regulations / Hold Harmless Agreement

Great American RV Park will strive to have a Quiet, Peaceful, Private Upscale Community for Extended Living or overnight stays. Because of these reasons we are setting a high standard with our rules and regulations.

We want you to enjoy your stay at Great American RV Park.

We welcome Retired Adults, Working adults, Contract Workers, Snowbirds, Weekend Campers, College Students, Hunters, Fishermen, and anyone just passing through for the night.

No more than 4 adults per campsite and including children no more than 7 persons per campsite total unless granted a waiver for extra-large families with small children. Visitors are welcome but are required to register and provide identification to Great American RV Park. All children under 18 years of age must always be under adult supervision and must follow our campground rules and regulations.

College Students: NO Parties, no loud music, all guests must follow the rules of Great American RV Park. Drunkenness and excessive noise will not be tolerated, and you will be asked to leave the RV Park immediately.

Campsite upkeep for extended stay campers: Campsites must be kept clean of weeds, leaves and pine straw especially around the power, septic and water lines. No vehicles should be parked in the grass. If you have ants and/or weeds on your granite site, it is your responsibility to treat them. We will keep the grass mowed and weeded around the perimeter of all the sites. You are welcome to put out planters, small signs or flags but no larger than 18"x24". No clutter around campers (Examples: plastic tubs, wood, containers). Great American RV Park reserves the right to have the tenant remove any clutter that exceeds what we consider neat and orderly, if the tenant does not comply, Great American RV Park reserves the right to remove it. Storage Sheds are permitted but may ONLY be small plastic or wood construction no larger than 3' x 4' x 6' tall, placed at rear of site. All must be approved by Great American RV Park before purchase or construction. Nothing should be purchased or constructed before being approved by Great American RV Park. You may build steps or a porch with a cover, but NOTHING may be connected to or built to your Camper without APPROVAL from Great American RV Park. Anything you put on your site must be approved by Great American RV Park. No outside Freezers or refrigerators are allowed in your Campsite. NO temporary or permanent RV carports or Shelters allowed, other than a small deck with a cover. Either must be approved before construction. If you should have any question about what you

may or may not add to your site, please contact us. We are striving to have a neat, clean and beautiful RV Park.

Laundry: NO RUGS, PET BEDDING, DOG BLANKETS, DOG TOYS. NOTHING PET RELATED IS ALLOWED IN GREAT AMERICAN RV PARK LAUNDRY FACILITY. Sorry for any inconvenience, but some guests have pet allergies. You will be asked to leave our campground if found washing these types of items in the Great American RV Park laundry facility.

Quiet Time: 10 PM - 8AM. During the day all music will be kept at a level that is heard at your campsite only.

Home Business or working from home: We offer WIFI, but if you have a home-based business, we require that you have your own provider, as we can't guarantee that our system will support your needs.

Subleasing: No subleasing will be allowed.

WIFI: The WIFI password will be provided to you upon arrival. No gaming (X-box, PlayStation etc.) you will need to get your own internet provider for that.

Firearms: No discharging of any firearms in the RV Park.

Fireworks and Firepits: NO Fireworks will be allowed. Firewood only in firepits. No aluminum, or glass. Please keep the firepits on gravel area. We can put more gravel for a firepit if necessary.

Trash: Trash must be placed in garbage bags and placed in available dumpsters. Please keep dumpster doors closed at all times. Household garbage only. Please break down all boxes to allow more room for trash.

Grease in Drains: Absolutely NO Grease or Oils should be disposed of through your Gray or Black tanks, nor should they be dumped directly into the septic system. No Cigarette Butts, No Feminine Hygiene Products or Wet Wipes. Only camper grade toilet paper is allowed in the septic system. Great American RV Park will charge you for any repairs required to the septic system and you will be asked to leave immediately if caught dumping any of the above-named items into the septic system.

Drugs & Alcohol: Drunk and Disorderly conduct will not be tolerated, nor will the use of any type of illegal drugs.

Smoking: No Smoking in or outside of structures owned by Great American RV Park. Do not throw cigarette butts on the ground.

Domestic Violence, DRUG or DRUG Activity, Disputes, Yelling, Vulgar Language, speeding through RV Park or Police called to your site: None of these situations will be tolerated and you may be asked to leave immediately.

Fellow Campers: Please do not walk or drive through other camp sites. Keep noise to a minimum. If you come in late or are a contract worker with late shifts, please be respectful of renters that are sleeping.

Speed Limit: The speed limit is 10 MPH throughout the park for all vehicles. There are renters that may like to walk or run in the park, so please be aware of your surroundings.

Vehicles: Renters can have 2 vehicles per campsite. Each vehicle weight limit is 10,000 lbs. max. No semi-trucks (unless the semi-truck is the tow vehicle or RV itself), no dump trucks, no boom trucks, etc.) No disabled vehicles will be permitted. Guests will park in designated areas. Golf carts and UTVs are allowed but must not be too loud. Utility / box or boat trailers to be stored in the separate parking area.

Loud Vehicles: We understand that some vehicles have louder exhaust systems, but please be respectful of other renters, drive slow in and out of the RV Park.

Pets: No more than 2 pets are allowed per renter. Due to insurance liability, no aggressive animals are permitted. Great American RV Park Reserves the right to decide what pets will be allowed based on our interaction with the pet. Great American RV Parks LLC is not responsible for any animal bite or attack by another renters animal. If a guest approaches an animal that does not belong to them, it is at their own risk. The animal owner is responsible for any and all injuries by their pet and Great American RV Parks LLC will be held harmless. Any animal exhibiting unprovoked aggressive behavior will not be allowed to stay at the park. Excessive barking or whining will not be tolerated.

Animals will be kept on a leash, lead or in a small playpen. Electronic/invisible fences are allowed. An adult must always be with animal when outside. All animal waste must be picked up immediately, placed in a bag and tied, then placed in the dumpster. ALL Leashes and related grounding stakes/leads/or small pens for pets must be on gravel site so as not to interfere with mowing activities. Any damage incurred is not the responsibility of Great American RV Park LLC. If you do not comply with these rules, you will be asked to leave the Park.

Water Pressure: The water pressure here at Great American RV Park is set 55 psi. This ensures adequate water pressure to be delivered to each campsite. It is the camper's responsibility to protect their campers from any pressure related issues by installing a pressure reducing orifice / valve. Great American RV Park will not be held accountable or responsible for any water related damage to a camper.

Water Leaks: Please be observant of any water leaks at your water connection and/or camper. If you notice a water leak at the RV park provided spigot, or in its vicinity, please contact us for it to be repaired. If you have a water leak on your camper it is your responsibility to repair or have it repaired.

Electrical Power: Great American RV Park provides 50-amp, 30-amp and a 20-amp outlet at each site. If you should experience a circuit breaker related issue, please contact us to address the

problem. During peak usage periods they may be times of low voltage. This is due to the incoming power limitations and not Great American RV Park.

Surge Protectors: Great American RV Park has no control of any electrical surges that may occur in the incoming power from the local power provider. Although the effectiveness of a surge protector may be questioned, it is the camper's responsibility to protect their RV from electrical surges. Great American RV Park will not be held accountable for any electrical surge related RV damage.

Unpaid Site Rent: Any campsite rent not paid after 15 days will result in your camper being moved to our storage lot and will be charged a fee of 30.00 per day. If left in our storage lot without paying the 30.00 per day, will become the property of Great American RV Park LLC and/or sold after 1 year.

RV age restriction: There is no strict age restriction on RV's but Great American RV Park LLC reserves the right to turn down any RV, TT, Rig, Van or Motor Coach. All Rigs must be in good working order as designed by the manufacturer and have a nice appearance.

Hold Harmless Agreement

I agree to the following terms and conditions when using the facilities and services of Great American RV Park LLC:

- 1. Acknowledgment of Risks:** I understand that staying at an RV campground involves inherent risks, including but not limited to, potential accidents, injuries, theft, and damage to personal property. I voluntarily assume all such risks associated with my stay.
- 2. Release of Liability:** I release and hold harmless Great American RV Park LLC its owners, operators, employees, agents, and representatives from any and all liability for personal injuries, accidents, property damage, or losses that may occur while on the campground premises or as a result of campground-related activities and acts of God.
- 3. Responsibility for Personal Property:** I acknowledge that I am solely responsible for the safety and security of my personal property, including but not limited to, RVs, vehicles, camping equipment, and all other personal belongings. Great American RV Park LLC shall not be liable for any theft, damage, or loss of personal property.
- 4. Compliance with Rules and Regulations:** I agree to comply with all campground rules and regulations provided by Great American RV Park LLC. Failure to do so may result in eviction from the campground without a refund.

5. Hold Harmless Binding Agreement: This hold harmless agreement is binding upon me, my heirs, executors, administrators, and assigns. I have read and fully understand the terms and voluntarily enter into this agreement, realizing its significance.

6. Indemnification: I agree to indemnify and hold Great American RV Park LLC harmless from any claims, demands, actions, or causes of action brought against Great American RV Park LLC arising from my actions or conduct during my stay. I acknowledge that I have had the opportunity to seek legal counsel and have carefully read and understood the contents of this agreement before signing Rental Agreement.

Great American RV Park LLC reserves the right to make changes to this document as needed.