

**Bunch Hollow Campground & Resort**  
**1651 Bunch Hollow Road**  
**New Tazewell, TN 37825**  
**(865) 919-2427**

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

WELCOME to BUNCH HOLLOW CAMPGROUND & RESORT (hereinafter "BHCR"), a secluded and spacious Camper/RV resort campground designed for comfortable and relaxing lake 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 BHCR 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 Kevin or Kyle Gaerke at the above address/phone number. Also, please ask if you have any questions.

1. All persons desiring to lease a Lot at BHCR 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 20 years old, unless approved by BHCR 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 BHCR.
3. Each Lot is designated for one private/single family camper/RV, which must be parked in designated area.
4. Tenant(s) may not transfer, sublease, rent, or sell any Lot to a third party.
5. 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, tie-downs, furniture, etc.
6. 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.
7. No peddling, soliciting, or commercial enterprise is allowed on BHCR property. Tenant(s) is requested to immediately call BHCR if approached in this fashion.
8. 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.
9. All automobiles, utility trailers or boat trailers must be parked in the designated parking areas.
10. To protect the appearance of BHCR, 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. BHCR reserves the right to perform this maintenance, if neglected, and to bill Tenant(s) accordingly for such work, and Tenant(s) consents to BHCR entering the Lot for inspection and performing the needed work.
11. There shall be no draining of sink water on the Lot or BHCR 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 instead of depositing the garbage inside the dumpsters.
12. There shall be no cutting, taking, or picking of flowers, fauna, plants, or trees on BHCR property. BHCR will be responsible for mowing all grass areas on the Lot and BHCR property. Tenant(s) must remove all chairs, tables, grills, and other property from the grass area of the Lot on the scheduled days for mowing.
13. The Tenant(s), parents/guardians or other persons responsible for children (under the age of 18) 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 18) are not allowed to roam free on BHCR without a parent or responsible adult.
14. 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. BHCR reserves the right to control and limit the use of these facilities/areas.

Initials:

15. There shall be no riding of gas or electric mini bikes, dirt bikes, go-carts, four wheelers, ATVs, scooters, or unregistered motorcycles and automobiles on BHCR property.
16. There shall be no hunting or the use of BB guns, air guns, firearms, guns, archery, or fireworks on BHCR property. Individuals with a valid license or permit to carry a firearm may do so, provided a copy of the permit or license is provided to BHCR.
17. There shall be no loud music or disturbing noises at any time. Quiet hours are from 10:30 PM until 8:00 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.
18. 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. There shall be no drugs on BHCR property. BHCR reserves the right to refuse entry of anyone to its properties and to remove anyone from its property at its discretion.
19. 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 offroading.
20. There shall be no trespassing or encroaching on other tenant's Lots or adjoining landowners without their permission.
21. Campfires are only allowed in the designated fire rings, which shall not be moved. 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.
22. 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 BHCR. All pets must have proof of current vaccinations. BHCR may request that dogs that are aggressive, vicious, or that engage in excessive or loud barking, be removed from BHCR property.
23. Non-motorized bicycles and electric golf carts are permitted. All drivers of golf carts must have a valid state driver's license. No minor is allowed to operate a golf cart in any manner, whether on your lap or under your direct supervision, unless the minor has a valid youth permit. 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.
24. 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) days. BHCR is not responsible for any electric or water problems.
25. If Tenant(s) intends to allow guests to stay in their Camper/RV in their absence, Tenant(s) must notify BHCR 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.

Tenant(s) acknowledges that he/she has read and understands the foregoing Rules, understands that the Rules may be modified by BHCR at any time and at its discretion, and accepts and agrees to comply with these Rules, as amended.

Tenant(s):

_____	_____	_____
Printed Name	Signature	Date
_____	_____	_____
Printed Name	Signature	Date
_____	_____	_____
Printed Name	Signature	Date
_____	_____	_____
Printed Name	Signature	Date

Lot Number \_\_\_\_\_

Revised 4/29/14

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