

**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 a BHCR 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 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 10 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. BHCR 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 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 BHCR property. Tenant(s) is requested to immediately call BHCR 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 BHCR discretion.
8. All automobiles, utility trailers or boat trailers must be parked in the designated parking areas. Trailer(s) in 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 maybe subject to removal from BHCR property. Tenant(s) may have a storage unit/building but BHCR may ask for the unit/building to be placed in an alternate location approved by BHCR. All storage unit/buildings must be approved by BHCR.
9. 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.
10. 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 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 BHCR property. BHCR will mow all grass areas on the Lot and BHCR property. Lawn maintenance will be done at BHCR discretion. Tenant may mow their own lot in between BHCR 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 BHCR 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 BHCR. Tenant(s) may perform their own lawn maintenance but the standards of BHCR must be upheld and lawn must be regularly maintained. If lawn is left unmaintained and BHCR 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 BHCR 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. BHCR 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 BHCR property.

15. There shall be no hunting or the use of BB guns, air guns, firearms, guns, archery, or fireworks on BHCR property. If individual(s) is seen carrying a firearm on BHCR property BHCR reserves the right to ask for proof of Conceal Carry License. BHCR also reserves the right deny access/terminate lease if individual(s) is none compliant when questioned.

16. There shall be no loud music or disturbing noises at any time. Quiet hours are from 10:30 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. The courts, playground, and pool are closed at 10:30pm every night in following with BHCR's 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 BHCR and may be reported to law enforcement. 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.

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 BHCR. 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 gravel area of lot and cannot be within 10 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 BHCR. All pets must have proof of current vaccinations. BHCR may request that dogs who are aggressive, vicious, or that engage in excessive or loud barking, be removed from BHCR property. Any animals left behind on BHCR 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 BHCR must turn off water there will be a \$5 service fee charged to Tenant(s). BHCR is not responsible for any electric, sewer, or water problems. If damages occur to utilities that are provided by BHCR due to Tenant(s) negligence, then Tenant(s) is responsible for all cost accrued for Repair. All repairs to BHCR utilities must be repaired by BHCR.

Water Disconnect Initial: \_\_\_\_\_

24. 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. Authorized guests who will be using BHCR facilities without the presence of Tenant must be 18 years of age or older. Guest must also abide by all BHCR rules and must be able to provide Tenant name and lot number. If at any time a Tenant's authorized guests disregard BHCR rules or disrupt BHCR's family friendly environment they will be asked to leave BHCR and Tenant will be notified.

Authorized Guests Initial: \_\_\_\_\_

25. Tenant(s) and guest must follow all posted pool rules. Tenant(s) must be present at BHCR for a Tenant(s) guest to have access to pool. If Tenant(s) is not present and immediate family member(s) of Tenant(s) are in use of Tenant(s) lot (RV/Camper) the immediate family member may use the pool. If Tenant(s) or immediate family member(s) are not present and a Tenant(s) guest that is not occupying the Tenant(s) lot (RV/Camper) that guest may not have use of the pool. If a Tenant(s) guest is in use of the lot (RV/Camper) they may use the pool during the stay, must comply with Rule 25. No Glass bottles or containers are permitted in the pool area. No pets in pool area. Follow pool hours posted on sign at the pool. When leaving the pool area put umbrellas down, put chairs back, pick up trash and take all personal belongings back to your lot. Water balloons are not allowed in the pool due to damage they can cause the pool filtration system. All minors under the age of 14 years old must be supervised by an adult present in the pool area. See pool signs for additional pool rules and safety instructions.

Pool Initial: \_\_\_\_\_

26. WIFI and cell phone booster areas are a convenience offered by BHCR, if WIFI or booster area are not functioning properly please inform a BHCR staff member and repairs will be performed at BHCR discretion. WIFI hot spots are not password protected and should be used at tenant(s) and guest(s) own risk. WIFI and cell phone booster areas should not be relied on, and if not functioning in an Emergency an Emergency phone is available for use located on the pool fence beside main pool gate.

27. BHCR has a NO FULL TIME LIVING rule. Tenants must maintain another residence (home) outside of BHCR property. Tenants may come and go to BHCR during winter months as they please. Once temperature has dropped below freezing all tenants/guests must have an alternative residence they can reside at until temperatures have risen above 32 degrees for 72 hours. BHCR wants to ensure camper safety and to avoid any stranded campers due to inclement weather such as snow and ice, which may result in blocked access road or frozen water lines.

No Full Time Living Initial \_\_\_\_\_

28. All watercraft must be removed from the lake bank if Tenant is leaving BHCR lot for more than 48 hours. BHCR is not responsible for monitoring watercraft as lake levels fluctuate. BHCR is not responsible for damaged or dry docked watercraft left unattended in the Tenants absence. Shoreline anchors cannot be put below the 1020 line per TWRA regulations. The tree line is an approximate location of the 1020 on the shore. If a Tenant allows their watercraft to become dry docked this will be considered an ignorant disregard of this rule and may result in a fine from BHCR.

Watercraft Initial \_\_\_\_\_

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

**Tenant(s):**

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

**Authorized Guests:**

_____	_____	_____	_____
Printed Name	Relation	Printed Name	Relation
_____	_____	_____	_____
Printed Name	Relation	Printed Name	Relation
_____	_____	_____	_____
Printed Name	Relation	Printed Name	Relation

