

## Eastern KY Trails Property, LLC Policies & Rules

### General:

1. Tenants and Guests are responsible for any damage or injury caused by themselves, their children and/or pets.
2. Tenant assumes any and all risks associated with the foregoing and agrees to hold Landlord harmless from and indemnify Landlord against the same.
3. The resort is not responsible for personal injuries or damage, loss or theft of any personal property or vehicle.
4. We reserve the right to evict any person(s) who does not comply with the rules and policies.
5. All guests and visitors must register in the office upon arrival.
6. Eastern KY Trails Property, LLC does not allow the delivery of mail or packages to any guests. Guests must make arrangements to have their mail or packages delivered to a third-party location for pickup.
7. All Motorhomes, RVs or Travel Trailers must be in good working order and appearance.
8. We reserve the right to refuse access to any guests whose vehicle is deemed to be unacceptable.
9. Tent camping is permitted only in yurt or RV spaces when yurts or RVs are being rented.
10. Tents are limited to a maximum of two per site and cost an additional \$10 per tent, per night.
11. Total number of guests in any space or yurt cannot exceed the maximum capacity for that site.
12. Maximum of 12 people total at a site at any given time.
13. Visitors are welcome at guest sites between the hours of 9 am & 10 pm.
14. Visitors are not permitted to stay overnight. All visitors are required to leave by 10:00 PM.
15. All visitors must pay \$10-dollar parking fee and park in designated area in boat launch area.
16. No overnight parking or storage of trailers, boats, jet skis or utility trailers is allowed in marina area.
17. Charcoal grills, wood fire pits, deep fryers and tiki torches are PROHIBITED.
18. Propane grills and propane fire pits are allowed.
19. Blowup mattresses, sleeping bags and cots are not allowed outside.
20. Maintenance on RV's or vehicles on property is not allowed.
21. Washing RVs or vehicles on property is not allowed.
22. The use of any paint products or chemicals is prohibited.
23. Clotheslines are not allowed.
24. Guests may not hang any items from the trees.
25. All sites are to be kept neat and clean for the duration of your stay.
26. Only 1 RV and a maximum of 2 other vehicles allowed per site unless stated otherwise.
27. All trash is to be disposed of in enclosed trash receptacles throughout the resort.
28. DO NOT leave trash out overnight.
29. Boats, boat trailers, cargo trailers or car dollies are not allowed on sites. Storage is available for a fee in our storage lot.

30. Drones or other remote controlled machines may not be used at any time on the property.
31. Eastern KY Trails Property, LLC is in a rural area. There are wild animals, birds of prey and reptiles. All guests should ensure pets and small children are supervised at all times.

**Check-In Time:**

All Sites: 4:00 PM

**Check-Out Time:**

All Sites: 11:00 AM

**Late Check-Out Policy:**

The front desk may be able to arrange a late checkout, if available. Additional fees may apply. In order to ensure availability for incoming guests, please plan prompt departures.

**Safety:**

1. The use of Firearms of any kind is PROHIBITED in the Resort.
2. The use of archery, paintball, slingshots or air guns is PROHIBITED.
3. Fireworks of any kind are PROHIBITED.
4. Use of illegal drugs is PROHIBITED.
5. Obnoxious behavior of ANY kind is PROHIBITED.
6. Speed limit on property is 5 mph.
7. Motorcycles must be in idle speed when traveling through the Resort.
8. No vehicles can block any portion of roadway.
9. Vehicles may park in designated spaces only.
10. Only persons with a valid driver's license may operate a motor vehicle in the Resort, including golf carts, scooters, etc.
11. Vandalism of any kind by anyone in your group (regardless of age) may result in eviction from the resort and additional fees or fines.

**Security:**

1. Management is not responsible for lost, stolen, or damaged articles. Keep your valuables locked up.
2. Report any problems with your site to the Main Office immediately.
3. We adhere to and maintain all state, county, and local laws on property.

**Quiet Hours:**

1. Quiet hours are from 10:00 PM to 8:00 AM.
2. Please be courteous to other guests around you.
3. Loud music or objectionable noise is not allowed at any time.
4. Inconsiderate guests will be evicted from park.
5. Profanity or violence towards other guests or Resort staff will result in immediate eviction from park.

6. Guests violating rules that results in eviction notice will not receive any refunds for their stay.

#### **Pet Policy:**

1. We reserve the right to refuse service to anyone whose pet is NOT considered suitable to the serenity/safety of our guests or the Resort.
2. Pets must be kept on a leash under the control of someone who can always manage all animals.
3. There is a three-pet limit in the resort.
4. No exotic or oversized pets are permitted. This includes all reptiles or large birds.
5. All Pets must be registered at the Front Desk upon arrival.
6. Pets may not be left outside unattended.
7. Guests are responsible to “clean up” after their pets.
8. Guests should carry proof of pet’s current vaccinations.
9. Pets are prohibited in resort buildings and amenity areas.
10. Resort is not responsible for and will hold accountable pet owner for any injury or damage caused by pet(s).
11. Service animals may accompany a disabled person without any proof of disability or certification for the service animal.

#### **RV Policies**

##### **Check In / Check Out**

Check in is at 4 PM and entitles you to your site until 11 AM the day after check in. Early check in is not permitted. The guests who paid for the site the night before you has paid for their site until noon. We will not ask a guest to leave so that you can check in early. If you will be arriving in the area early, please make arrangements until your site opens up at noon. We do not have a waiting area for those checking in early. Check out time is 11 AM. You do not need to contact the office for check out, unless you need to pay for an after-hours check in.

Late check-ins are allowed at any time, please just contact the park for instructions.

If you are staying in our park for a month or longer, we require an agreement to be signed. Please contact park for more details.

##### **Site Changes**

You have been assigned a specific site, if you wish to move please check with the office. Due to reservations and maintenance, moving may not be possible. Please inquire before moving sites.

##### **Parking**

Please do not park your vehicle, trailer, or boat in an adjacent site. Use of more than one site will result in additional charges.

## **Storage**

Storage is not allowed under or around your RV or picnic table.

## **Site and Park Navigation**

Please be respectful of your neighbor and do not walk between sites when navigating the park. Please use main roads, sidewalks, and designated public paths to walk around the campground.

## **Pet Policies**

### **Leash**

We ask that you keep your pets on a leash at all times. This helps you, your pet, and other guests and other guests' pets stay safe.

### **Buildings**

Pets are not allowed in the buildings. Please do not tie your pet to our trees, doors, or posts.

### **Cleaning Up After Your Pet**

Be a good neighbor and please use the dog walk area and clean up after your pet always. Do not let your pet deposit waste on your site or any of our other guests' sites please. Failure to clean up after your pet will result in you being asked to leave without a refund.

### **Leaving Pets Unattended**

Pets may not be left unattended in our park. Please do not tie your pet to a tree and leave. Leaving your pets unattended is dangerous for your pet as many factors including weather, power outages, etc. can affect your pets well-being while you are away.

### **Pets Not Allowed on Furniture**

If you are staying in one of our campers, pets are not allowed. For any incidents, that will be a \$200.00 charge per occurrence.

### **Pet Vaccinations**

Due to Insurance Requirements, all pets must be vaccinated in our park. Please make sure your pet's shots are up-to-date. Pet vaccination records must be made available if necessary.

### **Barking**

Excessive barking is not tolerated and disturbs your neighbors. Please note that excessive barking may result in you being asked to leave without refund.

## **Vehicle Policies**

## **Speed Limit**

The park speed limit is 5 mph. This policy is to keep you, your children, and your pets safe. Exceeding this speed limit will result in a warning. Multiple warnings will require us to ask you to leave. Safety is our number one priority for our guests.

## **Parking**

Each paid guest registration covers 1 RV per site and 1 vehicle per site unless noted. Extra vehicles will need to be parked in additional parking spots behind our building or fence. Please do not park on our grass. Ruts caused in your site due to additional vehicles will result in damage charges.

Trailers, Boats, and additional vehicles will cost additional fees for camping. A nightly registration covers 1 RV and 1 vehicle only.

No parking in common areas. Do not park in the middle of the road. Do not park in sites that you did not register for and do not block our garages or our bathroom and laundry room doors. Parking on the grass is not permitted at RV Sites or in tent areas.

## **ATV's, Dirt Bikes, Motorcycles, and Golf Carts**

OHV's are welcome onsite but may not be used within the park. ONLY to get to and from your site.

## **General Park Policies**

### **Electrical Use**

You are responsible for understanding how many amps you are using in our RV. Amp usage over the 50 AMPs provided can trip your breaker. Please be mindful of your amp usage, so that you don't trip your breaker during your stay.

Please notify the office so that we can notify maintenance if you have any electrical issues during your stay. Guests are not permitted to diagnose our electrical pedestals per insurance and safety requirements. Maintenance is happy to help. Even if you are an electrician, laws prohibit you from working on our pedestals unless hired to do so.

### **Quiet Time Policies**

Quiet time is 10 PM to 7 AM. Anyone playing loud music will be warned only once and then asked to leave without a refund.

### **Trash Disposal and Recycling**

Trash cans are located throughout the park. Please tie trash bags completely closed and put your trash completely in the trash container. If the first can is full, please find another container. Please do not place your trash on the ground. Woodland creatures like possums and racoons are attracted to left out or disposed of food and while we think they are cute and wonderful animals, we don't want you to find a surprise night visiting racoon at your site because of incorrectly disposed of trash! Do not dispose of wires, oil, furniture, mattresses, or any toxic waste or chemicals in our trash cans. Trash is emptied once per day. Times may vary due to maintenance scheduling requirements throughout the day.

Please do not dispose of any motor oil, cooking oil, wires, furniture, mattresses, or any toxic or hazardous waste items. Failure to adhere to this rule may result in charges for disposal fees.

### **Children**

Children under 18 must be supervised by an adult at all times. Horseplay or running is not permitted. Riding bicycles without a parent and on our main entrance road is prohibited for the safety of your children and our incoming RV guests. Anyone under the age of 18 must be back at their site by dusk.

### **Drones**

Drones are not permitted in our park. Please do not fly drones over people or RVs.

### **Clotheslines**

Clotheslines are not permitted in our park.

### **Fireworks and Firearms**

Fireworks and firearms are strictly prohibited in our park. The prohibiting of fireworks includes sparklers, smoke bombs, aerals, and firecrackers. The prohibiting of firearms includes all guns including air soft, BB, and pellet guns. If these items are seen outside of your RV, you will be asked to leave immediately without a refund.

### **Repairs**

Repairs to RVs and vehicles are not permitted in our park. We are happy to recommend a local Mobile RV Repair service that comes out to your site to assist you with any repairs.

### **Safety and Emergencies**

Emergency Contact Information forms are required from all monthly guests. This information remains private and used only when a situation arises when we need to contact someone in the event of an emergency or is sought by law enforcement agencies. We never give personal information out to others.

If you observe any activity you believe to be of concern, call (606)791-5956 24 hours a day. (No soliciting is allowed.)

If you need to call 911 for any reason, and time allows, please call the office so the maintenance staff can be prepared to escort the emergency personnel to your site.

### **Cancellation Policy**

Cancellations made 72 hours before arrival will incur a \$10 cancellation fee. Cancellations made less than 72 hours before arrival will incur a \$25.00 cancellation fee.