

CAMPGROUND RULES

Campers and Resort freely and voluntarily abide by the rules and enter in to the following



GENERAL

Agreement:

1. We are a family friendly RV Resort. Public indecency or drunkenness will not be tolerated.
2. Resort may make such reasonable rules governing Resort's campground and use of said campsite as Resort deems necessary. Camper agrees to observe and comply with all rules. Violations of the rules shall be deemed a breach of this Agreement. Resort may make changes in the rules, giving 14 days prior written notice of changes to Camper before the new rules become effective.
3. Any notices necessary under the provisions of this Agreement may be served personally upon the parties or by the United States mail, properly addressed to the respective parties as follows:

Resort

The Oaks Family RV Park And Campground ^{LLC}
Attn: Jason or Dawn Smith
13421 Brooklyn Road
Andalusia, AL 36421

Camper

Name of Camper
Address of Camper
City, State and Zip of Camper

4. A Camper is defined as:
 - a. The owners that are 18 years of age or older of any travel trailer renting a RV pad at the Oaks Family RV Park and Campground.
 - b. The person/s that are 18 years of age or older paying for rental of an Oaks Family RV Park and Campground travel trailer, yurt tent or cabin.
 - c. The person/s 16 years of age or older paying for primitive camping space.
 - d. The camper/s adult children (18 or older), minor children, and grandchildren are also welcome at the Resort.
5. This contract is by and between Resort and Signers of this Agreement. It shall not be transferred without the explicit permission of Resort. Camper shall not, voluntarily, involuntarily or by operation of the law, rent the whole or any part of said campsite or any personal property located thereon to any other persons to occupy the same. Any attempt to assign or rent the same shall cause this Agreement to be deemed null and void effective immediately. Acceptance of payment of seasonal fee, in whole or in part, from any other person by Resort shall not be deemed to be a waiver of any of the provisions of this agreement or to be consent to the assignment or rental.
6. **Guns or weapons of any sort are strictly prohibited in any public area of Resort.**
7. All terms, conditions and covenants contained herein are severable. If any of the same shall be held to be invalid by any competent Court, this Agreement shall be interpreted as if the same was not contained therein.
8. Upon termination of this Agreement, if Camper shall fail to remove from said campsite all of Camper's personal property, including without limitation the unit, gazebo, etc. Resort shall have the right to remove the same from said campsite. Camper grants Resort a lien upon said personal property for the actual and reasonable costs of removal and storage.

9. Resort will not refund any portion of a monthly or seasonal fee.
10. Camper shall pay all costs, expenses and reasonable attorneys' fees that may be incurred or paid by Resort in enforcing the terms of this Agreement, unless otherwise prohibited by law.
11. Photos taken during stay may be used in promotional pieces.
12. Park has 24-hour video surveillance.
13. Cancellations and Vouchers:
 - a. Cancellations must be made 14 days prior to arrival. Cancellations received within 14 days of arrival will not be refunded.
 - b. A "No Show" will also incur a fee equal to the current one-night rate plus tax.
 - c. Vouchers may be issued in cases of mandatory hurricane evacuations and emergency cases that can be substantiated by written documentation.



TRAILER

14. A Unit is defined as a Recreation Vehicle Industry Association (RVIA) approved recreational vehicle including Class A, B, or C RV Motorhomes, Travel Trailers, Fifth Wheels, or Pop-up Campers.
15. All trailers must be inspected and be in excellent condition prior to locating it on a seasonal campsite.
16. It is highly recommended that the campers have an RV water pressure regulator on their trailer.
17. Placement of Camper's trailer on site is determined by rental agreement and availability.
18. Camper is not allowed to store anything under said trailer for extended period of time.



CAMPSITE

19. **DO NOT DIG ON CAMPSITE!!!**
20. Camper has an opportunity to inspect said campsite. Camper has determined that said site is suitable for Camper's unit, and accepts the same. Resort has made no representations or warranties, written or oral, expressed or implied, concerning said campsite.
21. Campsite is designed for one unit only.
22. Camper states that the unit to be parked on said campsite shall be used exclusively for camping or recreational purposes and will not be used as Camper's principal residence.
23. All seasonal camping must be in writing and documented by camping agreement with Resort.

24. Resort shall not be liable for the loss or damage to any property of Camper or of others by interruption of electrical service, by theft or otherwise, or by trees, bushes or other growing vegetation. Resort shall not be liable for any damage caused by or arising as a result of acts or omissions by occupants, other than Resort, of adjacent campsites or property or the public, or caused by operation and construction of any private, public or quasi-public work.
25. Camper shall quietly and peacefully return said campsite in as good a condition as the same was upon commencement (including improvements made by Resort) of this Agreement, ordinary wear and tear excused.
26. Camper shall keep said campsite and all personal property located thereon in a state of cleanliness and healthy sanitation.
27. Camper is responsible for keeping said site maintained in a clean, neat, and safe condition at all times, which includes regular lawn cutting and policing of the site.
28. No trees may be moved, cut or removed. All firewood must be purchased from Resort or bought from local businesses and brought by camper.
29. All garbage must be disposed of in the park dumpster when leaving the park at the end of Camper's stay. A fee will be charged if Resort has to clean up Camper's site.
30. Temporary clothes lines are permitted, but must not be nailed to, tied to or wrapped around any tree, post or shrub. Camper may not drive stakes or any other post. A line may be ran on campers trailer only and must be placed high enough so as not to create a hazard.
31. Cleaning fish is permitted only at approved cleaning station. All waste must be disposed of immediately and appropriately in marked waste containers.
Camper will NOT clean fish in either bathhouse.
32. For the safety of everyone at Resort, please put out your fire before you go to bed, and **NEVER LEAVE YOUR FIRE UNATTENDED.**
33. Camper shall not use said campsite for any illegal activity or activity which would injure the reputation of Resort or Resort's business.



PETS

34. Pets are permitted and dogs must be on a leash when not on Camper's site. Never leave pets unattended. Dog runs or pens in Camper's campsite are prohibited.
35. All animal waste must be picked up immediately and placed in a closed garbage bag and disposed of in the park's main dumpster or any of the receptacles located throughout the park. It is a \$20 fine for not picking up after your pet.
36. Please refer to Animal Waiver located on page 6 of this document.



VISITORS

37. There is no fee for guest campers, but all guests and guest vehicles must be registered at the

park office. Campers are responsible for this registration. Please do not abuse it by bringing in too many people.

38. If said guests fail to register with Resort, there shall be charged to Camper of \$5.00 for each guest. Said fee shall be due and payable upon demand.
39. None of Camper's guests may stay or visit the campground unless one adult (21 years old or older) family member on the original registration form is present.
40. Fishing is reserved for camping guests and immediate family only. Permit must be obtained.
41. Visitors will not be permitted to untrailer or drive personal carts/ATV's at any time.



GOOD NEIGHBOR POLICIES

42. Resort's property lines are clearly marked. There will be no trespassing on any of the surrounding neighboring properties. This rule is strictly enforced up to and including expulsion from Resort. All roadways and cut- through paths are clearly marked.
43. Quiet time is set from 10 p.m. to 8 a.m. Adults must supervise their minor children. Minor children (under the age of 21) are prohibited from occupying said campsite without their parent or legal guardian present. Minor children shall be restricted to campsite at 10 p.m. and prohibited off campsite after that time without the accompaniment of an adult 21 years or older.
44. Sanitation and Water Usage:
 - a. Sewer rings or doughnuts should be used at every location.
 - b. Dumping gray water or waste on the ground is not permitted. Please empty tank by means of service at each site.
 - c. Check water connections for any leaks. Management retains the right to come on site and correct any leaks or improper hookups.
 - d. Dump Station
 - Camper agrees that if dump station is used, it will be left in a cleanly manner for the next Camper to use. This includes all lids/hoses and other related equipment.
 - e. No littering. Trash receptacles are available throughout the park.
 - f. All campsite garbage should be placed in bags and placed in bins.
 - g. Glass containers are prohibited.
45. **Due to the forest-fire threat, fireworks are prohibited at Resort.**
46. **All personal craft and ATV's must be washed off-site.**



VEHICLES AND PARKING

47. Prior to Camper operating a Resort rented golf cart on Resort property, Camper must show Resort proof of car liability insurance. Proof of insurance shall be furnished each time camping trip. No golf carts may be operated after dusk unless the same are equipped with adequate lights. Only licensed drivers shall operate said golf cart. Golf carts must be properly maintained at all times. No two-cycle golf carts are allowed.
48. Speed limit at Resort is strictly enforced at 2.5 mph for all motorized vehicles. No vehicles

are allowed on the easements. All vehicles and guest vehicles must be parked on Camper's campsite or approved parking areas.

49. Due to emergency vehicle access, parking is limited to approved parking areas only. Limited parking for golf carts is provided at the playground and bathhouse.
50. Your additional trailer/s, vehicle/s, and/or boat or watercraft must be parked in approved areas only.
51. Resort will provide overflow parking on an as needed, temporary basis at Resort's discretion.
52. Personal ATV's
 - a. Personal ATV's are not allowed to be untrailerred.
 - b. Personal golf carts may be driven with approval of Resort for Campers only (See definition of "Camper" on page 8). Street legal tires only and vehicle must remain on marked and approved roadways and trails.



FISHING

53. Who can fish?
 - a. All Campers and immediate family 18 Years and Older must purchase a \$10 fishing permit.
 - b. All Campers 17 Years old and Younger shall fish free with adult supervision.
54. Fishing may only be done from approved locations/craft.
55. Fishing may only be done by rod and reel in accordance with Alabama Fishing Regulations as identified by the Alabama Department of Wildlife and Freshwater Fisheries. This includes licenses and fees due to the state of Alabama.
56. What are the limits?
 - a. Black Bass – 4 per day per person. No bass may be over 14" long. Any bass over 14" must be released alive back into the fishing pond.
 - b. Bream – 5 per day per person.
 - c. Catfish – 3 per day per person.
 - d. Grass Carp – 1 per day per person.
57. Cleaning
 - a. Fish may only be cleaned at designated cleaning areas.



Pavilion and Campground

58. The playground is closed after dark.
59. The park provides a Men's and Women's bathhouse that includes sinks, toilets and free showers.
60. The park provides a pavilion for camp activities, or can be rented (for a nominal fee) for individual parties.
61. Rules are clearly posted in all recreational areas.

If you need any help or see something amiss, please contact us (at any time day or night) at:

Office: 334-804-CAMP (2267)

Thank you,
Jason Smith & Dawn Smith



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