

DEEP CREEK LANDING, LLC
Rules, Regulations and Appearance Standards
(4/17 version)

SALE OR PURCHASE OF UNIT: If the Camper wants to sell the RV while on a leased lot, the prospective Lessee must complete and pass a criminal and credit background check through Deep Creek. The transfer fee is \$250.00 for the main applicant and is non-refundable or transferable. Any other occupants over the age of 18, who will occupy the site, may be required to pass a criminal background check at a cost of \$25.00 per applicant. Deep Creek has the right to inspect all units on site including but not limited to decks, screened rooms, room additions and sheds for age and condition to determine if unit may remain in Park prior to sale. RV'S that are ten years or older may not remain on site once sold unless the unit has been inspected and passed by the office. The only exception to this rule is a Park Model, which is vinyl sided, A-framed with no slide outs. All Park Models must be approved by Deep Creek Landing LLC. Units that rent sites for a year or longer are required to be six years old or newer or approved by management.

ELECTRICAL: Camper will be charged for electric usage monthly. The Camper agrees not to tamper with the sub meter or any wiring inside the electrical supply box. Electricity bills are due upon receipt. A delinquent electric account is defined as more than 30 days beyond the billing date and it will cause the electricity to be shut off immediately and Park privileges revoked. The Company is NOT responsible for any damage caused by the turn on or shut off of electricity.

MOVING PROPERTY: Camper agrees to give Company a 30-day notice to terminate this lease agreement or to remove their unit from Deep Creek. In doing so the Camper is responsible for the remaining balance of the lease and any outstanding electric charges, unless an approved buyer will take over lease. All incurred charges or fees must be paid in full before removal of property. Property can only be moved in and out during posted office hours. Early termination of the lease by Camper or tenant will not constitute a refund. Management may prescribe reasonable instructions concerning installation or removal of a unit in order to protect the Community's facilities and safeguard the homes of others and the Camper must comply with any instructions.

BUILDING: Any site modifications including but not limited to lean-to, decks, sheds, awning tops, screened rooms, additional rooms, etc. built or brought onto Deep Creek property must have the pre-construction approval from the Park Manager. An Onslow County zoning permit and a building permit is required for certain structures and a copy of the building permits must be given to the Office. If no building permit is required, they must sign off indicating such. Any required permits must be visible displayed at the site. Any tenant construction without campground approval or the necessary permits will be asked to remove the structure until campground approval and required permits are obtained. Storage buildings may be no larger than 8x8x8 and constructed of wood. (No metal or plastic buildings) Sheds must be the same color of unit. All decks must be no wider than 10 feet and must meet building code requirements. If longer than the length of the unit, management must approve. The deck must be constructed of a treated lumber product only and be no larger than 300 square feet. All enclosures must be insulated aluminum walls with an insulated awning roof. Fences are allowed but must not encroach on any

neighboring lot or prevent easy access to site utilities. DO NOT do any kind of digging before getting pre-approval from Management due to underground utilities. Note: Park Model set-up and rules may be different. Any camper violating these rules and causing repairs to be made will be responsible for those costs within 30 days or a lockout of the unit may occur.

UNIT SET UP: All permanent units, defined as those units requesting either a deck, fence or storage building, shall be mounted on concrete blocks for stability and no screw jacks will be permitted as main stabilizers. All units must be hurricane strapped and tires may not be removed. The unit's sewer connection must be hard piped with only PVC or comparable pipe used for sewer hookups (no soft piping). Units and decks must be underpinned (no lattice) and bordered with timbers within 45 days of taking possession of the site. Deep Creek will not be responsible for weed eating damage, due to improper set up.

SITE SPACE: The tenant will keep and maintain the premises in good order, clean and neat. There should be NOTHING on the five-foot easement, unless preapproved. Campers must wash their unit at least once a year (more often if needed) to keep them free from mold, mildew and dirt. The unit must be kept in good repair. Rusty tongues, bumpers and gas bottles must be kept painted and in good repair. All personal items must be kept in a storage building, not on the lot or stacked behind the unit. No clotheslines are permitted. Please do not put Indoor or outdoor carpet on the grass when not at the unit. Place cigarette butts in a trash container and not on the ground. Tenants are allowed two vehicles per site and must park entirely on their site. Do not park in the street or on neighboring lots. Any tenant needing additional parking, may do so in the designated parking area. Fireworks and firearms are strictly prohibited.

TRASH: Pickup times and rules regarding trash will be discussed with each tenant. All RV and owner trash must be contained in plastic bags and tied securely. All boxes must be broken down prior to disposal. Any trash or discarded not handled as defined may generate a fee that must be paid prior to the owner's next use of the unit. No hazardous materials such as motor oils, old tires, paint, etc can be disposed of on the property. Due to environmental issues, there can be no dumping of hazardous liquids on the ground or in the sewer. Cigarette butts are not allowed to be dropped on the property. Any cigarette butts must be kept on the owner or within the owners unit at all times.

PETS: Management must pre-approve all pets. All dogs must be on a leash not longer than 8 feet. Pets must be cleaned up after immediately. Complaints received about any pet may constitute the removal of the pet from the Park permanently. No pit bulls, or mixes of this breed, Staffordshire Terriers, German Shepherds, Rottweiler's, Doberman Pinchers, Chows, and American Bulldogs are allowed. Any aggressive behavior by any pet is grounds for immediate removal and restriction of the pet from the grounds. Pets must remain on leashes at all times if outside the owners RV or vehicle and if not contained within a fence at the owners unit. Owners of disobedient, loud, or excessively barking pets will be asked to remove the animal immediately.

GOLF CARTS: Only one golf cart is allowed per site. Golf carts must be registered at the Office. Insurance coverage is required to cover liability issues. Tenants must comply with the Golf

Cart Operation Agreement or risk loss of golf cart privileges.

FIRES: Wood campfires are not allowed however gas fire pits are allowed. Outdoor cooking is allowed on properly designed cooking equipment.

VISITORS: Only 6 visitors will be permitted per site per visit. All visitors must check in at the Office to get a visitor's pass and pay the \$5.00 visitor fee per person, per day if name not listed on Guest Registration and Information Sheet. Only immediate family members are included in the yearly rate. Immediate family members are husband, wife, children, parents, grandchildren and grandparents. Brothers, sisters, aunts, uncles and friends are required to pay a visitor's fee. All visitors must have a visitor's pass displayed in their vehicle while on the property. For the protection and benefit of all campers and guests, anyone who willfully or negligently destroys or defaces the property of another camper or campground property will be held liable for the full value of replacement cost.

COMMON AREAS: No obnoxious or offensive activity shall be allowed in any area of the Park including the campsite. NO public display of alcohol. Excessive use of alcohol, underage drinking, or illegal use of drugs will not be tolerated and may result in prosecution and expulsion from the campground. Parents will be held accountable for the actions of any minors. No washing of dishes or cooking utensils outdoors. Keep the campground and all common areas free of litter. Observe our posted speed limits.

SWIMMING: SWIM AT YOUR OWN RISK. Deep Creek does not provide swimming areas in Queens Creek or any of its attached streams or eddys.

SAFETY: Parents are responsible for the safety and actions of their children. Minors under the age of 18 will not be allowed to camp without direct adult supervision. Children under the age of 10 may not be left unattended.

Tenants are directly responsible for any damage caused by their children, guests or pets. Deep Creek reserves the right to expel any campers or guests who do not abide by the Park Rules. We reserve the right to change or add any rules we deem necessary without written notice.

I have read the Rules, Regulations, and Appearance Standards and accept all rules.

Signed _____

Date _____