



LITTLE EAGLE RV PARK

ANNUAL LEASE AGREEMENT RULES AND REGULATIONS

Name: _____

Email: _____

Address: _____

Phone: _____

Site #: _____

- 1) Annual rate is for a 1 year commitment, although payments may be made Quarterly with **10% added for quarterly payments. Quarterly Payments require 1st and Last Quarter Payments to be paid up front.** Should you leave before the year is out, you are still liable for the balance of the year's remaining quarters or annual lease rate and **Site Reverts Back to LITTLE EAGLE RV PARK.**
- 2) There shall be a **\$50.00 electrical deposit** which will be held until the site is no longer leased and credited against the final electric bill.
- 3) **A \$35.00 late fee will be charged on all payments received following the 15 day grace period and partial payments will not be accepted.**
- 4) 30 days prior to end of the lease period, tenant will need to sign a new lease or give notice to management that they are not keeping the campsite for another year. Failure to do so will result in forfeiture of campsite.
- 5) Electric meters will be read on the **20th** day of each month, and bills will be due on the **30th** day of said month. A **late fee of 10%** will be charged for any electric bill paid after the **5th** of the month following the due date.
- 6) A monthly maintenance fee of **\$15.00** will be charged for water usage, garbage disposal, and general ground maintenance. **To be paid at signing of lease with All Annual/Quarterly lease payments.**
- 7) **RVs and campers must be at least 20 ft. long, on a wheeled frame, and cannot be over 15 years old.**
- 8) Campers will be responsible for placing their own garbage in the dumpster located at the boat ramp parking lot.
- 9) Lessee agrees to abide by all the laws of the State of Tennessee and Henry County, Tennessee, while on the campground premises, and to be responsible for the acts of any person visiting the lessee on the campground premises.
- 10) Quiet hours are between 10:00 PM and 7:00 AM. Please respect your neighbors during this time. There shall be no loud or boisterous conduct or unruly behavior during this time.
- 11) Visitors to campers are permitted. Visitors should be at the campsite of, or in the company of the person they are visiting. No tents are permitted unless approved by the Campground Manager.
- 12) The lights at the pavilion shall be turned off at 10:00 PM and no children shall be allowed at the pavilion after 10:00 PM.
- 13) Lessees shall be responsible for having their children or guests at their campsite or in their presence after 10:00 PM.
- 14) A maximum of two motor vehicles may park at each campsite. Boat trailers are considered vehicles for the purpose of this paragraph. Parked vehicles must not hamper traffic flow, or cause safety hazards or site damage. Extra vehicles are allowed to park in the boat ramp parking lot.
- 15) Golf carts are allowed only on the roadway. No one under 16 years of age may drive a golf cart unless accompanied by an adult. Golf carts without headlights shall be parked 30 minutes before dark, and those with headlights shall be parked by 10:00 PM. No more than two people may ride on a golf cart at any time. Violators of this paragraph will have to remove the golf cart from Little Eagle RV Park.

- 16) Bicycles are to be ridden only on roadways and parked on a lessee’s pad. Bicycles may not be ridden on Boat Ramp road, or on the boat ramp, and they shall not be raced. Bicycles shall be parked 30 minutes before dark.
- 17) Vehicles, boats, golf carts, and similar items shall not be washed at the park. The manager should be contacted about washing campers.
- 18) Pets must be kept on a leash, and they are prohibited at the fishing pier and bath houses. Please do not allow pets on unoccupied campsites. A pet walking area is provided just inside the main entrance. Please use poop bag to clean up after your pet.
- 19) All food scraps shall be placed in plastic bags and bound before being put in the dumpsters before leaving the campsite. Fish remains shall not be disposed of at the park. Other campsite trash cans shall not be used by the lessee.
- 20) Each lessee is responsible for his or her pad. It should be kept clean at all times, and all belongings must be kept inside the lessee’s camping area.
- 21) Gray water shall not be dumped on the ground. A cap shall be kept on gray water tanks at all times.
- 22) Water and gas shall be turned off when not in use.
- 23) Any disturbances should be reported to the resident manager, or his/her designated representative.
- 24) Satellite cables must be contained on your campsite. If your satellite can not be installed entirely on your campsite, it will not be permitted, unless approved by the manager.
- 25) Nothing shall be place beneath the surface of the ground without first getting the approval of the resident manager.
- 26) Fireworks and firearms are prohibited.
- 27) If you sell your camper and leave the park, the site does not go with the sale. The site then reverts back to Little Eagle RV Park.
- 28) If lessee violates any provision of this agreement he may be evicted immediately, without a refund. Failure by the owner, Ronnie Scott, or the resident manager, or their designated representative to take action immediately for a breach of any provision of this agreement does not constitute a waiver of said breach.
- 29) Each lessee is responsible for providing his or her own insurance.
- 30) Neither Little RV Park, its owner, nor any employees will be responsible for any accidents or injuries to lessees, their property, or their guests, nor for any flooding or other acts of God, and in return in part against Little Eagle RV Park, its owner, employees, injury or act of God.**

By signing this agreement, I hereby certify I have read this document and agree to comply with the terms hereof.

Resident Manager or Owner’s Signature:

Lessee Signature:

Date: