**CAMPGROUND RULES, REGULATIONS, AND WAIVER**

**GENERAL APPLICABILITY, CONDUCT & REMOVAL**

The following sets forth the rules and regulations that are generally applicable at Timber Town Campground LLC. Notwithstanding anything in these Rules and Regulations to the contrary, all guests, residents, visitors and other occupants (collectively, "guests") are required to comply with all rules and regulations posted at the property, as well as all directions of the campground management and team. We reserve the right to remove from the campground anyone in violation of these Rules and Regulations, or any rules or regulations posted on the property. There are no refunds for voluntary departure, eviction, acts of nature or removal in accordance with these Rules and Regulations or by law enforcement or court order.
In the event, in connection with your stay, you are required to sign a reservation agreement, lease, RV placement agreement or any other document, and the terms of such document directly conflict with these Rules and Regulations, the terms of that document shall control.

 These Rules and Regulations are subject to change at any time without notice.

* Smoking is not allowed inside any campground facility including but not limited to cabins, laundry, bathhouse, ect. A $300 SMOKING FEE WILL BE APPLIED IF IN VIOLATION.
* Quiet Hours (11 PM – 7 AM)
* Feeding, killing, abusing or otherwise disturbing the wildlife is strictly prohibited. Fishing is allowed as long as guests abide by the Oklahoma Wildlife Fishing Regulations.
* Please do not burn or leave trash in fire pits, and do not move pits without permission from the staff. All fires must be contained to the pit/ring, and are permitted only from 8am -Midnight. Never leave a fire unattended.
* We are a pet-friendly campground but pets may not disturb other guests, and must be cleaned up after by owners. Pets must always be on a leash and restrained when not confined inside an RV, and no pet may be left unattended outside of an RV, even on the site or if restrained.
* Pick up your trash. Littering fine - $100
* Dial 911 in case of an emergency. Guests must comply with all campground staff instructions during an emergency.

 **RESERVATION PAYMENT POLICY**

All reservations require a deposit of two nights or half of your stay, whichever is greater. Deposits are refundable only in accordance with the Cancellation Policy below. The full balance of the reservation will be due and payable upon arrival. A valid credit card is required to be on file for all reservations, which management has the right to charge for any unpaid amounts owed by the guest, or for such other amounts that are the responsibility of the guest (including, without limitation, property damage caused by a guest), in accordance with applicable law. Personal checks are not accepted at check-in.

**OTHER FEES & TAXES**

In addition, there may be additional fees (e.g. site lock fees) and taxes applicable to your stay.

Any fees and taxes applicable to your reservation will be clearly identified in advance of your booking, during the booking process, and in the confirmation email you receive upon completion of your booking.

**CANCELLATION POLICY**

 If a reservation is canceled more than 1 week prior to the arrival date, a full refund is issued, less a transaction fee of 10% of the booking fee or a minimum of $10.00. For cancellation of a reservation more than 3 days, but less than 1 week, prior to the arrival date, 50% of the payment is forfeited. For a reservation canceled less than 48 hours prior to the arrival date, the full amount of the reservation payment is forfeited to Timber Town Campground LLC.

All refunds will be made in the same form of payment used to secure the reservation.

 **CHECK-IN & CHECK-OUT TIMES**

RV/Tent Sites

· Check-in Time: 3 p.m.

· Check-Out Time: 12 p.m.

Vacation Rentals

· Check-in Time: 3 p.m.

· Check-Out Time: 11 a.m.

Late check-outs may be available for an additional fee of $30; check with the host on your day of departure for availability.

Any guests that have not shown up 24 hours after their check-in time, and have not made prior arrangements with the campground staff, will be considered a no-show reservation and forfeit their deposit.

**LENGTH OF STAY**

Guests may book a RV/Tent site for a length not to exceed 14 days. Cabin rentals will not not exceed 7 days. There is a two night minimum for all RV sites and cabins. There will not be a minimum stay for tent sites.

**SITE LOCATIONS & TENT ACCOMMODATIONS**

All site numbers are subject to change prior to arrival unless a site lock fee was paid with your reservation. Only certified RV types are permitted unless prevented by specific site constraints, this includes Class A, B, and C Motorhomes, 5th wheels, and travel trailers. We reserve the right to inspect any personal property that you bring into the campground, and we may refuse access if your property is not properly constructed, is unsafe, or is unsuitable for the campground. Tents, pop up campers, and conversion vans are only permitted on designated sites. Sites are designed to accommodate one unit at a time. One dining canopy tent is permitted, but may not be up in conjunction with a "pup" tent, and must be properly secured at all times. Sites must be cleaned up of garbage and debris prior to departure. Additional charges may result for sites requiring additional cleaning.

**PERMITTED OCCUPANTS**

All reservations include a maximum of 6 guests unless otherwise stated. Rates are based on the maximum occupancy of the site. For any reservation for more than 6 people, a $5 fee shall apply per guest. The individual reserving the site must be a minimum of 21 years of age and be physically present at the time of check-in. Children 14 and under must be supervised by an adult 21 years of age or over at all times.

**VISITORS**

Guests may have visitors (individuals not registered on the reservation or agreement) visit them, so long as such visitors do not cause the guest to exceed the maximum permitted occupancy listed above. Visitors are required to abide by all Campground Rules and Regulations. Guests are responsible for the behavior of their visitors. Visitors are only permitted to be on property when campground guests are present. It is the responsibility of the guests to contact management to register all visitors.

**PHOTOGRAPHY/VIDEO CONSENT**

As part of management’s marketing and other efforts we may sometimes take pictures, video or audio recordings of the campground and our guests and visitors. In choosing to stay at our campground, each guest and visitor present on the property hereby consents to our capture and use of voice recordings, images, videos, and likeness for any marketing or other purposes not prohibited by law, indefinitely, and without payment of any royalty, licensing or other fees whatsoever. If any minor children are present, their legal guardian is required to let the manager know at the time a photo or video is taken that permission is not given to use their likeness for any marketing purposes.

**AMENITIES & FACILITIES**

We encourage you to visit the individual property website for specific information and dates relating to on-site amenity closures and other property specific information. Please remember that many amenities are on a seasonal and weather dependent schedule that may have limited hours during the off-season. We reserve the right to close any facilities at our discretion without prior notice, and without refund of any fees or other amounts paid for the reservation. Please refer to posted rules and regulations throughout the property for additional information on our amenities. All amenities are use at your own risk. Swimming and boating may only occur in designated areas where these amenities are offered.

**VEHICLE REGULATIONS**

Two vehicles, inclusive of one RV (other than for vacation rentals), are included with each reservation or agreement as determined by management and as space allows. Car passes are issued to registered guests listed on the reservation or agreement only and must be visible at all times. Car passes are not transferrable and may not be shared with another guest or visitor. All guests' vehicles must be parked on their designated site and may not stick out into the road. If parking is limited or not available on a particular site, then vehicles must be parked in one of the campground’s designated parking areas, if available. Under no circumstances are guests permitted to occupy sites not included in their reservation, even if not otherwise occupied. Unregistered vehicles found without a pass may be towed at the owner's expense.

**QUIET HOURS**

Our quiet hours are from 11pm - 7am daily, unless otherwise dictated by on-site staff or local regulations. Please be courteous to your fellow guests during all hours of the day. During quiet hours, no loud talking, loud radios, loud televisions or other loud noises or behavior that may disturb guests is permitted.

**RESPECT YOUR NEIGHBOR**

Please be considerate of your neighbors' privacy and space. Do not walk on or pass through the site of another guest. Respect our local culture, wildlife, and those around you. Please be mindful of our local bylaws and conservation of resources. We are proud to promote an inclusive and family friendly atmosphere. Harassment or offensive or intolerant language or actions will not be tolerated in any form, included with respect to race, color, national origin, religion, sexual orientation, gender identity, disability or political views. Flags, signs or other visual symbols that contain vulgarity, depict the Confederate flag, or represent politicians or political candidates are not permitted to be displayed. We reserve the right to immediately evict any guest, without refund, for failure to comply with these rules and/or staff's request for you to remove the display of offensive visuals or symbols.

**LOCAL WILDLIFE**

Please respect our local wildlife. Use caution when near bodies of water or natural brush, as some of the local wildlife is dangerous and should be left alone. Some of the local wildlife is protected by State Law. Feeding, killing, abusing or otherwise disturbing the wildlife is strictly prohibited. Additionally, feeding stray animals, including but not limited to cats or birds is prohibited.

**SMOKING & ALCOHOL**

There is no smoking, including vaping, allowed in vacation rentals, campground restrooms and shower facilities, indoor facilities, common areas, or any outdoor amenities. Smoking is allowed on your own site as long as it is done so in a way that will not directly or indirectly impact the experience of other guests. Alcohol is permitted by legal drinking age adults as long as it is done so in a way that will not directly or indirectly impact the experience of other guests. Alcohol must be consumed in a responsible manner, and may be restricted in certain areas of the campground. Illegal drugs are strictly prohibited. Any guests or visitors that are smoking or using alcohol in an irresponsible manner, or in a manner that interferes with another guest's enjoyment will be asked to stop and may be asked to leave or removed for failure to comply.

**SITE SAFETY**

Each site is generally provided one table, as well as one fire pit if allowed by local regulations. Please do not burn or leave trash in fire pits, and do not move pits without permission from the staff. All fires must be contained to the pit/ring, and are permitted only from 8am -Midnight. Never leave a fire unattended. County bans may occur and will be posted. Any chemicals or toxic materials must remain locked up at all times, or safely removed from the access of children or animals.

**DANGEROUS CONDITIONS**

While it is always our priority to allow guests the peaceful and undisturbed enjoyment of their site, in the event a campground team member believes, in their reasonable discretion, that an emergency or dangerous condition exists on a guest's site, which could potentially pose a risk of harm to any person or property, the campground team has the right to enter the guest's site and access any area or unit on the site, in order to remedy the emergency or dangerous condition, or prevent or mitigate the potential harm.

**PETS**

We are a pet-friendly campground but pets may not disturb other guests, and must be cleaned up after by owners. Pets must always be on a leash and restrained when not confined inside an RV, and no pet may be left unattended outside of an RV, even on the site or if restrained. There is a maximum of two pets per reservation with a $50 non-refundable fee per reservation for any pet in a vacation or cottage rental. Pets are the responsibility of the owner. If management determines that a pet is disruptive or aggressive, they have sole discretion to require the guest to restrict the pet's behavior or location, or remove the pet from the campground. If a guest is unwilling or unable to restrict the pet or have it removed from the campground, as requested by management, management has the right to immediately terminate the guest's reservation and evict the guest from the campground, without refund. All pets must also be up to date on vaccines, and copies of pet vaccine records must be available upon request. Upon check-in, you are required to notify the office of your pets if you have not already added them to your reservation during the booking process.

**GARBAGE & RECYCLING**

Any household garbage and recycling are to be put in the designated areas, garbage bins and recycling receptacles located on the campground map. Disposal of hazardous waste or large items such as mattresses, couches, or chairs, is not permitted on property and should be taken to a local dump facility. Additional charges may result for unapproved disposal of items.

**SEWER HOOKUP**

All sewer hoses must be undamaged, and sewer connections must be tight with a sewer donut around the sewer hose at the point of connection to the sewer pipe. Sewer hoses must be sloped downward from the RV's sewer connection to the resort sewer hookup to prevent any clogging or spillage on the ground. Any damaged or leaking hose must be repaired immediately. The sewer is intended for use as a dumping station to drain tanks when they are full. Guests must not leave the sewer open after use to prevent any spillage or potential hazards. Guests are responsible, and will be charged, for any damages caused by the guest's sewer hookup.

**ELECTRICITY**

Site electric pedestals are owned by the campground - any guest found tampering with electrical pedestals will be removed from the campground without any refund. Guests should not be overloading electric pedestals and should be utilizing code-compliant, approved outdoor extension cords. Please help conserve electricity, turn off all non-essential lights (inside and outside), A/C, and heaters when not in use. Dusk-to-Dawn lights must be turned off between stays.

**WASTE WATER**

The discharge of any wastewater (septic or grey water) or any other toxic or hazardous material is strictly prohibited. Formaldehyde products or any other tank cleaning chemicals are not permitted.

**SPEED LIMIT**

Guests must obey posted speed limits on property at all times, but in no event shall any guest drive over 10 mph. Failure to obey speed limits may result in removal from the property without refund.

**TRANSPORTATION**

Non-motorized skateboards, scooters, roller blades, roller skates and bicycles are permitted to be utilized as long as they are done so in a safe and quiet manner. Operation of motorized micro mobility devices is allowed for those over 16 years of age with a valid driver's license. Motorized items such as drones, motorbikes, hover boards and similar motorized recreational items are prohibited.

**BIKES**

Don't forget your bike helmet. In addition to following local regulations, we recommend that all riders wear a helmet while riding a bicycle. Bike riders must obey the same rules of the road as a motor vehicle. When operating a bike after sunset, you must have a light on both the front and back of the bike. We encourage the use of bike locks and are not responsible for any lost, stolen or damaged bicycles.

**FIREWORKS**

The use of fireworks, including sparklers, or any other form of explosive or incendiary device, is not permitted under any circumstances. Anyone caught with fireworks may be removed from the property without refund.

**FIREARMS & WEAPONS**

Guests must obey all federal, state and local laws regarding the ownership and possession of firearms and other weapons. Firearms and other dangerous weapons are not permitted on any property; provided that, if permitted by local law, guests that legally own a firearm may keep such firearm in a locked, private vehicle in parking areas. The discharge, use, display or handling of firearms, BB guns, air guns/rifles, or similar devices or weapons, or any other failure to comply with these guidelines, is strictly prohibited and will subject the offending guest to immediate eviction from the resort, without refund.

**SUBLEASING**

Subleasing, selling, transferring or otherwise granting access to a site, RV, vacation rental or other unit to a person not registered in the reservation is not permitted without management's express written approval. Applicable fees may apply.

**SITE RELOCATION FEES**

There will be a $250 fee for any relocation of a guest to a new site.

**PRESENTATION POLICY**

All units at the campground are required to maintain a clean well-kept appearance. Any RV's, travel trailers, or other private property that is 10 years or older will need to be inspected by a manager prior to entrance to the resort. Any unit being admitted into the resort is at the discretion of management. Any light bulb used on the exterior of the unit may only be a maximum of sixty (60) watts and must be aimed only to a portion of the site and not to any other site. Any decorations and/or lights used on the outside of the RV must be UL certified and are subject to park management's approval.

**NEATNESS POLICY**

Sites and decks must always be kept neat and decks may not be used as a storage area. Only furniture intended for outdoor use may be located on sites and decks. No display of any appliances on decks or sites is permitted. Tarps, carports, washers, dryers, pools, etc. are not allowed on site. One RV is permitted per site. RV's must be parked on an RV site. No RVs are allowed to park in driveways of any units. Boats, cargo trailers, and other similar equipment are not allowed to be parked on RV sites, unless prior approval is granted. Storage areas are not available. Guests are responsible for keeping their area clean and free of debris and clutter, which includes but is not limited to construction materials, excessive potted plants or other décor, and interior furniture. Sites deemed by the management to be in violation of this policy will require immediate cleanup/removal and may be subject to a fine and/or removal from the campground.

**ANTENNAS**

Antennas may not be higher than 7 feet above a roofline without prior written approval of resort management. Satellite dishes may not exceed 39 inches in diameter. Outdoor reception devices must be installed in the unit or located on the site in an area that is inconspicuous and attractively landscaped and shielded from view to the greatest extent feasible. Outdoor devices must not obstruct a driver's view of any street, driveway or intersection, nor may they be installed on or encroach upon any common area or other guest's site. Short-term guests may have freestanding dishes.

**SITE MODIFICATIONS**

 Guests are prohibited from performing any construction or site modifications.

**ABANDONED PROPERTY**

Units that are left on site without an applicable reservation will be considered abandoned and disposed of in compliance with local regulations. Subject to applicable law, in the event of a natural disaster or other casualty event that causes material damage to any specific recreational vehicle, travel trailer or unit, the owner of said recreational vehicle, travel trailer or unit shall commence and complete any repairs to the recreational vehicle, travel trailer or unit within ninety (90) days after the damage occurs. Subject to applicable law, in the event that repairs are not made within the ninety (90) day period, the community shall have the right, after providing seven (7) days' written notice by certified U.S. Mail to resident at the last known address for the resident, to consider the recreational vehicle, travel trailer or unit to be abandoned. Subject to applicable law, the community shall be entitled to remove and/or dispose of the abandoned recreational vehicle, travel trailer or unit, and shall have no liability to the unit owner so long as the written notice was sent to the unit owner.

**BUSINESSES**

No business or commercial enterprise shall be permitted to operate from or within the campground without prior written consent of management, and no advertising signs may be placed on the site. This restriction does not preclude any guest from conducting business in their home on a strictly digital or remote basis (i.e. where the activities of the business do not bring additional traffic into the community or to the guest's site, cause a nuisance or excessive noise, affect the appearance of the guest's home, or it is deemed inappropriate by management, in their sole discretion. A "business" also includes any commercial enterprise which: (1) requires traffic from the outside of the campground to enter for the purpose of dealing with said business; (2) uses any type of sign or advertising on the exterior of the home; (3) includes door-to-door canvassing of campground guests; (4) interferes with the safe, pleasant, and enjoyable use of the campground by any of its residents or guests; or (5) involves the purchase of a manufactured home or RV or any interest in a manufactured home or RV for the purpose of resale, leasing, renting or other business use. No type of business may solicit on campground property unless approved by management in writing. Please notify the manager if you see any solicitors or suspicious activity.

**PUBLIC EVENTS**

Management reserves the right to approve or deny any and all activities or functions held at the campground. Management has the right to attend any gathering or function as an observer, including any gathering or function designated only for guests.

**OCCUPANCY RESTRICTIONS**

Notwithstanding anything else in these Rules and Regulations to the contrary, all guests must comply with state and local requirements related to permitted length of stay, use restrictions and any other laws, rules, regulations or restrictions applicable to the campground.

**WAIVER OF LIABILITY**

BY ACCEPTING THIS RESERVATION, THE GUEST HEREBY WAIVES, RELEASES AND DISCHARGES AND COVENANTS NOT TO SUE TIMBER TOWN CAMPGROUND LLC OR ITS AFFILIATES, SUBSIDIARIES, DIRECTORS, MANAGERS, EMPLOYEES, AGENTS, SUCCESSORS OR ASSIGNS (COLLECTIVELY, THE "TIMBER TOWN CAMPGROUND PARTIES") FOR ALL CLAIMS AND LIABILITY FOR PERSONAL INJURY, ACCIDENTS, PROPERTY DAMAGE, ANY OTHER CLAIM ARISING OUT OF OR IN CONNECTION WITH THE GUEST'S USE OF THE CAMPGROUND OR PROPERTY. FURTHER, THE GUEST AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE TIMBER TOWN CAMPGROUND PARTIES FROM ALL LOSSES, CLAIMS, EXPENSES AND DEMANDS, INCLUDING ATTORNEYS' FEES, THAT THE TIMBER TOWN CAMPGROUND PARTIES MAY INCUR ARISING OUT OF OR IN CONNECTION WITH THE GUEST'S USE OF THE CAMPGROUND AND PROPERTY. THE GUEST FURTHER AGREES TO BE RESPONSIBLE AND LIABLE FOR THE ACTIONS AND SAFETY OF EVERY PERSON IN THEIR GROUP. TIMBER TOWN CAMPGROUND COMMUNITIES RESERVES THE RIGHT TO REMOVE ANY RENTER, OCCUPANT OR GUEST WHO IS SUBJECT TO A LIFETIME REGISTRATION REQUIREMENT UNDER A STATE SEXUAL OFFENDER REGISTRATION PROGRAM.

**EMERGENCY**

Dial 911 in case of an emergency. Guests must comply with all resort staff instructions during an emergency.