

Rustic Acres

Policies and Procedures

*“Please forgive us this day for all of the rules that follow,
just as we forgive those few campers who made them necessary!”*

Seasonal/Campers/Visitor/Guests

1. The site shall be used only for the placement of a travel trailer or park model for the exclusive use as a private seasonal for Camper and Camper's immediate dependent family, as set forth on Seasonal Admission Agreement. Any guest's stay shall not exceed two weeks without campground's consent. Camper shall be responsible for the acts of camper's children and guests, even if they are not present.
2. Noise: Noise at any time of day must not be a bother to your neighbors. Radios, TV's etc. noise must be contained to your campsite.
3. Seasonal or Camper Quiet Time: 11:00 pm to 8:00 am. Quiet time includes, but is not limited to, low TV/radio; no loud talking or laughing; and no amplified sound.
4. Alcohol use by underage campers in the park is not tolerated. Violators will be asked to leave the park.
5. Persons 18 years or older are permitted to smoke outside the common areas of the facility. Underage smokers will not be tolerated and will be asked to return to their site.
6. All campers must place household garbage in the dumpsters. Do not set beside the road or dumpsters.
7. Rustic Acres and its personnel conduct periodic patrols, day and night. Decisions of personnel are absolutely final pertaining to noise, campfires and other infringements of the rules. Camper shall be liable for all damage to the site and the Park caused by Camper, Camper's children, guests and/or invitees and shall pay for all repairs thereto necessitated by the acts or omissions of Camper, Camper's children, guests and/or invitees.
8. All guests and visitors must register at the office or in the General Store to obtain a vehicle pass **before** entering the facility. Everyone entering the facility, except registered campers, are expected to register at the office and are subject to a Visitor Fee upon entering this facility. Fee's double if this rule not followed.
9. Boats and/or trailers are NOT to be parked on campsites without **prior** permission from management.
10. No one under the age of 16 may be left unsupervised on the property. Parent or legal guardians are responsible for the whereabouts, actions, and safety of their child(ren) while at Rustic Acres. When at the pool, any Rustic Acres Personnel have the ability and authority to remove an individual(s) who are not following the **posted Rules** and are causing harm or potential harm to themselves or another person.

Grounds/Unit

1. Camper shall not cause or permit any flammable or explosive material, oil, radioactive material or hazardous or toxic waste substance to be brought upon, used, stored or dumped on the site or within the Park. Camper shall be responsible for any required repair, clean-up or detoxification of the site caused by Camper and shall indemnify Campground from any liability, claim or expense relating thereto. The foregoing covenant and indemnification shall survive the termination of this lease.
2. Upon termination of this agreement or the removal of a unit, all trees, shrubs and plants, placed upon the site by Camper shall remain upon the site. This shall be the property of the Campground unless a separate written agreement regarding ownership has been entered to the contrary, and the same shall not be removed or damaged by Camper. This covenant shall survive the termination of this lease.
3. Fires may be built in designated areas only. Fires must be completely extinguished before leaving site.
4. Management must approve shed size and/or skirting around your trailer prior to installation.
5. **NO additions to units.** No solid awnings. *All current hard awnings will be grandfathered in.*
6. Appliances must be kept inside a shed or in the trailer. No appliances will be allowed outside.
7. Camper shall at all times keep their RV's and any improvements on the site maintained and in good condition. Camper shall keep RV leveled and all exterior surfaces well-maintained. Any broken windows shall be immediately repaired. Camper shall keep RV and site in clean and good condition (lawn mowed, weeds eaten, driveway sprayed, etc) and shall not permit any garbage, rubbish, refuse or dirt of any kind to accumulate in or

about the site or Park. Animal droppings shall be routinely cleaned up on your lot. Landscape waste should be properly disposed of. Management has the right to enter onto a site without prior consent to maintain site. **This is private property belonging to Rustic Acres.**

8. Items other than *unbroken* lawn furniture, grills, or planters shall be stored in a shed and not on the side of a shed, on the deck, or under the trailer.
 - a. Sites must have Leaves cleaned off by April 15th. In the event Camper fails to keep the site properly maintained, Campground may give Camper notice of the deficiency (mail, email, or phone) and 7 days to fulfill Camper's obligations. If such maintenance is not performed within such time, then Campground may, but shall have no obligation to, perform such maintenance and the Camper shall pay the following maintenance: **Rubbish and Trash Removal: \$25-\$100 per incident; Lawn Care: \$20-\$100 per incident; Boat/trailer removal/storage: \$20 per incident/\$10 per day, or terminate seasonal admission agreement.**
9. Upon posting at least 24 hours' notice, if practical, Management may at any time close any of the private streets or walkways of the Park for the following reasons: to make repairs/changes, to prevent the acquisition of public rights to such area, to discourage non-resident parking, to shut off water/sewer for repair, or for any other reason. The common areas/facilities of the Park used by the Campers of the Park, are being made available on a gratuitous basis and are not part of the premises leased. The right to use such areas and facilities may be discontinued at any time in Management's sole discretion. Such discontinuation shall not be a default by Campground under this agreement and shall have no effect on the seasonal admission fee to be paid by Camper or any other agreements to be performed by Camper hereunder. Camper, in making use of such facilities and areas, does so at his own risk.
10. By order of the Public Health Sanitation Division and the Department of Health and Family Services, all gray or discharge water coming out of a Camper's unit must go into a sewer tank. Violators will be subject to heavy fines and penalties by the State of Illinois, Department of Public Health.
11. For persons wishing to sell their camping unit, Rustic Acres maintains a complimentary resale Board in the office or online in which sellers may advertise. Keys may be kept in the office for management to show the unit. During April to October, keys may be given to potential buyers to view the unit themselves if an employee of Rustic Acres is not available.
12. When selling a unit, the balance of the Lot Rental Agreement is **not** assumable by the purchaser, nor is it refundable to camper if prepayment was made. A potential buyer must be pre-approved by management before the final sale transpires.
13. The management must approve any replacement or additions of sheds on lots. Sheds or storage units must be made out of wood or a Rubbermaid product and not bigger than 8x8x8. All metal sheds, once removed, should be replaced with the above.
14. The maximum number of cars per site is 2, provided there are 2 parking stalls available on lot. All cars are to be in working order and currently licensed and used DAILY. All others are to be stored elsewhere and NOT in our park. Once notice is given, and if not removed or operable, vehicle will be towed at owner's expense. If notice is given and it continues to be a problem, Rustic Acres may not renew your Seasonal Admission Agreement.
15. All seasonal campers must carry year-round insurance and liability for their units, contents, and golf cart if applicable.

Vehicles

1. You must be a licensed driver to drive a licensed vehicle anywhere on Park property. You must have a license to drive a golf cart (IL License or Campground License, see office for details).
2. You must have proof of insurance **on any vehicle** or golf cart driven on this property. Insurance must be presented if stopped or the vehicle will have to be parked until proof is provided. The speed limit in the Park is 5 miles per hour and **MUST** be observed. All golf carts must be Park-certified in order to be operated in the park. Your immediate family must own a unit at Rustic Acres in order to drive YOUR personally owned golf cart. Drivers must be at least 16 years old with valid driver's license. **Younger drivers may take a driver's test with management and provide proof of insurance**, to earn driving rights (Ages 14-16, additional rules apply!) Each person on the golf cart must have their own seat. NO VISITORS without a driver's license can drive the golf cart at any time in the Park. If an incident arises, management **MUST** give permission or the golf cart will be PARKED or REMOVED for a timeframe determined by Management.

3. All golf carts, motorcycles, etc. are **NOT** to be operated after Midnight (for cruising) nor before 7 am. Absolutely no vehicles should be driven/Ridden after dusk unless they have headlights.
4. All vehicles are to be parked on the campsites (2 vehicle maximum), not around the store or office or on your neighbor's site. **Vehicles must have a visible car pass on the rear view mirror** and be parked on the corresponding lot only. No vehicles shall be parked in the road at any time. Additional vehicles can be parked in the common parking area near the house with valid car pass.

Safety

1. **Safety is Rustic Acre's #1 priority.** Do not sit or stand on fences or railings and observe all signs that are posted around the facility and pond. Lack of common sense is not an excuse for not following safety precautions.
2. Swim at your own risk. Please watch your children in the pool. Fireworks and firearms are prohibited at all times.
3. Any person whose conduct is offensive or disorderly to other campers, residents, park personnel or Management, will be required to leave the premise or be restricted to their campsite. Management will determine "offensive conduct" as each instance arises, and Management's decision will be final. If Management's decision is not followed, local authorities will be contacted and will have the right to issue a ticket/warning to the person(s) not cooperating. The person(s) may also be banned from the Park, which is private property.
4. Management has the right to terminate admission in order to protect other campers and Management from unruly campers and their visitors/invitees. Campers are ultimately responsible for their actions as well as those of their child(ren), visitors and/or invitees.
5. We reserve the right to restrict children to their site if their behavior or actions are unacceptable.
6. You will follow all state, county and federal laws. Authorities will be contacted to investigate any suspected drugs or illegal acts. If law enforcement is called to a site for domestic disturbance or unruly behavior, the Park has the ability to not renew the Seasonal Admission Fee Agreement.
7. All residents and guests must follow the rules and regulations listed in the contract as well as those posted around the facility.
8. Vandalism, disturbances, etc. will be grounds for immediate and permanent Admission Termination from the Campground.
9. All visitors should know the unit number and the name of the person they are visiting. Every visitor must register at the office and pay a Visitor Fee before entering the park or fee's double. Refusal to by guests to acknowledge site and or person they will be subject to Trespassing Laws.
10. **Water rules: Adult supervision of children is a must while at the water. – swim at your own risk –. Absolutely no diving, no flipping, no somersaults, no horseplay, no physical contact on or off the water. Consequence: Immediate removal from swim area.**

Boats/ Trailer Storage

1. Boats or trailers are NOT to be kept on lots.
2. There will be no parking of boat trailers, extra campers, old cars, PWC trailers, etc. on individual sites. If you don't move them, we will—at YOUR EXPENSE. Boat storage is allowed only with Management's prior approval.

Pets

1. Pets are allowed on the grounds but must be kept on a leash. Pets must be quiet and Camper must pick up after their pet. No pets are allowed in any rental unit, or in common areas, e.g. store, patio or any other building.
2. Domestic animals, birds, or pets of any kind are limited to no more than 2 of any kind, e.g. 1 cat, 1 dog, or 1 bird and 1 dog, unless prior written approval of Management has been obtained and noted in your file. All animals should have current vet and county tags, and be properly neutered or spayed. Absolutely NO FARM animals are allowed on individual lots or in RV units, including, but not limited to, rabbits, sheep, pigs or chickens. No exotic animal are allowed (lions, monkeys, etc.). No animals may be boarded at any time.