

HOME PLACE CAMPGROUND LLC

10802 MILLGROVE RD. QUINCY, IN 47456
(PHYSICAL AND MAILING ADDRESS)

RULES

FOR PAYMENTS, QUESTIONS OR PROBLEMS CONTACT WILL AT 317-519-8757 OR
ALLIE AT 812-821-7951

GENERAL RULES:

Lease holders are not allowed to reside at Home Place Campground LLC year round. Only 1 camper/trailer is allowed on your lot. If you have a guest wanting to stay with their own camper please see management. Campers are responsible for the behavior and actions of family (children, grandchildren, etc.) while they are visiting the campground. It is your responsibility to make sure that your family/guests are aware of ALL rules. By signing the lease, you, as the camper(tenant) take FULL & TOTAL responsibility for your guests. There is to be no trespassing on other camper's lot(s) unless invited. By signing the lease, you take FULL responsibility for yourself and ALL of your guests and agree to, or have your guests leave the premises if asked by management until legal resolutions are in place. Home Place Campground LLC has ZERO tolerance for harassing, violence, or stealing. Home Place Campground LLC reserves the right to remove &/or evict anyone at any time. By signing the lease you agree to forgo the right of a common tenant and agree to have the right upon guests given to Home Place Campground LLC. We reserve the right to remove &/or evict anyone not complying with the rules.

FIREARMS, WEAPONS, HUNTING & FIREWORKS

No firearms or weapons of ANY kind will be allowed on the premises. This includes BB guns, pellet guns, air rifles, bow & arrows. No hunting is allowed. Please enjoy the wildlife. Fireworks of any kind are to be set off at the grass area only between beach and burn pile. Clean up after yourself.

BATHROOMS:

Bathroom sinks are NOT to be used to prep food or do dishes in. Please do not dispose of food in bathroom trash cans. **Please do not put feminine products in toilets.** Please help keep the bathrooms clean by picking up after use. Also please remember to turn off lights when leaving.

LOT LEASE:

All lot leases are due by February 20th of the current year. If not paid by March 1st, lot rent will increase by \$200 &/or eviction could occur. Specific details will be included with your Lot Rental Lease Agreement, which will be emailed in January of the current year. All payments will be paid to Home Place Campground LLC 10802 Millgrove rd. Quincy, IN 47456. Payments can be made with cash, check, money order, debit, credit card, or PayPal (with a convenience fee added).

TAXES:

Each lease holder will be responsible for any taxes assessed by Owen County for improvements. Each lot will receive a bill for taxes on their structures. Taxes are to be paid by May 20th of the current year, beginning 2016 & each year thereafter. tax payments will be paid to Home Place Campground LLC 10802 Millgrove Rd. Quincy, IN 47456.

MEMBERSHIP FEE:

You will be billed a one-time membership fee of \$115. This one-time fee will be due on April 20th of the current year.

ELECTRIC BILLS:

Electric bills will be read on a monthly basis. You will receive a bill each month, including winter months, when electricity is used. All fees are due on the 20th of each month—if fees are not paid by the 1st of the following month—late fees will be added. More specific details will be included on the Lot Rental Lease Agreement. ** To help cut costs on your electric bill, it is advised to turn off your refrigerator during the winter months. If you do not want any electric bill through the winter months, unplug your camper or anything you have plugged in.

PUMPING OF WASTE:

If you want your trailer pumped, you must use the website pump request by noon on Monday.

There is a \$25 fee for each one-time service. If you need an “emergency pump”, this will constitute a higher fee of \$50. There is also a possibility that the service could not be provided.

Requesting pumps by phone or text will constitute a \$10 administration fee. The exception to this is in the event of an emergency pump, Please call/text management.

VEHICLES AND GOLF CARTS:

ALL vehicles MUST obey the 10 M.P.H speed limit; we do not want our children, grandchildren,

or pets hurt. As a lessee of Home Place Campground you are responsible for yourself as well as any guest, Speeding will not be tolerated. We use a 3 strike rule, if you or your guest speed and management gives you a strike there is only 3 per lot per season then your lease will be terminated and you will leave. Please refrain from driving on grass. Drivers should always be on the lookout for people walking, riding bicycles, & other traffic. No motorbikes, UTV's or ATV's will be allowed for use in the campground. Except for campground maintenance and management. Golf carts are allowed. Golf cart owners are responsible and liable for all accidents, damage, & injuries caused by golf carts. We suggest you check with your insurance company concerning coverage. A licensed adult must accompany (in the front seat), anyone without a driver's license. No racing of golf carts. Golf cart lights are to be used starting at dusk for safety reasons. If you are seen driving recklessly, or breaking any of the rules—you will have to park your cart or be evicted depending on the occurrence. Visiting friends & relatives are not allowed to bring golf carts into the campground. Your golf cart is to have your lot # displayed on it.

BICYCLES:

All bicycles are allowed during daylight hours. After dark, bicycles need to have a headlight and reflectors that can be seen from all sides. Home Place Campground LLC holds NO liability to riders as well all bicycles must abide by the speed limit. Bicycles, skateboards, & hover boards are not to be ridden in the pavilion.

BOATS, FISHING, TURTLES, FROGS & SNAKES

AS OF 2014 ALL FISHING IS CATCH AND RELEASE— THIS WILL REMAIN IN EFFECT UNTIL FURTHER NOTICE!! The following weekends have exceptions to this rule:

Memorial Weekend Sat/Sun/Mon, Father's Day Weekend Sat/Sun, 4th of July Weekend Sat/Sun, & Labor Day Weekend Sat/Sun/Mon. There is no fishing outside of camping season without permission. During these weekends, we are not opposed to frying up a mess of fish(this does not mean to stock your freezer)!! You will be allowed to keep 10 pan fish(bluegill,crappie, etc.), and 3 largemouth bass(14" minimum length) per lot. During these weekends you are also responsible for clean-up/disposal of fish cleaning mess.

All boat/trailers should have your lot # displayed on it. Children are not to be in boats alone, if under the age 16. Some type of floating device should be on your boat for safety. No swimming. No gas powered boats/motors will be allowed. No minnows for bait allowed. Fishing from other people's lots are with their permission only—NO TRESPASSING!

Tie or secure boats to your own dock or keep them on your own lot. If you want to fish another lake & move your boat off your lot, make sure boat is moved back to your own lot before you leave the campground. This makes mowing/campground maintenance much easier. Turtle, frogs, & snakes are all part of the ecosystem of the campground— they all have a purpose— Please use the "catch and release" rule with these creatures also.

QUIET TIME, ALCOHOL & ILLEGAL DRUGS:

Quiet hours are between 12 midnight and 7am. Please keep noise to a minimum during these hours. Some people are/come here to relax and rest. Be courteous of your neighbors during these hours. Alcohol is allowed, but we ask that you stay on your own lot, if inebriated.

Management may make exceptions to these rules for special events, if the quiet hours are observed during other times. Absolutely, NO ILLEGAL DRUGS will be allowed on the property—if caught it will be an IMMEDIATE REMOVAL &/or EVICTION! Management reserves the right to remove &/or evict any lessee for violation of any rules.

TRASH AND DUMPSTERS:

Lease holders and guests are NOT allowed to bring trash from home. ALL TRASH must be in plastic bags and tied before placing them in the dumpster. Please break down the cardboard boxes. The

dumpsters are for “kitchen trash” only, because of surcharges we are now monitoring the dumpsters and will punish accordingly for anyone placing items into the dumpsters that does not belong. All other types of trash(building supplies, water heaters,etc.) should be removed (by lot owners) from the property. Keep trash cleaned up from campsites. No littering in/around the campground. If the front of the dumpster is full, please use the back-no trash should be sitting on the ground around dumpsters. Please close dumpster lids—We don't want any “critters” getting stuck inside dumpsters.

PETS:

Pets are allowed in the campground. By bringing your pet you accept any and all responsibilities and liability of your pet. Any pet that is not controlled or that management feels is vicious will be asked to leave. Pets must be kept on a leash at all times or contained on your lot. If you cannot do this, you'll be asked to leave your pets at home. Please be aware of your pets making a lot of noise(barking), even while left unattended. If this issue persists and other campers complain, you will be given 3 chances to comply, after that your animals will not be allowed at the campground. No pets are allowed in the shelter house(pavilion) or bathrooms. You are responsible for cleaning up your animal's waste. Animal waste should not be disposed of in the lakes. You may take your pets to the area by the burn pile to run and play. Please be respectful to the other campers, camper's lots, and common public areas. Letting your dog use these areas for a place to use the bathroom is not acceptable.

FIRE AND LEAF BURNING:

Fires should not be built near trees or under limbs. Fires should not be left unattended and all “no burn” laws should be abided by. Please be considerate of your neighbors if you choose to burn leaves. Some people have health issues and can’t tolerate the smoke. If there is a burn ban in Owen County NO fires or leaf burning will be allowed.

TRAILS:

No golf carts allowed on trails at night. IF you choose to drive on trails during daylight hours, it is at your own discretion. You will be responsible for all accidents/injuries/damage. Home Place Campground LLC will in no way be held accountable/liable.

SHELTER HOUSE/PAVILLION:

The shelter house/pavilion has been leased to the CFO Men’s Club to use as a fundraiser. the shelter house/pavilion is available for lease holders to rent for reunions, parties, weddings, receptions, etc. When rented for an event, the event does not have to include other campground lease holders as guests of the event—it can be a private event. All campers should be respectful of renters' paid time. There will be a \$200 deposit required. If, after your event, no damage expenses are deducted, and all proper clean up has been done, you will receive \$150 back. Therefore, the rental fee for the pavilion is \$50(this is the donation your contributing to the CFO). This fee is for a 1-day event. (example: If you are renting the pavilion for a wedding reception, this does not mean you can use the pavilion for a rehearsal dinner)— this will require payment for an additional day. All clean-up after an event should take place the same day. (example: If you event is on a Saturday, you must clean up afterward-the pavilion may be rented on Sunday and needs to be clean for the next renters) You must schedule these events ahead of time. Events will not be scheduled as to interfere with campground activities. If you are using the facility for an event, you are responsible for set up, supplies needed, & clean up(bathrooms included)—this includes dumping of all trash. If tables, ping-pong table, or other pavilion equipment is used, you will need to put those items back in the proper places. If you want to use the shelter house/pavilion in the evenings to play cards/games, please get permission from management. As long as the shelter house/pavilion is not reserved, it should not be an issue. Lights at the shelter house/pavilion are to be turned off at midnight(if the need to be on longer, see management). The shelter house/pavilion is a smoke free/vape free area at all times.

EXTRA RENTAL SPACE:

The spaces in the large building are available for rent— spaces ARE NOT included with lot rent. Spaces are offered for rent for boat storage in the large building. See management for details and pricing. No one should be in large building(barn) area without permission— NO TRESPASSING

LOT MAINTENANCE, CARE & BUILDING:

Please get permission from management before doing any work within the campground, as it could interfere with any existing plans Home Place Campground LLC has. This includes, but is not limited to; boat docks, decks, fences, etc. If Home Place Campground allows your building project but a permit is required, Home Place will get the permit but lessee is responsible for the cost of the permit. Chainsaws should not be used without permission. Lease holders are responsible for the care & maintenance of lot, trailers & any other structures built on site (sheds, etc.) In caring for your lot do not nail or screw things into the trees. Lease holders should want their sites to look nice & not run down the “neighborhood”. Your lot should be kept free of trash, trailers clean, grass mowed. Spring clean up to be done by Memorial day weekend & leaves raked in the fall of the year. Leaves are not to be raked/blown into ponds/lakes or raked/blown into any area where they will end up in the ponds/lakes. (Hillsides, coves, etc.) Leaves can be burned

(*see leaf burning*), or taken to the designated burn pile. If grass or weeds are rank on your lot (8in or taller) or leaves are excessive, Home Place Campground LLC will email a notice giving 10 days to remedy the problem. If not resolved within 10 days, Home Place Campground LLC will mow, weedeat or spray your lot. Rates are as follows: mowing \$300.00. Weedeat \$200.00. Spray \$200.00. Leaf removal \$500.00.

GUESTS:

Guests should not be at the campground if the leaseholder is not present. We cannot stress enough that it is your responsibility to make sure your guests are aware of, and abide by the rules. We welcome you to bring your family and friends to enjoy the beauty and special events at the campground. If there is not ample parking at your lot to accommodate your guests, please have them park their vehicles near the large building or at pavilion— no vehicles should be blocking any roadways. We want Home Place Campground LLC to be a fun (and safe) place, for our families and friends.

MISC:

ANY & ALL sexual activity should be kept PRIVATE— preferably inside your own camper— NOT in bathrooms, golf carts, inside/outside other camper’s property, or in common public Areas.

Thank you in advance for abiding by these rules.

Rules are subject to change without notice.

Management reserves the right to remove &/or evict any person/persons who create a disturbance, nuisance, or breaks any of the above listed rules.

No refunds of any fees will be made in the event of such removals &/or evictions.

Children are to be supervised and guided with the proper attire and gear for whatever adventure They are doing. Parents, Grandparents, Guardian, Etc. accept all responsibility and liability for the children.

This and all notices are available on the website www.homeplacecampground.com for future Reference.

THE RULES ARE WRITTEN FOR YOUR SAFETY AND THE BEAUTY OF HOME PLACE
CAMPGROUND LLC

WILL DAUB(Home Place Campground) is on Facebook