

Rules and Regulations for the Extended Vacation Program

Company	The term “Company” shall mean the following legal entity: _____ (Insert name_
Preserve	The term “Preserve” shall mean the Company’s _____ Preserve.
Participant	The term “Participant” shall mean any person having the right to use an RV site at the Preserve pursuant to an Agreement for Use of RV Site for the Extended Vacation Program.
Agreement	The term “Agreement” shall mean an Agreement for Use of RV Site for the Extended Vacation Program.
Member Rules	Unless otherwise noted in these Rules and Regulations (“Rules”), all of the Company’s Member Rules shall apply to all Participants. A copy of the Company’s Member Rules is attached. In the event of any conflict between these Rules and the Company’s Member Rules, these Rules shall apply.
Rules	Participants and their family, guests, and visitors shall observe all of these Rules, the Company’s Member Rules, and any rules that are posted on the Preserve by the Preserve Staff. In addition, Participants and their family, guests, and visitors shall follow the reasonable directions of the Preserve Staff.
Use of Sites	All Sites in the Extended Vacation Program at the Preserve shall be used solely for Recreational Vehicles (“RVs”) as defined in Section 2 of the Agreement for Use of RV Site for the Extended Vacation Program. RVs must be placed on the concrete pad on the Site. Only one RV unit is allowed per Site.
Utilities	Participants shall connect their RV to the electric, water, and sewer connections for the Site designated by the Company. Participants shall not make any alteration to the electric, water, and sewer connections provided by the Company. The Company’s responsibility shall extend only to the point of connection and the Company shall not have any responsibility for the condition or functioning of any pipes, conduits, or wires from such point of connection to the Participants’ RV.

Participants shall refrain from discharging wastewater or sewage in any manner except into the wastewater/sewer connection designated by the Company.

Propane tanks on any Site must not exceed 100 pounds. Participants shall either fill their propane tanks off of the Preserve or have their propane tanks filled on the Preserve by the propane vendor designated by the Company.

Occupancy of Site

Participants shall use the Site for recreational purposes only, and Participants shall not use the Site as a permanent residence. Notwithstanding a longer term under a Participant's Agreement, the Participant shall only occupy his or her RV on the Site for the total number of days per year set forth in Section 3 of his/her Agreement. To monitor this limitation, the Participant shall be required to sign-in and sign-out at the Ranger Station each time he or she arrives at or leaves the Preserve. During the balance of the year when a Participant is not permitted to occupy his or her RV on the Site, the Participant may store his or her RV on the Site unoccupied or the Participant may remove his or her RV from the Site and leave the Site vacant. A Participant can only occupy his/her RV on the Site while the Preserve is open for member use, and a Participant cannot occupy his/her RV on the Site when the Preserve is closed for member use. The seasonal operating schedule of the Preserve is subject to change from year to year at the sole discretion of the Company.

Number of Participants

The number of persons on any Site shall be limited to two (2), and the names of such persons shall be registered with the Company. Any additional persons on a Site shall be deemed to be guests (see below).

Site Maintenance

Participants shall at all times maintain their Site, whether occupied or unoccupied, and all improvements placed on their Site, in good condition and repair and in such a manner as to prevent them from becoming unsightly, unsanitary, a hazard to health, reasonably uninhabitable, deteriorated, dilapidated, or infested with rodents, vermin, insects, or other pests. Any Site that violates this Rule constitutes a nuisance. If the Participant does not cure the condition within 30 days after the Company gives written notice to the occupant, all expenses incurred by the Company in abating the nuisance, including attorneys fees and expenses, shall be paid by the occupant, upon demand. As an additional remedy the Company retains the right at its option to terminate the Participant's Agreement and remove the Participant's RV and any additional items at the Participant's expense.

Improvements	<p>Any structure or improvement erected or placed on a Site must first have the prior written approval of the Company pursuant to Section 8 of the Agreement, which approval may be withheld by the Company in its sole discretion. To request such approval, a Participant must submit a written application to the Company in the manner and form prescribed by it. The application shall be accompanied by plans and specifications, shall show the location of all improvements, if any, existing on the Site, the location of the improvement proposed to be made or constructed, the color and composition of all exterior materials to be used, proposed landscaping and any other information which the Company may require. If approved, all work shall be performed by a contractor approved by the Company.</p>
Skirting	<p>With the prior written approval of the Company, which shall not be unreasonably withheld, a Participant may add skirting around the base of the Participant's RV to enhance the appearance of the RV and protect it from weather conditions.</p> <p>Skirting for ANSI park model units and travel trailers shall: (1) consist of vinyl foundation enclosure materials, 12"-14" wide panels, and compatible hardware, (2) be in a color (white, beige, gray, or sand) that complements the color of the park model unit or travel trailer, and (3) be properly vented.</p> <p>Skirting for 5th wheel trailers and motor homes shall be limited to the coordinated vinyl skirting materials distributed by the unit's manufacturer.</p> <p>The final installation of skirting, whether performed by the Participant or a contractor, must be approved by the Company after the work has been completed.</p>
Screen Rooms	<p>With the prior written approval of the Company, which shall not be unreasonably withheld, a Participant may add a fabric awning and screen room enclosure to his/her RV. The awning and screen room enclosure must be compatible with the RV unit size and color. In addition, the awning and screen room enclosure must not exceed 20 feet in length and 10 feet in width, and must not extend beyond the concrete pad on the Site. Color choices are white and beige. All work shall be performed by a contractor approved by the Company.</p>
Storage Units	<p>With the prior written approval of the Company, which shall not be unreasonably withheld, a Participant may add a storage unit to his or her Site, as follows:</p>

Unit A is Rubbermaid Storage Unit Model #3752, which is a 4' x 6' floored unit with front and top access to the interior.

Unit B is Royal Outdoor Products Vinyl Storage Unit, YardMate Model #Y407, which is a 4' x 7' floored unit with side access door.

Participants with ANSI park model units may choose either Unit A or Unit B. Participants with travel trailers, 5th wheel trailers, or motor homes must use Unit B.

All storage units must be placed in a designated area against the RV unit. All storage units must be purchased through the Company.

Participants are not permitted to store appliances, flammable liquids, combustible products, toxic chemicals, or other hazardous materials in a storage unit.

Site Landscaping

The Company shall provide basic landscaping for each Site. Additional landscaping may be purchased from the Company for an additional fee. Once the landscaping is installed, Participants shall be responsible for maintaining the landscaping on their Site at all times, whether the Site is occupied or unoccupied. Participants shall make no changes to the existing landscaping on their Site without the prior written approval of the Company, which may be withheld by the Company in its sole discretion. Participants must not disturb underground utilities on their Site, and they shall be responsible for the cost of repairing any damage they cause to the underground utilities on their Site.

Common areas

The common areas of the Preserve shall be maintained by the Company and may be used by Participants in accordance with the Company's Member Rules.

Temporary structures

Except as expressly permitted by these Rules, temporary structures of any kind are not allowed on any Site.

Fences

All Sites shall be kept free and open and no fences, ledges, or walls shall be permitted thereon.

Noxious Activities

No illegal, noxious, or offensive activities shall be carried out or conducted upon any Site nor shall anything be done within the Preserve which is or could become an unreasonable annoyance or nuisance to neighboring Sites. Without limiting the foregoing, no Participant shall permit noise, including but not limited to barking dogs, the operation of excessively noisy air conditioners, stereo amplifier systems, television systems, motor vehicles, or power tools

to emanate from his or her Site that would unreasonably disturb the Participants of any other Sites. The use of generators on any Site is prohibited.

Household pets

No more than two common household pets (*e.g.*, cats and dogs) may be kept on any Site. No other animals, livestock, poultry, reptiles, or insects of any kind shall be kept on any Site. No dangerous or poisonous pets of any kind shall be kept on any Site.

All pets must be registered with the Company. All pets shall be on a leash and otherwise under the supervision and restraint of their owner whenever they are outside their owner's RV.

No pet shall be left chained or otherwise unattended on any Site. Pets must be kept off other Sites. Pet owners must clean up after their pets, including all pet excrement.

Each person bringing or keeping a pet on their Site shall be solely responsible for the conduct of his/her pet. The Company shall have no liability to any Participants, their family members, or guests, for any damage or injury to persons or property caused by any pet.

Signs

Participants may post one sign on their Site containing only the Participants' names and Site number, provided that the sign shall not exceed 6 inches by 24 inches. No advertising signs or billboards shall be displayed on any Site, RV, or transportation vehicle or posted within or upon any portion of the common areas.

Business activities

No business or commercial activities of any kind whatsoever shall be carried out or conducted upon any Site, without the prior written approval of the Company, which may be withheld by the Company in its sole discretion. At the Company's option, a flea market may be held on the Preserve.

Garbage

The Company shall provide a location for Participants to dispose of common household trash, and Participants shall place such trash in the containers provided by the Company. Participants shall not allow waste or trash to accumulate on their Site. Participants shall be responsible for waste or trash removal in excess of common household trash.

Clotheslines

Clotheslines are permitted in accordance with the Company's Member Rules.

Antennas	Participants are entitled to maintain antennas on their RVs which are designed for customary television and radio broadcast reception. In order to ensure adequate aesthetic controls and to maintain the general attractive appearance of the Sites, all such antennas must be approved in advance in writing by the Company, which approval shall not be unreasonably withheld. Antennas for other purposes, such as ham radio, are prohibited. Furthermore, no activity shall be conducted on any Site which causes an unreasonable broadcast interference with television or radio reception on any neighboring Site.
Outdoor lighting	Bright outdoor lighting must be turned off by 11:00 p.m. Decorative lighting cannot illuminate an adjacent Site, without the consent of the occupant of the affected Site.
Exterior fires	Exterior fires are permitted in accordance with the limitations set forth in the Company' Member Rules.
Machinery and equipment	<p>No machinery or equipment of any kind shall be placed, operated, or maintained upon any Site except such machinery or equipment as is usual or customary in connection with the use, maintenance, or repair of a private RV and the related Site. In addition, kitchen or commercial refrigerators, iceboxes, stoves, and any type of mechanical washer or dryer are not permitted outside an occupant's RV.</p> <p>All servicing, maintenance, and/or repairs to the occupant's RV require the prior written approval of the Company, which shall not be unreasonably withheld. Any service involving lubricating fluids is prohibited on the Preserve. All servicing, maintenance, and/or repairs shall be performed by contractors approved by the Company.</p>
Diseases and pests	Participants shall not permit any thing or condition to exist on their Site which would induce, breed, or harbor infectious plant diseases, rodents, or noxious insects.
Parking and vehicle restrictions	<p>The following parking and vehicle restrictions shall apply:</p> <p>Unless otherwise permitted by the Company's Member Rules, no vehicle shall be parked or left on any private roadway on the Preserve.</p> <p>Only the following vehicles shall be permitted to be parked on any Site: (i) the Participant's RV and (ii) one transportation vehicle. One additional transportation vehicle may be added with the prior written approval of the Company, which shall not be unreasonably withheld, and payment of \$20 per month. Transportation vehicles may not be</p>

used for sleeping purposes and may not be connected to any of the utility connections on the Site.

Boats and other like items must be parked in the Preserve's storage area and the related storage fees must be paid.

No motor vehicle shall be constructed, reconstructed, repaired, or serviced on any Site, provided, however, that this restriction shall not apply to emergency vehicle repairs or normal maintenance of the occupant's RV.

No dilapidated or deteriorated vehicles are permitted on any Site. The Company may enter any Site and effect the removal and disposition of any dilapidated or deteriorated vehicle at any time. All costs of removal and disposition of any such dilapidated or deteriorated vehicle shall be the responsibility of the occupant of the Site.

Use of roadways
within the Preserve

Participants may use the private roadways within the Preserve in accordance with the Company's Member Rules.

Children

Children are permitted on the Preserve in accordance with the Company's Member Rules. Each Participant shall be accountable to the other Participants, their families, visitors, and guests, for the conduct and behavior of his/her children and any children temporarily residing in or visiting the Participant and for any property damage caused by such children.

Guests

Participants may have up to 8 overnight guests in their RV on their Site for a period not to exceed 14 days. Each overnight guest vehicle will be charged \$5 per day. All guests must register at the ranger station at the Preserve.

Guests must observe all of these Rules and the Company's Member Rules while they are on the Preserve.

Insurance

Participants shall obtain and maintain adequate physical damage insurance covering loss of or damage to the Participants' RV and other property on their Site in the amount of the full replacement cost of such property. Participants shall also shall obtain and maintain comprehensive general liability insurance with limits of liability of not less than \$100,000 per occurrence and \$300,000 combined single limit.). [Note that an RV insurance policy must include "vacation liability" or "full timers" coverage.] Participants shall provide the Company with proof of such insurance coverage prior to occupancy of their Site.

Activities affecting insurance	Nothing shall be done or kept on any Site or within the common areas of the Preserve which will increase the rate of insurance relating thereto on any policy maintained by the Company, without the prior written approval of the Company, which may be withheld in its sole discretion, and Participants shall not permit anything to be done or kept on their Site or within the common areas of the Preserve which would cause any improvements to be uninsurable against loss by fire or casualty or result in the cancellation of insurance on any part of the common areas of the Preserve.
Rental of Site	Participants shall not assign their Agreement, rent their Site, or allow anyone else to use their Site without the prior written consent of the Company, which may be withheld by the Company in its sole discretion.
Legal requirements	Participants must comply with all legal requirements applicable to their Site and their RV.
Disorderly persons	<p>The following are grounds for terminating a Participant's Agreement:</p> <p>Loud noise, whether mechanical, musical, or vocal, use of foul or indecent language, causing damage to property of the Company or another person, failing to follow these Rules or the Company's Member Rules, failing to follow directions of the Preserve Staff, threatening or abusive behavior or any other conduct that is not the type of behavior that is expected in a family campground.</p>
Property Damage	Participants shall be responsible for all damage or destruction of property, and any injury to persons, caused by Participants or their family, guests, visitors, or pets.
Amendment of Rules	The Company reserves the right to amend, delete, revise and/or add additional Rules, in its sole discretion. Notice of any changes will be distributed to Participants in writing and shall become effective 30 days after written notice is given to Participants.
Membership and Special Membership Privileges	<p>When a Participant vacates his/her RV and Site after a stay of four or more consecutive days, the Participant must wait for at least seven consecutive days before using a campsite at the Preserve (other than the Site the Participant has the right to use pursuant to his or her Agreement) under his/her membership.</p> <p>While a Participant is occupying a Site pursuant to the terms of the Participant's Agreement, the Participant shall not be entitled to any</p>

special membership privileges at the Preserve, including without limitation, the special membership privileges included in a Platinum Membership Contract Addendum, a Platinum Plus Membership Contract Addendum, a VIP Membership Contract Addendum or an Elite or Elite Connections Membership Contract Addendum.

Violation of any of these Rules or Thousand Trails' Member Rules is grounds for termination of a Participant's Agreement.

Date: _____

Company Representative

Date: _____

Signature of Participant

Name of Participant (please print)

Date: _____

Signature of Participant

Name of Participant (please print)