

# **TENNESSEE CUMBERLAND PLATEAU CAMPGROUND, INC (TCPC) RULES AND REGULATIONS**

Adopted October 6, 1995

Revised August 17, 1996, May 23, 1989, May 21, 1999, August 21, 1999, May 27, 2000, August 19, 2000, August 25, 2001, May 24, 2002, August 22, 2003, May 28, 2005, August 2006, May 2007, August 2007, May 2008, Sept 2009, August 31, 2013, September 5, 2015, September 3, 2016, September 1, 2018

The TCPC Bylaws designate the elected officers and Board of Directors as the governing body. To facilitate decision-making, a Control Committee is established. Both the Control Committee and the general membership have recourse to the entire Board.

## **A. LOT IMPROVEMENTS**

1. In addition to an RV cover and a patio cover, only two (2) structures, each of different types, are permitted per lot. All construction or major repairs on lots require a lot improvement permit. This includes the use of concrete or asphalt. Any member using outside workers for lot improvement projects must make sure that the contractor doing the work is approved by the Control Committee. Only one air conditioning unit is permitted outside of the RV.
2. Acceptable detailed plans and specifications will be submitted to the Control Committee for approval. Construction or repairs must be completed within twelve (12) months from the date of the permit approval and shall be in accordance with existing rules and regulations. Members of the Control Committee will monitor and approve as each phase of the construction or repair is completed.
3. The Control Committee will give their decision within 14 days for the request. Construction is NOT to begin until an approved permit is received from the Control Committee. Permits will only be issued between April 15th and October 15th. No construction will begin after October 1 or before April 15.
4. Making an improvement or development without the consent of the Control Committee, and one that is not in accordance with approved plans could result in the removal of that improvement or development, or could request a modification to conform to established Rules and Regulations. It may also cause forfeiture of membership as provided for in the bylaws.
5. Recreational vehicles, storage buildings, patio covers, gazebos, RV ports, and screen rooms must be maintained in acceptable condition. If deemed dilapidated by the Control Committee, they must be repaired or replaced. Replacement structures must be built in accordance with present rules and regulations.
6. All permanent electrical lines must be underground. All permanent underground electrical service lines must be in approved conduit.
7. All construction materials shall be compatible with campground decor, as approved by the Control Committee.

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8. A privacy screen located in front of the neighbor's hook-ups must be approved by the Control Committee.
9. Storage buildings shall be constructed as follows:
  - a. The base shall not exceed 144 square feet inside dimensions.
  - b. The shortest dimension of the base shall not be less than 10 feet.
  - c. Overall height shall be determined by the roof slope. Roof slope shall be between a minimum of 3 inches and a maximum of 6 inches per foot, as approved by the Control Committee.
  - d. Side walls shall not exceed 8 feet in height.
  - e. Roof overhang shall not exceed 2 feet.
  - f. No building can be built in front of a line drawn from your electrical service box to your neighbor's electrical service box. The Control Committee may grant a variance for special conditions.
  - g. The minimum distance to the property line shall be 3 feet.
  - h. Water or sewer connections are not permitted.
  - i. All existing storage buildings not in compliance with the above Rules and Regulations are "grandfathered" in until such time as the building is replaced.
  - j. All existing plumbing and or water lines installed in storage buildings are "grandfathered" until lot changes membership. At that time they must be removed.
10. Screen rooms shall be constructed as follows:
  - a. The base shall not exceed 144 square feet inside dimensions.
  - b. The shortest dimension of the base shall not be less than 10 feet.
  - c. Overall height shall be determined by roof slope. Roof slope shall be between a minimum of 3 inches and a maximum of 6 inches per foot, as approved by the control committee.
  - d. Side walls shall not exceed 8 feet in height.
  - e. Roof overhang shall not exceed 2 feet.
  - f. No building can be built in front of a line drawn from your electrical service box to your neighbor's electrical service box. The Control Committee may grant a variance for special conditions.
  - g. The minimum distance to the property line shall be 3 feet.
  - h. Water and sewer connections are not permitted.
  - i. Screen rooms may be enclosed with screen and/or windows with approval of the Control Committee. A solid wall may be constructed no higher than 36 inches.
  - j. All existing screen rooms not in compliance with the above Rules and Regulations are "grandfathered" unit such time as the screen room is replaced.
  - k. All existing plumbing and water lines installed in screen rooms are "grandfathered" until lot changes membership. At that time, they must be removed.

11. Gazebos shall be constructed as follows:

- a. The base shall not exceed 144 square feet inside dimensions.
- b. Overall height shall be determined by roof sloop. Roof slope shall be between a minimum of 3 inches and a maximum of 6 inches per foot, as approved by the Control Committee.
- c. Side walls shall not exceed 8 feet in height.
- d. Roof overhang shall not exceed 2 feet.
- e. No building can be built in front of a line drawn from your electrical service box to your neighbor's electrical service box. The Control Committee may grant a variance for special conditions.
- f. The minimum distance to the property line shall be 3 feet.
- g. Water and sewer connections are not permitted.
- h. Gazebos may be enclosed with screen and/or windows with approval of the approval of the Control Committee. A solid wall may be constructed no higher than 36 inches.
- i. All existing Gazebos not in compliance with the above Rules and Regulations are "grandfathered" until such time as the Gazebo is replaced.
- j. All existing plumbing and water lines installed in Gazebos are "grandfathered" until lot changes membership. At that time, they must be removed.

12. Patio covers shall be constructed as follows:

- a. Patio covers shall be built adjacent to your RV. Patio covers CANNOT be permanently connected to your R V. Overhang CANNOT exceed 2 feet except on the RV side on a stand-alone patio cover.
- b. Columns shall be 6" x 6" pressure treated wood or non-corrosive metal adequate to support the load, as approved by the control committee.
- c. All in ground columns shall be in the ground a minimum of 24" in concrete.
- d. For wood covers the beams shall be a minimum of 2" x 8" for up to 12 foot spans, and 2" x 10" for a maximum span of 15 feet. Rafters shall be a minimum of 2" x 6" with 16" spacing, or 2" x 8" with 24" spacing. Half-inch carriage bolts with washers are required for columns and beams. Roof sheeting shall be a minimum of 5/8" plywood or OSB, covered with felt paper and overlaid with shingles or metal (brown, green, or neutral colors), or as approved by the Control Committee.
- e. For metal covers, all materials shall be metal.
- f. Overall height shall be determined by roof sloop. Roof sloop shall be between a minimum of 3 inches and a maximum of 6 inches per foot, as approved by the Control Committee.
- g. Roof length shall not be less than 20 feet nor more than 48 feet.
- h. Roof width shall not be less than 8 feet nor more than 16 feet, measured on the ground.
- i. A portion of your patio may be screened in not to exceed 144 square feet inside dimensions (consistent with 10a restrictions on screen rooms). The location of the screened area within the patio must be approved by the Control Committee. A member CANNOT have a screened room, gazebo, and a screened Patio cover. (Choose one or the other).
- j. Enclosed areas may not be connected to the RV at any point.
- k. Patio screen rooms shall be enclosed with screen and/or windows with approval of the Control Committee. A solid wall may be constructed no higher than 36 inches.
- l. Patio screen rooms must have at least two doors, allowing access to the front and rear of the screened area.

m. All screens must be supported at intervals to be determined by the Control Committee.

13. RV Ports shall be constructed as follows:

- a. Members may build a combined RV and patio cover or they may incorporate a RV cover into an existing patio cover. The building materials in the RV cover and patio cover must be the same, as approved by the Control Committee.
  - b. Columns shall be 6" x 6" pressure treated wood or non-corrosive metal adequate to support the load, with a maximum spacing of 15 feet, as approved by the Control Committee.
  - c. All in ground columns shall be in the ground a minimum of 24" in concrete.
  - d. Beams shall be a minimum of 2" x 8" for up to 12 foot spans and 2" x 10" for a maximum span of 15 feet. Rafters shall be a minimum of 2" x 6" with 16" spacing, or 2" x 8" with 24" spacing. Half-inch carriage bolts with washers are required for columns, beams, and rafter extensions.
  - e. Roof sheeting shall be a minimum of 5/8" plywood or OSB, covered with felt paper and overlaid with shingles or appropriate metal, as approved by the Control Committee. Rain gutters are required to prevent water runoff onto adjoining lots.
  - f. Overall height shall be determined by roof slope. Roof slope shall be between a minimum of 3 inches and a maximum of 6 inches per foot, as approved by the Control Committee.
  - g. Length shall not exceed 48 feet.
  - h. Width between the columns shall not exceed 14 feet, with the overhang to be determined by the lot line, not to exceed 2 feet.
  - i. Minimum distance from the road shall be 25 feet.
  - j. If necessary to accommodate existing construction, outside columns may be positioned within one foot of the property line.
  - k. Columns will not be positioned within two feet of electrical post, sewer connections, or water standpipes. Utilities will not be moved to accommodate construction.
  - l. The front, back, and outside portions cannot be enclosed.
- M. Prefabricated metal RV ports (and any attached prefab patio cover) shall be designed to resist ASCE 7-05 wind speed of 90 m.p.h. (3-second peak gust) and ASCE 7-93 wind speed of 70 m.p.h. (fastest mile in m.p.h.). The structure shall also be designed to carry a minimum ground snow load of 10 pounds per square foot. No "driven" anchors for the structure will be permitted. The Grounds Committee will require detailed plans for any proposed prefabricated metal structure (including foundations). Said plans will require the seal and signature of an architect or structural engineer who is licensed by the State of Tennessee.

**B. LOT REGULATIONS**

1. Use of onboard washers and dryers is prohibited on membership and visitor lots.

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2. Members or visitors with extensions (slide-outs) may extend their slide-out only within one (1) foot of the established lot line.
  3. RV's shall not have underpinning (skirting) of any kind. Present skirting is "grandfathered" until membership of lot changes.
  4. Outdoor clotheslines are not permitted.
  5. Members may park only one RV on their lot, which must be used as the member's living quarters. The tow vehicle and one car, or two cars, may also be parked on the lot. The tow vehicle shall not exceed 24 feet.
  6. Trees over three inches in diameter shall not be cut unless approved by the Control Committee. If a tree is to be cut for the member's convenience and safety, and if it cannot be cut by TCPC personnel, then the member must pay the expense and utilize a vendor who is licensed and insured with proof of said license and insurance on file with the Board of Directors.
  7. Members are required to keep all tools, building materials, equipment, etc. neatly stored and as much as possible out of sight.
  8. Burning is not permitted in the campground other than a small, attended recreational campfire in a fire ring (metal or stone). The fire ring requires the approval of the Control Committee. Fire safety rules must be followed to include having a water source within reach. TCPC will abide by any county or state-burning ban. When building campfires, members need to be considerate of their neighbors.
  9. Lots must be kept clean as determined by the Control Committee. The raked-leaf area begins at the street and must extend to at least five feet beyond the structure furthest from the street. Leaves may not be burned. Leaves raked and placed on the edge of the pavement (not on grass or gravel) in front of your lot will be removed by the caretaker. Leaves can be mulched and placed in defined landscaping beds which are kept neat in appearance and which do not constitute a fire hazard. No leaves may be placed in the fire break or the common area surrounding the clubhouse. **If a lot is not cleaned by June 1, lot cleaning will be contracted and the member will be billed for the amount charged by the contractor.**
- Members are reminded that the park should be free of neglected lots and look attractive and inviting to both visitors and residents. Grass and lawn areas must be maintained throughout the season. If absent, please arrange for yard care with a friend, neighbor or commercial vendor.
10. Locked gates or locked chains are not permitted across drives.
  11. The six-foot road easement must remain clear of obstacles such as satellite dishes and fences in order for the caretaker to mow and pick up debris.

12. TCPC is not responsible for loss or damage to any temporary structure such as satellite dishes placed in the firebreak, the firebreak access, the road edge, and other common areas.
13. Members shall not divert the natural drainage flow of surface water from the common area.
14. Only biodegradable products may be discharged into the system including septic safe toilet tissue and holding tank odor control products without formaldehyde.

**C. LOT UTILITIES**

1. Unless a water shortage has been declared, watering lawns and washing vehicles is permitted. Automatic or unattended watering devices are not permitted.
2. Locks are not permitted on member's standpipe or electrical service boxes.
3. Electrical service shall be limited to 60 ampere capacity that shall consist of two 30 ampere, or less, single pole breakers. Any electrical installation or change, etc. to RV service panel shall require a permit and must be connected by the caretaker or a Control Committee designate.
4. Members shall not have permanent connections to their standpipe. All hoses and faucets must be disconnected before the winter season.

**D. CLUBHOUSE**

1. Use of the clubhouse by outside organizations must be approved by the president.
2. Shirts and shoes are required in the clubhouse.
3. Children and grandchildren of members, guests and visitors, under the age of sixteen (16) must be accompanied by an adult when using the clubhouse and other TCPC facilities.
4. Smoking is not allowed in the laundry room or anywhere in the clubhouse at any time.
5. The clubhouse kitchen is for the use of TCPC members under the guidance and authorization of the President. Individual use or small group use of the kitchen, appliances, and facilities (not to include food supplies) may be authorized by the President or his/her designee. A returnable deposit may be required.
6. The TCPC Board may authorize rallies or caravans to use the kitchen.
7. TCPC members are to refrain from entering the clubhouse except for ice, members' freezer, bathrooms, library, media room and laundry facilities during a rally or caravan unless they are part of the rally or caravan.

8. The TCPC Clubhouse, except bathrooms, will be closed from November 15 to April 15 each year. Any exceptions must be approved by the TCPC President.

**E. NOISE AND TRAFFIC**

1. Quiet hours are between 10:00 P.M. and 7:00 A.M. Central Time.
2. The speed limit within the campgrounds is 15 MPH.
3. Golf carts, motorcycles, ATV's and motorbikes are permitted in the campground with proper mufflers. The speed limit must be adhered to. Motorcycles, bicycles, and tricycles are not to be ridden or left in the immediate vicinity of the clubhouse or clubhouse porches. Members and guests ride at their own risk. All motorized vehicles (electric or gas) MUST be operated by a licensed driver.

**F. FAMILY MEMBERS and/or GUESTS**

1. Immediate family of members may be authorized the use of the member's campsite, RV, and other TCPC facilities without charge, but they are limited to a maximum of 14 days. Immediate family may park an RV on the member's lot along with the member's RV at no charge; however, immediate family parking their R V on another member's lot must pay the standard camping fee. The immediate family includes children, parents, brothers, sisters, and grandchildren twenty-one (21) years of age or older. Members must notify the campground host in writing before the immediate family occupies the member's lot. A signed 3" x 5" card listing names of those authorized should be left with the camp host. Members are responsible for their family. Extended visits may be granted by the president.
2. Members may invite guests. All non-family guests of members must pay the standard camping fee regardless of where they park. If the guest's RV is not an Airstream self-contained product, the guest is limited to a maximum of 14 days stay. Guests may not arrive sooner or depart later than the member. Guests of members may also park on the member's lot along with the member, but must pay the standard camping fee. Guests must park on club lot unless permission is obtained to use another member's lot. Guests may be parked on lots that are for sale without the member's permission. Members are responsible for their guests. Extended visits may be granted by the president.

**G. VISITORS**

1. Visitors are not permitted with RV's other than Airstream self-contained products.
2. Visitors are limited to a maximum stay of 31 days, April 15<sup>th</sup> through November 14<sup>th</sup>, or longer with permission from the President or his designated representative. Between November 15<sup>th</sup> and April 14<sup>th</sup>, visitors are limited to a maximum stay of 2 days.

**H. LAKE**

1. Use of the lake by members, guests or visitors is done at their own risk. No motorboats are permitted on the lake except those powered by electric trolling motors.
2. Posted fishing limits must be observed.

**I. MEMBERSHIP APPLICATION**

1. All applications for membership must be sponsored by two members. The selling membership cannot be a sponsor.
2. No membership applications will be processed from October 15<sup>th</sup> through April 15<sup>th</sup>.

**J. MISCELLANEOUS**

1. The digging of trees, shrubs and other plants from within the confines of the firebreak or along the entrance is forbidden. If you need plants for your lot, go into the woods on the other side of the firebreak; however, digging of trees, shrubs, wildflowers and ferns is prohibited within 20 feet from both sides of developed trails.
2. Commercial signs and /or soliciting are not permitted on campground property.
3. Members are not permitted to charge purchases to TCPC unless authorized by the President.
4. Members who use TCPC equipment do so at their own risk and will be responsible for any damages.
5. The caretaker works under the supervision of the President. The President may delegate this supervision to others. No member should attempt to supervise or assign work to the caretaker without permission of the President.
6. Firearms shall not be discharged within the campground except in an emergency.
7. A dry storage area is provided for the convenience of members. Members may TEMPORARILY store RV's, other vehicles, utility trailers, and boats in the dry storage areas at their own risk and at no charge, on a space available basis. All utility trailers and boats should be stored in the secondary area behind lot #68. All units stored are to be clearly identified with owner's NAME and LOT # and must be removed from the storage area by November 15<sup>th</sup> each year.
8. The president must approve all rallies and caravans. At these rallies, up to two RV's may be parked on a vacant lot unless the member gives notice of intent to occupy the lot during the rally. Such notification shall be given no later than seven (7) days prior to the first day of the rally. The above does not preclude a member from leaving an RV on the lot even if they do not



attend the rally. However, sufficient room should be left for parking a visiting RV. If a member objects to the use of their lot, a written notice must be filed with the campground host. TCPC will be responsible for any and all damages caused by a visitor while parked on a member's lot during a rally or caravan.

**K. PETS**

1. Allowing domestic pets to reside at TCPC is a privilege extended to members by the board of directors.
  - a. Owners must be in full control of their pets at all times.
  - b. Owners are 100% responsible for their pet's actions.
  - c. Pets are NOT to be in the common area inside the circle, in or around the clubhouse, in the lake area, or on any part of another member's lot without that member's permission, including the so-called six-foot easement.
  - d. The firebreak shall be the designated pet walk area. Pets may be walked on a leash on the paved road around the campground circle. The mowed meadows near the campground entrance shall also be designated pet walk areas. Pet owners are responsible for immediately picking up and properly depositing of all pet solid waste, in all areas.
  - f. Violations of the above rules could result in a citation. Upon the receipt of three citations a pet owner will have the option of either removing the pet from the campground or removing him or herself and the pet from the campground under Bylaws Article II, Section 5.
  - g. Pets must have current rabies vaccinations.