

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; September 4, 2020 , 2021, **May, 2023**

The TCPC Bylaws designate the elected officers and Board of Directors as the governing body. The Bylaws (Article 2, Section 5) authorize the Board to enforce any and all Rules and Regulations by any means the Board deems appropriate. To facilitate decision-making, a Grounds Control Committee is established. Both the Grounds Control Committee and the general membership have recourse to the entire Board.

A. LOT IMPROVEMENTS

1. In addition to an Airstream cover and a patio cover, only two (2) structures, each of different types, are permitted per lot. All construction or major repairs on lots, including the use of concrete or asphalt, require a lot improvement permit. Any member using outside workers for lot improvement projects must make sure that the contractor doing the work is approved by the Grounds Control Committee. Only one air conditioning unit is permitted outside of the RV.
2. Acceptable detailed plans and specifications will be submitted to the Grounds Control Committee for approval prior to beginning the project. 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 Grounds Control Committee will monitor and approve as each phase of the construction or repair is completed.
3. The Grounds Control Committee will give their decision within 14 days of the request. Construction is NOT to begin until an approved permit is received from the Grounds Control Committee. Permits will only be issued between April 15th and November 15th. No major construction will begin after October 1 or before April 15th, except by vendors approved by the Board or its representative Grounds Control Committee. It is also mandatory that all construction done within the TCPC park by anyone ONLY be done if a minimum of 2 people are on site at all times (safety).
4. Making an improvement or development without the consent of the Grounds Control Committee, or making one that is not in accordance with approved plans could result in the removal of that improvement or development, or could result in a request for a modification to conform to established Rules and Regulations.
5. Recreational vehicles, storage buildings, patio covers, gazebos, RVports, and screen rooms must be maintained in acceptable condition. If deemed dilapidated by the Grounds Control Committee, they must be repaired, replaced, or removed.

Replacement structures must be built in accordance with current 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 Grounds Control Committee.
8. A privacy screen around the neighbor's hook-ups must be approved by the Grounds 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 Grounds 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 Grounds Control Committee may grant a variance for special conditions.
 - g) The minimum distance to the property line shall be 3 feet.
 - h) Permanent 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) Refer to all bullet points in Section A, # 9 (immediately above).
 - b) In addition: Screen rooms may be enclosed with screen and/or windows with approval of the Grounds Control Committee. A solid wall may be constructed no higher than 36 inches.
11. Gazebos shall be constructed as follows:
 - a) Refer to all bullet points in Section A, # 9 (immediately above)
 - b) Gazebos may be enclosed with screen and/or windows with approval of the Grounds Control Committee. A solid wall may be constructed no higher than 36 inches.

12. Patio covers shall be constructed as follows:

- a) Patio covers shall be built adjacent to your Airstream. Patio covers CANNOT be permanently connected to your Airstream. Overhang CANNOT exceed 2 feet except on the Airstream 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 Grounds 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"x8" for up to 12 foot spans, and 2"x10" 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, and or rafter extensions. 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 Grounds Control Committee.
- e) For metal covers, all materials shall be metal, as approved by the Grounds Control Committee
- 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 Grounds 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 #10 restrictions on screen rooms). The location of the screened area within the patio must be approved by the Grounds Control Committee. A member CANNOT have a screened room, gazebo, and a screened Patio cover. (Choose screen room or screened in patio).
- j) Enclosed areas may not be connected to the Airstream at any point.
- k) Patio screen rooms shall be enclosed with screen and/or windows with approval of the Grounds 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 Grounds Control Committee.

13. Airstream Ports shall be constructed as follows:

- a) Members may build a combined Airstream and patio cover or they may incorporate a Airstream cover into an existing patio cover. The building materials

in the Airstream cover and patio cover must be the same, as approved by the Grounds 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 Grounds Control Committee.
- c) All in ground columns shall be in the ground a minimum of 24" in concrete.
- d) For wood covers Beams shall be a minimum of 2"x8" for up to 12 foot spans and 2"x10" 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 Grounds Control Committee. Rain gutters are no longer required unless required by Grounds Control Committee for lot drainage.
- 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 Grounds 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.
2. Members or visitors with extensions (slide-outs) may extend their slide-out only within one (1) foot of the established lot line.

3. Airstream '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 Airstream 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 Grounds 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 Grounds 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 Grounds Control Committee. The raked leaf area begins at the street and must extend to at least twenty (20) feet behind the farthest building on a lot. 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 Grounds Control products without formaldehyde.

15. No Herbicides or Pesticides, to be used without prior approval of Grounds Committee.

16. No digging to be done near the area of electric and water lines without prior approval of Grounds Committee. If in doubt, member can confirm location with Grounds committee.

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 amperes, 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 Grounds Control Committee designate.

4. Members shall not have permanent connections to their standpipe. All hoses and faucets must disconnect before the winter season.

5. Members may incur the expense for repairs or replacements of utilities if utilities are no longer easily accessible due to current or past member construction.

6. Members desiring to park their Airstream on another lot must have permission of the camp host and or the member owning the lot, and are subject to \$3/ day charge-payable to the TCPC and issued as utility credit to the owner member of the lot.

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 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.

6. The clubhouse kitchen is for the use of TCPC members under the guidance and authorization of the President, or the Kitchen committee Director when directed by 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. Private use of the clubhouse is not permitted. The use of clubhouse facilities by small groups does not prevent other TCPC members from accessing or using the remaining facilities.

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. Please be considerate of your neighbors at all times as regards excessive noise or other disruptions.
3. The speed limit within the campgrounds is 15 MPH.
4. 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 of MEMBERS

1. Immediate family of members may be authorized to use the member's campsite, Airstream, and other TCPC facilities without charge, but they are limited to a maximum of 14 days of use. Immediate family may park an RV on the member's lot along with the member's Airstream at no charge; however, immediate family parking their RV on another member's lot, or on a visitor'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 to the park. All non-family guests of members must pay the standard camping fee regardless of where they park. The guest is limited to a maximum of 14 days stay, this stay may be extended by the President or his/her representative. 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, or in the visitor's campsites, but in either case must pay the standard camping fee. Guests may not use another member's lot (unless it is for sale) without prior permission being obtained to use the other member's lot. Guests may be parked on lots that are for sale without the member's permission, if approved by the park host. Members are responsible for their guests. Extended visits may be granted by the president.
3. Members cannot rent out their Airstreams or lots.
4. Guest is defined as a non-member (and not a family guest) visiting with a member on site at TCPC.

G. VISITORS (not guests of members)

1. Visitors are not permitted with RV's other than Airstream self-contained products, unless they are the guest of a member who is present during the visit.
2. Between April 15th and November 14th Visitors are limited to a maximum stay of 31 days, or longer only with permission from the President or his designated representative.
3. A visitor is defined as anyone who is not a member, not the guest of a member present at TCPC, and not an otherwise authorized vendor (construction, FED-EX, etc.)

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. The business season (selling/buying/interviewing) will be extended to November 15 of each year.

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 are 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 or his designated representative.
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. Dry storage areas 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 15th each year. These trailers may be stored on the member's lot if space is available during this off season period.

8. The president must approve all rallies and caravans. At these rallies, up to two Airstream '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 Airstream on the lot even if they do not attend the rally. However, sufficient room should be left for parking a visiting Airstream. 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

To provide equal enjoyment of the park by both pet owners and no-pet owners:

- a) Owners must be in full control of and responsible for their pets at all times.
- b) When walking pets, they are required to be on appropriate strength maximum length 6 foot non-retractable leash.
- c) Pets are allowed in all common areas with the exception of in or within 20 feet of the clubhouse. Pets are allowed on another member's lot only with his/her permission.
- d) Pets must be walked on leash in all areas of the park except as described in bullet point immediately above and as described in next sentence. Pets are allowed to be unleashed in the lake area, and in the helicopter landing area of the park, and on the park trails (excluding the first and last 50 yards, where they should be on leash), providing they are not causing a problem to other members using these areas. If pet owner is asked to leash his/her pet for any reason in these areas, they should comply with their fellow member.
- e) Pets must have current rabies vaccinations.
- f) There is a two-pet limit "per lot".