

**EDEN MARINA AND CAMPGROUND RULES AND REGULATIONS**  
**Updated May 23, 2019**

**1. CAMPSITES / CAMPERS**

- a) No one is allowed at your camper if the owner is not onsite without permission from mgmt.
- b) Campsites should be kept clear of debris and/or clutter.
- c) Campers' exteriors must be cleaned at least twice per year but at no time shall any camper or RV unit be left in an unsightly condition. Campers and RV's should be pressure washed and kept in good order at all times. Failure to properly maintain the sight and appearance of the Lot shall be a default of the Lease and may result in: a) early termination of the Lease or b) Landlord's election to remedy the condition by cleaning and organizing the site itself and in such event, Landlord shall charge Tenant for any and all reasonable costs of providing such services ( i.e. if Landlord cleans a camper or RV for a Tenant, the cost which shall be billed to the Tenant shall be \$4.00 per linear foot of the unit or \$25 per hour of service, whichever is more.)
- d) No sleeping is allowed outside of a camper.
- e) **ABSOLUTELY no grey water or sewage shall be drained on the ground per TVA.** No hoses or piping shall be left connected to the outlets of the waste systems on any camper that isn't on septic. The TVA can consider this evidence that the camper is draining grey water and/or sewage onto the ground. **VIOLATORS WILL FACE A \$25 CHARGE PER INCIDENT.**
- f) No trash is to be left in fire pits and must be emptied prior to any Tenant's departure by the end of each visit.
- g) All campers must have insurance and provide proof thereof to management.
- h) Campsites are limited to a maximum of 6 persons or 4 adults and the owner's children without special arrangements with mgmt. There are rentals available for overnight guests.
- i) All construction of decks, roofs or any other outside improvements must be approved by management and include the payment of a \$750 refundable deposit ( the "Structure Deposit") to ensure the structure is maintained, kept neat and clean and removed along with the camper at the end of the Lease. If Landlord requires said structure to be constructed and removed at the end of the Lease, Tenant's failure to remove same prior to the last day of the Lease shall result in the forfeiture by Tenant of the Structure Deposit.
- j) Leaking water hoses and/or piping shall be repaired ASAP. If a campsite is notified by management of a leaking hose and the issue is not repaired, the cost of the excess water may be billed to the campsite owner as additional rent.

**2. VEHICLES / BICYCLES / GOLF CARTS**

- a) Park, ride or drive on gravel only not on the grass.
- b) During peak times, particularly holiday weekends, please try to bring only 1 vehicle per camp site. If 2 are necessary, park the additional vehicle behind the store or if that area is full, per management instructions.
- c) Parking spots adjacent to the Studio Cottages are for guests staying in those units and may be used otherwise only with management permission.
- d) Parking spots in front of the beach area are for boat slip lease holders who do not also have an RV lot.
- e) The speed limit on the property is 5 MPH.
- f) No ATV's are allowed to be operated on the property at any time.
- g) Bicycle riders are required to wear helmets and bicycle riding after dark is prohibited.
- h) Neither bicycles nor golf carts are allowed on the docks.
- i) Golf cart drivers must be at least 14 years of age.

### **3. BOATS / PERSONAL WATERCRAFT / DOCKS**

- a) There is a NO WAKE ZONE within 100 yards of the marina. Please be considerate of the boats and property of other owners and the marina and adhere to the no wake zone.
- b) Boats and boat trailers are to be parked to the right of the boat ramp or in the dry storage area. If those areas are full please contact management about additional parking.
- c) There shall be no washing of boats with marina water without approval of management due to the cost of water. Violators can be fined up to \$25.
- d) No shenanigans are allowed on the docks or on boats located within the marina.
- e) No persons under the age of 13 are allowed on the docks without adult supervision.
- f) There shall be no sleeping allowed on the docks or boats moored within the marina unless such boats have enclosed sleeping cabins.
- g) The operators of all boats coming into the campground and marina must check in with the office.
- h) Anyone leaving a boat parked in a slip will be charged for that slip at the published rate.
- i) All boats parked in marina slips must have insurance and provide proof of such to management.

### **4. GUESTS**

- a) Our facilities are designed to handle the campers and rentals within the campground, as such, please keep guests to a minimum.
- b) Guests are required to check in with management for the safety of campers and their children. There are to be no unregistered guests on the property.
- c) It is the Tenant's responsibility to advise their guests of the campground rules.
- d) All guests shall park their vehicles behind the office on the gravel parking area closest to Scenic Lakeview Drive. Limit of one guest vehicle per Lot at any one time.

### **5. SHOWERS / RESTROOMS**

- a) The cleanliness of the facilities is everyone's responsibility. Please treat them as you would those in your home.
- b) Do not leave personal belongings in the showers and restrooms when you are not using them. Management is not responsible for missing items.
- c) If a toilet becomes clogged and you are unable to unclog it with the plunger located in the restroom please inform management ASAP so it can be addressed.

### **6. CONSUMPTION OF ALCOHOL**

- a) Eden is a private campground that caters to a family environment. We do allow for the moderate and controlled consumption of alcohol on the grounds.
- b) Public intoxication is not permitted, nor is the use of any substance which is considered illegal in the state of Tennessee. Anyone found to be in possession of an illegal substance shall be required to leave immediately or face arrest by authorities.
- c) Only those 21 years of age and older are permitted to consume alcohol on the property.

### **7. NOISE**

- a) QUIET TIME – Quiet time begins at 10 PM when children must be at their campsite and under the direct supervision of their parents or guardians until morning.
- b) TOTAL QUIET TIME begins at 11 PM – By this time any noise coming from your campsite should not be disruptive to anyone outside your site.
- c) If a complaint is received, you are notified, and the noise persists, you will be asked to leave immediately without refund of rental fees.
- d) Music played at campsites and on boats shall be played at a reasonable volume and shall not contain profanity or offensive language or themes.

## **8. PETS**

- a) Limited, well behaved, leashed pets are allowed.
- b) No pets are allowed on the sand at the beach for sanitation reasons.
- c) You must stay with and clean up after your pet or risk being charged a \$10 pet fee per incident. (Owners can't pick up after them if they don't see them go.)
- d) For liability and safety reasons, aggressive breeds of dogs are not allowed. This includes Doberman pinchers, German Sheppard's, Rottweiler's, pit bulls etc. Additionally, dogs that show aggression or become hostile will be asked to be removed immediately.
- e) If a dog barks excessively, you will be asked to remove him/her from the property and if you don't comply your lease will be terminated.

## **9. TVA RULES**

Any and all Tennessee Valley Authority rules must be adhered to by all campers, cabin renters and guest within the property. These rules may change from time to time by order of the TVA and everyone is expected to adhere to any of these changes even though they are outside the control of campground and marina management.