



Sullivan County, TN

In cooperation with the Tennessee Valley Authority



2025

Seasonal Camping Rules, Regulations & Policies

OBSERVATION KNOB PARK AND CAMPGROUND
SULLIVAN COUNTY, TN

553 KNOB PARK RD.
BRISTOL, TN 37620

(423) 878-1881

www.ObservationKnob.com

The following Rules, Regulations, and Procedures are in cooperation with TVA's Length of Stay Requirements. All Seasonal Campers of Observation Knob Park are required to comply with these policies, as well as TVA Length of Stay Requirements. Copies of both documents can be obtained from our website.

2025 Rates and Fee List

Seasonal Site Rates

Option 1:

One Payment of **\$2550** (One year agreement, includes April 2025 -March 2026)

Option 2:

April - October Monthly Rate: **\$365** monthly (This rate REQUIRES a one-year agreement)

November-March: No Charge (Winter storage only during these months)

Daily Site Rates

Daily Site (April through October): **\$35** nightly

***Additional charges apply for Holiday weekends, 50 Amp sites and/or sites with a sewer hookup**

2025 Seasonal Fees List

Seasonal Site Late Fee: **\$30** (automatically applied on the 5th day of the month, if monthly rent is unpaid)

Seasonal Camper Boat Fee: **\$100** (For bringing and/or storing your boat the in the campground for the Summer Season)

Seasonal Camper Jet Ski Fee: **\$30** (For bringing and/or storing a jet ski in the campground for the Summer Season)

Seasonal Camper Golf Cart Fee: **\$75** (For using a personal golf cart in the park for the summer season)

Additional Gate Key Rental: **\$50** (For seasonal campers renting an additional key card for the season)

Seasonal Camper Visitor Permit: **\$3** (3 day pass)

Seasonal Visitor Season Pass Permit: **\$50** (*Requires a hangtag permit, added to the seasonal campers account. Hang Tag only, does not include a gate key. Gate Keys may be rented separately)

2025 Daily Camping & Day Use Fee List

Waterfront Site Fee: **\$3** (Per night booked on sites that are waterfront)

Daily Camper Golf Cart Pass: **\$10** (Personal golf cart use for up to 7 days)

Daily Camper Boat Pass: **\$10** (For bringing in and storing your boat for up to 7 days)

Shelter Rental: **\$30** 4-5 hour time slot (stage rental is an additional \$25)

3 Day Guest Pass: **\$3**

Replacement or Additional Gate Key: **\$50**

Extra Tent on Campsite: **\$17** (1 extra tent allowed, per site)

Seasonal Site Campground Rules

Payments and Fees

It is the camper's responsibility to make all monthly payments by the 1st day of each month. Payments made **on or after** the 5th day of the month are considered late and a non-refundable late fee will automatically be applied to your account. If our Office Staff are unavailable to take your payment, you may call our office at (423)878-1881 and leave a voicemail stating that you are attempting to take care of your monthly payment and you will receive a call back no later than the following business day to complete your payment.

Payments for Monthly Seasonal Camping fees can be made by Credit Card (auto-pay preferred) or cash.

Fees for Watercraft and Golf Carts are required to be paid **PRIOR TO the Watercraft or Golf Cart entering the campground**. Sticker permits will be placed upon each item after it is registered on your account and payment is completed.

On the 11th day of each month, the card on file on the camper's account will be charged for any accrued and/or unpaid fees.

Park & Campground Access

Key cards will be activated for seasonal campers once you have reviewed and signed the 2025 Seasonal Camping Agreement. Each seasonal campsite will be issued 2 key cards, up to 2 additional key cards, per site, may be rented for the season for \$50 each. Key card access for all keys issued to your site will be disabled if your account becomes delinquent or if there is an urgent matter requiring you to contact the park office.

All visitors to the campground must register through our office. Campers are NOT permitted to allow unauthorized or unregistered guests through the campground gate. **Necessary fees will be applied to the campers account, and additional actions will be taken, up to and including termination of your camping agreement, for persons allowing unauthorized guests or vehicles to enter the park.**

All key cards are disabled during the winter months and **must be turned in to the office by November 1**. The park may be accessed by appointment only November through March. Piggybacking through the gate will result in termination of the Seasonal Camping Agreement and/or a fee of \$150. Any damage caused to the electronic gate system due to improper use will result in the repair or replacement cost of the gate.

Structures

In accordance with TVA's Length of Stay Requirements, campers are not permitted to build ANY structure on the property. This includes, but is not limited to, decks, porches, steps, sheds, and outdoor kitchens. Any unapproved structure built on the property of Observation Knob by a guest is a direct violation of the Seasonal Camping Agreement.

Campsite Standards & Cleanliness

In an effort to keep our campground's appearance as appealing as possible, it is each camper's responsibility to maintain the overall look of your campsite. Campsites must be kept neat, clean, and organized, with minimal clutter. Miscellaneous items are not to be stored on the ground or around your camper. Items kept at your site should be kept to a minimum and should be stored/stacked neatly.

Appliances, including but not limited to refrigerators, clothes washers/dryers, toaster ovens, water heaters, etc. are strictly prohibited from being stored outdoors. Pop-up canopies should only be used for their intended use. (See section on Canopies). Landscaping and potted plants should be kept to a minimum so that our maintenance team can trim and cut grass without obstructions. Please limit flags to 1 per campsite and remove them if they become ripped, torn or discolored. Beginning the 2025 season, no fencing of any type is permitted on seasonal campsites.

If your campsite is found to be falling below standard, you will be notified in person and/or in writing and given a reasonable amount of time to correct the issues. Upon failure to respond, or bringing your campsite to park standards, your

seasonal contract will be terminated, and you will be required to remove all of your property from Observation Knob. The Park Director holds the sole discretion when determining park and campsite standards. All standards will be applied equally.

In order to maintain as much grassy space as possible, campers are permitted to use ONE outdoor rug on their campsite no larger than 12ft x 20ft.

Site Use

All persons wishing to obtain a new Seasonal Site must vacate their current site and enter an applicable campground lottery/drawing, list, or other approved park process. A lottery or a waiting list may be executed periodically throughout the year as sites become available. Details on available seasonal sites are available through our office and on our website. All interested parties must apply and submit the required documentation to our park office for consideration. Completed applications are subject to approval. Campers wishing to relocate within the park must vacate their site and enter the next lottery or selection process. To be eligible for a future campsite ALL seasonal camping contract financial obligations and terms must be met, and the account must be at a zero balance.

All seasonal campsites may only be primarily occupied by the site holder. Visitors may NOT be allowed to occupy a camping unit or be inside the campground without the campsite holder or their immediate family present.

Observation Knob seasonal camping is not meant to be a permanent residence.

The park is available for your use as a Seasonal Camper, and you are encouraged to use as such. However, if it is found that you are residing in your unit on a permanent basis, your Seasonal Site Agreement will be terminated immediately. TVA Length of Stay Requirements strictly prohibit using the park as a residence.

Canopies

Temporary use canopies (i.e. Easy-Ups, Pop Up Canopies, or any canopy that is not put together with bolts and screws) may not be left up for more than a 72-

hour period. For example, the canopies may be used for a weekend or a holiday gathering but must be removed. **Any type of canopy cannot be used as a permanent awning, a storage shed, a carport, or a Golf Cart cover.** Carport style covers, or canopies that are not outdoor living canopies constructed with nuts bolts and screws are not permitted. The canopy cover must remain attached and in good condition, be conservative in color, and must not have any rips or tears. Canopies that are temporarily torn, damaged, or being improperly used in accordance with this policy, will be removed by park staff. The Park Director may exercise discretion in determining proper use for canopies.

Utilities

Seasonal sites are provided with a 30-amp electrical connection and a water hook-up. The park will make every effort to always provide these services to each campsite. However, utilities cannot always be guaranteed, and the park cannot take responsibility for outages by the service providers or acts of nature. The utilities should always be used in a respectful and conservative manner to keep camping rates at a minimum.

No Tolerance Illegal Drug and Alcohol Policy

Observation Knob Park and Campground is a Drug-Free environment, and we have a Zero-Tolerance policy. Possession or use of controlled substances or intent to distribute is strictly prohibited. Violators will have their Seasonal Agreement Contract terminated immediately and will be required to remove all property from Observation Knob. **Alcoholic beverages are prohibited on this TVA owned property.**

Bicycles and other Mobility Devices

Only one bicycle, scooter, riding toy, etc. per person at your campsite is permitted. When not in use, bicycles must be stored at the end of your camper or on a rack on the rear bumper, to not interfere with any lawn care or maintenance and to help keep your site looking clean and neat. All equipment must have lights

on **the front and rear** to be ridden after dark. If you do not have lights, do not ride after dark. Reflectors are NOT considered lights.

All equipment must be ridden in a responsible manner, and all park rules concerning this type of equipment must be respected. Any guest found in violation of this policy will be required to remove their equipment from the property.

Watercraft

All watercraft entering the campground is required to be checked in at the office, all applicable fees paid, and displaying the proper permits. Watercraft must be stored on your campsite (if approved) or in the designated watercraft parking areas.

You may tie your watercraft to the shore at Observation Knob, if it is not directly in front of a campsite (occupied or unoccupied). Watercraft may only be parked and tied at a campsite when you have the site reserved in your name for the time it is there. Any seasonal camper that parks their stored watercraft in the water at a daily site will forfeit their privileges of storing watercraft at Observation Knob.

Spots on the water's edge for parking watercraft is on a first come, first served basis only. You may NOT reserve a space on the water by placing a sign or marker. Signs and markers will be removed by park staff.

All watercraft is required to be removed from the water and Park during the storage season. A non-compliance fee of \$200 per month will be applied to your account for watercraft left at the park. If approved winter storage is available, details will be published by our office prior to November.

Pets

All pet owners are responsible for their pet's behavior and care. Pets are not to be left unattended outside of your camper. Pets must be always kept on a leash. Owners and/or responsible persons must remove any fecal matter left by their pet in the park and campground.

Any aggressive pet behavior, disruptive barking, noise, or destruction will not be tolerated. Park Management reserves the right to ask you to remove your pet at any time.

Fencing and/or tie outs are strictly prohibited in the park. Such items will be removed by our staff at the camper's expense. Dog fencing must be removed when you are not occupying your site. Digging, staking, or permanently installing fencing is strictly prohibited.

Agreements

Seasonal Site Agreements will be required to be signed at the beginning of each season. By no later than October 31 of each year, please be sure to remove all watercraft, vehicles, personal belongings from the campsite. On November 1st water and electricity to the campground is shut off. The campsite listed on your agreement is available for winter storage only (November through March) for the camping unit/camper ONLY.

The Observation Knob Park office operates on a limited winter schedule and the camping area is closed unless otherwise noted. The boat ramp may be closed depending on the level of the lake. Our Office hours may also vary throughout the season depending on the flow of business.

Golf Carts

Golf Carts must remain on solid surface roads, except when going from the road directly to your campsite or parking on the side of the road in the grass, or during major events when specified by park employees. **Carts must have headlights and taillights to be driven at night.** Passengers shall not exceed the designated seating capacity. At no time will it be permitted for someone to stand on the back or hang over the side. Legs, feet, and arms should always be inside the golf cart. All golf cart occupants must be seated when the cart is in motion.

Golf carts must be insured by the owner to cover any liabilities. Observation Knob Park and Sullivan County will not hold any responsibility for injuries or damage caused by Golf Carts.

Any person operating a golf cart must be **at least 16 years of age**, and/or possess a valid driver's license. Reckless driving is strictly prohibited. Golf Carts must not exceed the set speed limit of 10 MPH, and are not permitted to be driven between the hours of 11:00 PM & 8:00 AM.

Extremely noisy or loud Golf Carts, including but not limited to 2 stroke Golf Carts, are not permitted. ATVs and UTVs are prohibited in the park.

A permit of \$75.00 per seasonal stay will apply per Golf Cart. Golf cart permits are good through October 31st only. All golf carts must be removed by November 1 of each year, penalties will apply to campers who do not remove their golf carts.

Park Management reserves the right to revoke golf cart privileges for any reason including failure to comply with park Golf Cart rules.

Waste Water

All wastewater (black and grey) must be dumped properly at one of the park's two dump stations. All outlet caps must be in place or portable tanks connected. Sewer hoses may not stay connected unless they are hooked to a portable tank. Our Park does not offer septic hookups; therefore, all campers must be equipped with factory holding tanks and/or portable tanks. Illegally dumping any type of wastewater onto the ground is **STRICTLY PROHIBITED** and will result in immediate termination of your Seasonal Camping Agreement

Items listed "For Sale"

If a Camper wishes to place their camper 'For Sale' within the park, permission must be obtained from the office. When the camper is sold, the new owner must immediately remove the camper from the park. **Camp sites cannot be sold with a camper and sites cannot be transferred to a new owner.** A new owner may apply for a seasonal site using the park's application process if they wish.

Bringing items such as watercraft or boats into the park for the direct intent to sale is strictly prohibited. All golf carts and watercraft inside the park must display a proper credential and must be registered to a current camper. Golf

cart and watercraft permits are NON-TRANSFERABLE and are assigned to a specific owner. Permits cannot be transferred to other watercraft or golf carts.

General Rules

- Quiet hours are from 10 pm until 8 am. Visiting hours end at 10 pm, all visitors should leave the park at this time.
- Boat docks and ramps are strictly NOT allowed at Observation Knob Park and Campground, by order of TVA, Non-functional boats may not be used as a boat dock.
- Possession of firearms and/or weapons in the park is prohibited.
- Fireworks are prohibited on Park property.
- Speed limit in the park is 10 mph. Erratic driving or engine revving will not be permitted. Motorcycles are allowed into the campsite and out of the park only. No Joyriding.
- Washing vehicles is not permitted in the campground.
- Washing your camper inside the park **is allowed and encouraged** twice per year.
- Drilling, nailing, or attaching any hooks to trees is strictly prohibited
- All sites must be kept clean from garbage and debris. Trash is to be taken to dumpsters, which are located in the Boat Ramp area. No trash is to be left or burned in fire pits.
- Burn local or certified firewood, do not stack firewood over 3 feet high and/or 4 feet wide. Local firewood may be purchased at the office for \$8 - \$10 per bundle. **The burning of pallets is strictly prohibited.**
- No clotheslines, extension cords or any other devices will be allowed in trees or on the ground in camping areas. This includes dog leashes and chains. Campers are responsible for routing and protection of hookup cables and hoses.
- Ground's maintenance is to be performed by authorized personnel only.
- Major construction repairs or renovations on a camping unit is not allowed inside the park. General maintenance is permitted.

Alterations

Campers may be allowed to add gravel to the campsite but should notify the Park Director of such intent. Absolutely no digging, grading or ground disturbances are permitted at any time, under any circumstances. The use of heavy or industrial equipment inside the park is strictly prohibited.

Cutting of trees, limbs, or other vegetation by campers is strictly not permitted. If there is a concern with a tree or overhanging limb, the office should be notified of the issue. All trees and other vegetation on the property require direct authorization from the TVA and Sullivan County before it can be removed.

Any plumbing or electrical services inside the park may not be tampered with or altered by any unauthorized persons. Concerns and questions regarding utility services on your campsite should be brought to the attention of a staff member.

Any unauthorized alterations to park infrastructure or utility made by any camper will result in immediate termination of your agreement with Observation Knob and you will be required to remove your property from the park immediately.

Non-Compliance Disclosure

Non-compliance notices will be sent to campers who are in violation of these rules and/or camping disclosures. Camping privileges may be revoked immediately for certain violations and/or non-payment. The Park Director reserves the right to make decisions based on actions necessary. If a camping agreement is terminated, the camper is required to remove all property from the park immediately. After 5 days, the park will take action to remove all personal items from the site. The camping unit may be impounded using a local towing service, at the camper's expense.