



1006 Rue Connard

Bonne Terre, MO 63628

573-315-7183

573-315-1701

pattsplacecamp@gmail.com

Pull-In RV Rental Agreement

Notice Regarding Access to Terre Du Lac Community

Patt's Place, LLC is located within the private community of Terre Du Lac. Visitors to Patt's Place have entrance and exit privileges within the community but are not permitted to access the lakes, common grounds, or other private areas. Unauthorized entry into these restricted areas may result in removal by the St. Francois County Sheriff Department.

Visitors are welcome to shop at businesses within Terre Du Lac, including:

- **TDL Gas Station (Mobile)** – snacks, drinks, fuel
- **The First State Community Bank**
- **The Market of Terre Du Lac** – local eatery with delicious meals!
- **Real estate offices**
- **The Treasure Emporium resale shop**
- **The Dollar General** – groceries, produce, and necessities

◆◆ Local Attractions to Highlight

Here are some great nearby destinations to include in your guest materials:

- **Bonne Terre Mine** – A historic lead mine featuring underground boat and walking tours, plus scuba diving in the largest freshwater cavern in the world.
- **St. Francois State Park** – 2,735 acres of hiking, fishing, horseback trails, and Big River access, just 5 miles north.
- **Elephant Rocks State Park** – Massive granite formations roughly 19 miles away — great for hikes and photo ops.
- **Johnson's Shut-Ins State Park** – Scenic river rapids and natural pools carved into volcanic rock, made accessible by Desloge family land donation.
- **The Space Museum (Bonne Terre)** – Dedicated to space exploration, featuring artifacts and a flag from the Apollo 17 mission.
- **Haunted Ridge Trails** – For adventure seekers, explore eerie hiking trails steeped in local lore. ●
- **Bonne Terre Community & Historic Sites** – Includes the former train depot, Treasure Emporium resale shop, and various preserved village landmarks.
- **Washington State Park** – Hiking, swimming, and Native American petroglyphs. Call (636) 586-5768 for info.
- **St. Joe State Park** – Offers hiking, biking, and extensive off-road trails.
- **Owl Creek Feedstore** – Local bait, farm-raised meats, and more.
Address: 691 Highway M, Park Hills, MO

◆◆ Laundry & Shower Facilities

There are no laundry or shower houses on-site at Patt's Place. For your convenience, here are nearby options:

- **Bonne Terre** – Laundry Basket, 2 N Long St., Bonne Terre, MO 63628
- **Desloge** – Laundry Basket (coin-op), 501 S Saint Joe Dr, Park Hills (near Desloge) ●
- **Potosi** – East End Laundry, 605 E High St, Potosi, MO 63664

◆◆ Mail and Package Delivery

If you're expecting mail or packages, please use the following address:

Your Name
C/O Patt's Place
1006 Rue Connard
Bonne Terre, MO 63628

Mail and packages will be delivered directly to your camper

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Guest Acknowledgment

Guest acknowledges this agreement grants a temporary, revocable license to occupy, not a lease or tenancy.

Rules & Regulations

1. Rental Term & Rate Adjustments

Daily, weekly, or monthly stays permitted. Rates may be adjusted annually with 30-day written notice.

2. Check-In / Check-Out

Check-in after 2:00 PM / Check-out by 11:00 AM.

3. Smoking

Proper disposal required. No ground disposal. No smoking near other units.

4. Pets

Pre-approval required. Leash required. Vaccination records may be required. Guests are responsible for pet behavior.

5. Age Requirement

Minimum age: 21.

6. Maximum Occupancy

Maximum of 4 occupants unless approved.

7. Guest & Visitor Policy

All visitors and overnight guests must be registered and a fee may be charged. Unregistered guests may be denied access. No subletting or unauthorized guest stays permitted.

8. Gatherings

No unapproved gatherings or events.

9. Children

Children must be supervised at all times.

10. Campfires

Campfires permitted only in designated areas using approved wood. Fires must be fully extinguished before leaving or sleeping.

11. Firearms & Fireworks

No fireworks, pellet guns, firearm discharge, or dangerous activity.

12. Trash

Trash must be placed in designated containers only.

13. Restricted Areas

No pond use except approved catch-and-release fishing. No fenced access.

14. Parking & Vehicles

No parking on grass or roadways.

No long-term storage of trailers, boats, or inoperable vehicles without approval.

15. Road Rules

10 MPH speed limit.

16. Weather Policy

No refunds due to weather.

17. Cancellations

One-week notice required.

18. Reservation Fee

\$100 non-refundable reservation fee required.

This fee is not rent and does not apply toward site charges.

19. Damage or Theft

Guests are financially responsible.

20. Insurance

Guests are advised to maintain personal insurance.

21. Rule Compliance

Violations may result in immediate termination.

22. False Information

False or misleading information voids the agreement.

23. Assumption of Risk

Guests assume all risks inherent to camping and outdoor activity.

Patt's Place, LLC is not liable except for gross negligence.

24. Dispute Resolution

Missouri law applies. Venue: St. Francois County, MO.

25. Communication Policy

Direct communication required with registered guests only.

26. Surveillance

Video security cameras are in use.

27. Payment Policy

Payment due three (3) days prior to arrival.
Non-payment terminates occupancy license.

28. Quiet Hours

10:00 PM – 7:00 AM.

29. Utility Use

No abuse or tampering with electric, water, or sewer systems.

30. Hookup Restrictions

Use only campground-provided hookups.
No unauthorized cords, hoses, or modifications.

31. Septic & Sewer

Only RV-safe paper allowed. No wipes, grease, or foreign material.

32. Storage

No exterior storage without approval.

33. Site Appearance

No alterations, digging, fencing, or structures without written approval.
No visible clotheslines.

34. RV Standards

Only fully self-contained, registered, insured, and structurally sound RVs permitted.
Management reserves the right to refuse unsafe or deteriorated units.

35. Vehicle Repair

No on-site mechanical or vehicle repair.

36. Generator Use

Prohibited unless approved.

37. Hazardous Materials

No storage of gasoline, chemicals, antifreeze, or unsafe propane containers.

38. Greywater & Sewage

No dumping outside authorized hookups.

39. Parking Limits

Maximum of two (2) vehicles per site.

40. Business Use

No commercial activity without written approval.

41. Conduct

No harassment, threats, abuse, or illegal activity.

42. Weapons

No discharge. Safe storage required.

43. Termination of Stay

This is a revocable license.

Management may terminate immediately for violations, safety, or non-payment.

44. No Establishment of Residency

Guests may not use the campground as a legal residence, mailing address for government use, voter registration, or legal filings.

Acknowledgment:

By signing, Guest confirms agreement to all rules.

Guest Signature: _____

Date: _____

Printed Name: _____

Guest Signature: _____

Date: _____

Printed Name: _____