



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
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## 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*
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## 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
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## 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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# Rental Rules and Regulations

For each of the following rules, please initial in the space provided to acknowledge understanding and agreement.

**[Initials: \_\_\_\_\_] 1. Rental Term and Rent Evaluation**

This agreement operates on a monthly basis. All long-term guests acknowledge that rental rates are subject to evaluation and potential adjustment in June of each calendar year. Rates will be reviewed based on operating costs and overall campground expenses. Any change will be communicated in writing at least 30 days prior to taking effect. Until that point, the existing monthly rental rate remains in force.

**[Initials: \_\_\_\_\_] 2. Check-In / Check-Out**

Check-in: 2:00 PM CST or after, no later than 8:00 PM CST

Check-out: By 11:00 AM CST

Early check-in/late check-out must be pre-approved in writing at least 24 hours prior

**[Initials: \_\_\_\_\_] 3. Smoking**

Use proper extinguishment containers

Do not throw lit smoking devices on the ground

No smoking near other rental units

**[Initials: \_\_\_\_\_] 4. Pets**

Must be approved in advance by Patt's Place, LLC

Dogs must be leashed and not aggressive

Vaccination records required upon request

Use designated dog relief areas

Clean up pet waste immediately in populated areas

Patt's Place is not responsible for harm to pets due to local wildlife

**[Initials: \_\_\_\_\_] 5. Age Requirements**

Must be 25 or older to rent

Guests under 25 must be accompanied by an adult 25 or older

**[Initials: \_\_\_\_\_] 6. Maximum Occupancy**

Maximum of 4 guests (including children), unless pre-approved by management

Exceeding occupancy is grounds for immediate eviction with no refund

**[Initials: \_\_\_\_\_] 7. Parties and Gatherings**

No unapproved gatherings or events

No excessive noise or disturbances

**[Initials: \_\_\_\_\_] 8. Children**

Must be supervised at all times

Property includes a pond and animals that attract children

**[Initials: \_\_\_\_\_] 9. Campfires**

Use designated fire pit only

No outside wood; local wood only (available for purchase)

No burning of trash

Fires must be extinguished with water before bed or leaving unattended

**[Initials: \_\_\_\_\_] 10. Trash**

Place in provided bins near the front gate

No overnight trash outside

Trash pickup is on Thursdays

**[Initials: \_\_\_\_\_] 11. Restricted Areas**

No swimming, wading, or ice-skating in pond

Catch-and-release fishing only, with approved gear

Feed catfish only with food provided by management

No entry into fenced animal areas or feeding animals outside of approved food

**[Initials: \_\_\_\_\_] 12. Road Rules**

10 MPH speed limit strictly enforced

No reckless driving

Entrance gate must remain closed at all times

**[Initials: \_\_\_\_\_] 13. Storm Policy / Road Conditions**

No refunds for weather-related cancellations

**[Initials: \_\_\_\_\_] 14. Cancellations**

Recommend purchasing travel insurance

Cancellations must be made at least 1 week prior to arrival

**[Initials: \_\_\_\_\_] 15. Security Deposit of \$100.00**

Required at time of reservation

Refunded if no damage or violations occur

**[Initials: \_\_\_\_\_] 16. Damage or Theft**

Costs for repair/replacement of damaged, lost, or stolen property will be charged to renter

**[Initials: \_\_\_\_\_] 17. Insurance**

Renters are advised to carry their own travel/personal insurance

**[Initials: \_\_\_\_\_] 18. Rules Compliance**

Violation of rules may result in termination of stay without refund

**[Initials: \_\_\_\_\_] 19. Falsified Reservations**

False information on reservation will result in forfeiture of all payments

**[Initials: \_\_\_\_] 20. Legal Responsibility**

Patt's Place, LLC is not liable for accidents, injuries, or property loss  
Guests accept all risk and agree to indemnify and hold owners harmless

**[Initials: \_\_\_\_] 21. Litigation**

Legal disputes to be resolved in St. Francois County Circuit Court  
Guests waive right to jury trial and agree to pay owner's legal fees if applicable

**[Initials: \_\_\_\_] 22. Communication Policy**

All communication must include all responsible parties for transparency  
We do not engage in selective communication or third-party messaging restrictions

**[Initials: \_\_\_\_] 23. Surveillance**

Property is monitored by cameras for safety and security

**[Initials: \_\_\_\_] 24. Rent Payment Policy**

Rent is due three (3) days prior to the beginning of each term of stay, whether the reservation is daily, weekly, or monthly. Failure to make payment in full by this deadline will result in removal from the premises at the renter's expense.

**[Initials: \_\_\_\_] 25. Quiet Hours**

Quiet hours are from 10:00 PM to 7:00 AM.  
Excessive noise during these hours may result in a written warning or termination of stay.

**[Initials: \_\_\_\_] 26. Use of Utilities**

Excessive use or abuse of utilities (electricity, water, or sewer) may result in additional charges.  
No tampering with electric/water hookups or using outside heaters/ACs without approval.

**[Initials: \_\_\_\_] 27. Storage of Belongings**

Outside storage of tools, furniture, and miscellaneous items is not permitted unless in approved storage containers.  
Sites must be kept clean, uncluttered, and free of debris.

**[Initials: \_\_\_\_] 28. Site Appearance**

No digging, alterations, or installation of fencing, decks, or structures without written approval from management.  
Clothing may be hung outside to dry, but must be done discreetly and respectfully, using a small, portable drying rack or a designated line positioned behind the RV and out of view from main roads or neighboring sites. Clotheslines strung between trees or in visible areas are not permitted. Management reserves the right to ask for removal if it becomes unsightly or disruptive to the park's appearance.

**[Initials: \_\_\_\_\_] 29. Generator Use**

Generator use is not permitted without prior approval, except during a power outage.

**[Initials: \_\_\_\_\_] 30. Septic and Sewer Guidelines**

Only RV-safe toilet paper is to be used.

No flushing of wipes, feminine products, food, grease, or any non-biodegradable material.

Violations may result in damage charges.

**[Initials: \_\_\_\_\_] 31. Vehicle and Parking Policy**

Each site is allowed a maximum of 2 vehicles unless otherwise approved.

No parking on grass, walkways, or unassigned areas.

Non-operational vehicles must be removed or towed at the renter's expense.

**[Initials: \_\_\_\_\_] 32. Business Use**

Running a business from the site (e.g., auto repairs, kennel, commercial sales) is prohibited unless expressly approved in writing.

**[Initials: \_\_\_\_\_] 33. Behavioral Expectations**

Any threatening, harassing, or abusive behavior toward staff or other guests will not be tolerated and may result in immediate removal without refund.

**[Initials: \_\_\_\_\_] 34. Firearms and Weapons**

No discharging of firearms or use of fireworks is allowed on the property.

Firearms must be stored safely and securely at all times.

**[Initials: \_\_\_\_\_] 35. Termination Clause**

Patt's Place, LLC reserves the right to terminate this agreement with 30 days' written notice for any reason, or immediately for violations of park rules, safety concerns, or failure to pay.

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**Required Documentation:**

As part of the check-in process, a copy of a valid driver's license or ID is required for each individual staying on-site. This is for safety, insurance, and record-keeping purposes.

Additionally, all guests must complete and submit the Contact Information Form in full prior to or upon arrival. This form ensures we have up-to-date emergency contacts and guest details on file.

**Amount Charged for Stay**

Total Amount Charged: \$\_\_\_\_\_

**Acknowledgment**

By signing below, I acknowledge that I have read, understand, and agree to abide by the rules and policies listed above.

**[Initials: \_\_\_\_\_] I have received a copy of the initialed and signed agreement on this date.**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_