



PATT'S PLACE, LLC

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GUEST AGREEMENT & CAMPGROUND POLICIES

Policy Version: April 2026

Patt's Place, LLC-Operates on property owned in part by Patt Rentals, LLC

WELCOME

Welcome to Patt's Place, LLC — a private campground located in Bonne Terre, Missouri.

Guests acknowledge that Patt's Place, LLC operates on property owned in part by Patt Rentals, LLC.

Guests must enter and exit through the private community of Terre Du Lac.

TERRE DU LAC COMMUNITY NOTICE

Terre Du Lac is a private community.

Registered guests, visitors, and overnight guests of Patt's Place, LLC are permitted:

- Entry and exit to Patt's Place, LLC
- Road access only

Guests of Patt's Place, LLC are NOT permitted access to:

- Terre Du Lac lakes
- Common grounds
- Beaches
- Private property

These areas are reserved for Terre Du Lac property owners only.

Unauthorized access may result in removal.

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

- TDL Gas Station (Mobile) – snacks, drinks, fuel
- The First State Community Bank-USPS services in lobby
- Dollar General – groceries, produce, and necessities
- The Market of Terre Du Lac – local eatery with meals
- Real estate offices
- The Treasure Emporium resale shop
- Pro Shop and Golf Course

DEFINITIONS

- **Registered Guest**
Primary individual renting the site.
- **Additional Registered Guest**
Approved individual staying at the site as part of the registered occupancy.
- **Visitor**
Approved daytime individual visiting a Registered Guest and not staying overnight.
- **Overnight Guest**
Visitors approved to remain overnight temporarily.

NATURE OF STAY

Patt's Place, LLC is a private campground.

All stays are:

- Temporary
- Transient
- Recreational or temporary housing

This is NOT:

- A landlord-tenant relationship
- A residential lease
- Permanent residency

Guests must maintain a permanent residence elsewhere.

Use of Patt's Place, LLC address for legal residency is prohibited.

GENERAL CAMPGROUND RULES

Quiet Hours: 10:00 PM – 8:00 AM
Speed Limit: 10 MPH
Visitors Must Register
Overnight Guests Must Be Approved
No Parties Without Approval
Respect Other Guests
No Disorderly Conduct

Management reserves the right to enforce rules at owner discretion.

OCCUPANCY RULES

Two Registered Guests per site

Maximum four individuals including children per site.
Unauthorized Visitors or Overnight Guests prohibited
Overnight guests must be registered

Additional Registered Guests must be approved by Patt's Place, LLC.

VEHICLE POLICY

Maximum 2 vehicles per site unless approved

Vehicles must:

- Be operable
- Be currently licensed
- Be currently insured
- Display guest pass

Vehicles may be removed at owner's expense if:

- Unregistered
- Unsafe
- Abandoned
- Non-operational

Registered Guests are responsible for their vehicles and all Visitor or Overnight Guest vehicles.

WATER SAFETY POLICY

Patt's Place, LLC includes access to natural water areas including a pond and nearby river.

These areas present inherent risks.

Rules:

Catch and release fishing only in pond

No swimming in pond

No wading

No diving

No lifeguard on duty

Children must be supervised

No children near water unattended or after dark

Hazards include but not limited to:

- Uneven terrain
- Wildlife
- Weather
- Slippery surfaces
- Changing water levels

Kayaks and paddle boats on site are private property and not permitted for guest use.

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests assume all risks.

Patt's Place, LLC and Patt Rentals, LLC assume no responsibility.

WILDLIFE POLICY

Wildlife including but not limited to:

- Snakes
- Insects
- Animals
- Natural hazards

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests assume all risks.

RESTRICTED WORK AREAS

Restricted areas include but not limited to:

- Heavy equipment
- Work vehicles
- Diesel tanks
- Storage containers
- Construction areas

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests are prohibited from entering.

Children prohibited.

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests assume all risks.

Patt's Place, LLC and Patt Rentals, LLC assume no responsibility.

PROPERTY CONDITIONS

This is a rural outdoor property. Hazards include but not limited to:

- Gravel roads
- Uneven terrain
- Mud
- Tree roots
- Rocks
- Low lighting

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests assume all risks.

FIRE & SAFETY

No fireworks

No discharge of firearms

Including but not limited to:

- **BB guns**
- **Pellet guns**
- **Air rifles**

Follow burn bans

Fire pits only

Fires must never be left unattended.

Management may restrict fires at any time.

PET POLICY

Registered pets only

Vaccination records required

Photo required

Leash required

Owner responsible for:

- **Damage**
- **Injury**
- **Disturbance**

Management may require removal of pets.

Registered Guests are responsible for pets and assume all risks

SPECIAL NEEDS / ACCESSIBILITY

Property is rural and may not be fully accessible.

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests are responsible for determining suitability.

Child Supervision

Children must be supervised at all times while on Patt's Place, LLC property.

No children are permitted:

- Near pond or river unsupervised
- Near equipment or work areas
- Near construction areas
- Near diesel tanks or restricted areas
- Using playground after dark

Parents, guardians, Registered Guests, and any supervising adult are responsible for the safety, behavior, and supervision of minors at all times.

Patt's Place, LLC and Patt Rentals, LLC assume no responsibility for supervision of minors.

Registered Guests are responsible for all minors associated with their site, whether or not the parent or legal guardian is present.

PLAYGROUND POLICY

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests use the playground at their own risk.

Children must be supervised at all times.

No rough play

No use after dark

Owner discretion applies.

Electrical & Utilities / Property Disclaimer

Registered guests are responsible for:

- Surge protection
- Proper hookup
- Electrical compatibility
- Proper use of utilities

Patt's Place, LLC and Patt Rentals, LLC are not responsible for:

- Power fluctuations
- Utility interruptions
- Equipment damage
- Damage to RVs or vehicles
- Personal property damage
- Weather-related outages
- Maintenance or construction-related interruptions
- Natural terrain conditions
- Falling limbs or debris
- Wildlife
- Theft
- Flooding
- Internet or communication outages
- Any other natural or unforeseen conditions

No refunds or compensation will be provided for utility interruptions or circumstances beyond management control.

Registered Guests are responsible for maintaining their own insurance coverage for RVs, vehicles, and personal belongings.

Winter Weather & Freezing Conditions

During freezing temperatures, the following winter procedures apply:

At 32 degrees Fahrenheit and below, water hoses must be disconnected from the hydrant and hydrants may be shut off.

Registered Guests are responsible for providing:

- Heated water hose
- Heat tape where necessary
- Proper freeze protection equipment

Insulated hydrant covers are required during freezing temperatures. Insulated hydrant covers may be provided by Patt's Place, LLC and remain the property of Patt's Place, LLC.

Registered Guests are responsible for returning insulated covers in good condition upon request or at the end of use. Failure to return or damage to insulated covers may result in a charge of up to \$35 per cover.

Winter skirting must be:

- Properly installed
- Maintained in good condition
- Approved by Patt's Place, LLC
- Kept clean and presentable at all times

Improper, damaged, or unsightly skirting may be required to be repaired, replaced, or removed at the discretion of Patt's Place, LLC.

Main water service may be shut off during extreme cold temperatures at the discretion of Patt's Place, LLC.

Patt's Place, LLC and Patt Rentals, LLC are not responsible for:

- Frozen hoses
- Frozen pipes
- Equipment damage due to freezing temperatures
- Water interruptions due to weather conditions
- Slip and fall incidents caused by snow, ice, or winter conditions

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests assume all risks associated with winter weather conditions.

Winter procedures may be implemented or modified at the discretion of Patt's Place, LLC based on weather conditions.

GUEST REMOVAL

Patt's Place, LLC and Patt Rentals, LLC reserve the right to remove registered guests, additional registered guests, visitors, or overnight guests at owner discretion.

- Safety concerns
- Policy violations
- Aggressive behavior
- Non-payment
- Operational needs

LIABILITY DISCLAIMER

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests voluntarily assume all risks.

- Water
- Wildlife
- Equipment
- Terrain
- Utilities
- Fire
- Weather

Patt's Place, LLC
Patt Rentals, LLC
Owners and representatives

Not responsible for:

- Injury
- Property damage
- Theft
- Loss
- Death

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests agree to hold harmless.

RULE CHANGES

Rules may be modified at any time. Annual reviews and updates.

Continued stay constitutes acceptance.

Hold Harmless and Release

Guests agree to hold harmless, release, and indemnify **Patt's Place, LLC and Patt Rentals, LLC**, along with their owners, members, managers, agents, and representatives, from any and all claims, injuries, damages, losses, or liabilities arising from guest use of the property, facilities, amenities, or surrounding areas.

Registered Guests, Additional Registered Guests, Visitors, and Overnight Guests voluntarily assume all risks associated with staying at **Patt's Place, LLC**.



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SIGNATURE ACKNOWLEDGEMENT

Registered Guest(s) and Additional Registered Guest(s) Acknowledges:

- Patt's Place, LLC operates on property owned in part by Patt Rentals, LLC
- Guests assume risks associated with both entities
- Guests agree to hold harmless Patt's Place, LLC and Patt Rentals, LLC
- **Receipt of policies**
 - Opportunity to review
 - Agreement to follow
 - Digital delivery accepted

Registered Guest / Additional Registered Guest

Name: _____

Signature: _____ Date: _____

Registered Guest / Additional Registered Guest

Name: _____

Signature: _____ Date: _____

Registered Guest / Additional Registered Guest

Name: _____

Signature: _____ Date: _____

Registered Guest / Additional Registered Guest

Name: _____

Signature: _____ Date: _____

Accepted by Patt's Place, LLC:

Owner Name: _____

Signature: _____ Date: _____

Registered Guest Contact-Primary person(s) renting the site

Name: _____

Phone: _____ Email: _____

Permanent Address: _____

Vehicle year/make/model: _____

Owner: _____ Insurance: Yes / No

Color: _____ Plate: _____

Name: _____

Phone: _____ Email: _____

Permanent Address: _____

Vehicle year/make/model: _____

Owner: _____ Insurance: Yes / No

Color: _____ Plate: _____

Emergency Contact: (minimum of one emergency contact listed)

Name: _____

Phone: _____

Signature: _____ Date: _____

PET REGISTRATION

Registered Guest Name: _____

Pet Name: _____

Breed: _____

Vaccination Records: Yes / No

Rabies Current: Yes / No

Photo On File: Yes / No

Signature of registered guest: _____ Date: _____

Accepted by Patt's Place, LLC:

Owner Name: _____

Signature: _____ Date: _____

PET REGISTRATION

Registered Guest Name: _____

Pet Name: _____

Breed: _____

Vaccination Records: Yes / No

Rabies Current: Yes / No

Photo On File: Yes / No

Signature of registered guest: _____ Date: _____

Accepted by Patt's Place, LLC:

Owner Name: _____

Signature: _____ Date: _____

ADDITIONAL REGISTERED GUEST CONTACT FORM (Maximum of 2)

Registered Guest Name: _____

Additional Registered Guest #1 Name: _____

Phone: _____ Email: _____

Permanent Address: _____

Vehicle year/make/model: _____

Owner: _____ Insurance: Yes / No

Color: _____ Plate: _____

Additional Registered Guest #2 Name: _____

Phone: _____ Email: _____

Permanent Address: _____

Vehicle year/make/model: _____

Owner: _____ Insurance: Yes / No

Color: _____ Plate: _____

Signature of Registered Guest: _____ **Date:** _____

Accepted by Patt's Place, LLC:

Owner Name: _____

Signature: _____ Date: _____

VISITOR REGISTRATION-Daytime guest only (not staying overnight)

Registered Guest Name: _____

Visitor #1 Name: _____

Phone: _____ Email: _____

Permanent Address: _____

Vehicle year/make/model: _____

Owner: _____ Insurance: Yes / No Color: _____ Plate: _____

Time In _____ Time Out _____

Visitor Signature: _____ Date : _____

Signature of Registered Guest: _____ Date: _____

VISITOR REGISTRATION-Daytime guest only (not staying overnight)

Registered Guest Name: _____

Visitor #1 Name: _____

Phone: _____ Email: _____

Permanent Address: _____

Vehicle year/make/model: _____

Owner: _____ Insurance: Yes / No Color: _____ Plate: _____

Time In _____ Time Out _____

Visitor Signature: _____ Date : _____

Signature of Registered Guest: _____ Date: _____