

VOGTLE RV PARK, LLC

6581 River Road • Waynesboro, Georgia 30830
706-664-0922 • Info@VogtleRVPark.com • vogtlervpark.com

RESIDENT RENTAL AGREEMENT & PARK RULES

This document constitutes the entire agreement between Vogtle RV Park, LLC (Park) and the undersigned Resident(s). By signing, Resident confirms they have read, understood, and agree to every section. Governed by the laws of the State of Georgia.

PART ONE -- RENTAL AGREEMENT

SECTION 1 -- PARTIES AND PREMISES

This Rental Agreement is entered into as of the date signed below, between **Vogtle RV Park, LLC** (Park), located at 6581 River Road, Waynesboro, Georgia 30830, and the undersigned resident(s) (Resident).

Lot Number Assigned

Monthly Rent

Move-In Date

Rent Due Date

SECTION 2 -- TERM

This Agreement shall begin on the move-in date above and continue on a **month-to-month basis** unless terminated in writing by either party with **30 days written notice**.

SECTION 3 -- RENT AND PAYMENT

Rent is due and payable on the date specified above each month without demand.

Accepted payment methods: Cash, money order, or Square (credit/debit card). Personal checks are accepted at the sole discretion of Park management.

SECTION 4 -- LATE FEES

Rent not received by the **5th day of the month** is subject to late fees:

- A late fee of \$_____ (**5% of monthly rent**) will be assessed on the **6th day** the rent remains unpaid.
- An additional late fee of \$_____ will be assessed for each subsequent **30-day period** the rent remains unpaid.
- Total late fees shall not exceed **5% of one month's rent per calendar month**.

Late fees are a reasonable estimate of administrative costs, per Georgia Code § 44-7-2.

SECTION 5 -- UTILITIES AND SERVICES

Electric:

- Resident establishes account directly with utility provider
- Park sub-meters and bills Resident; payment due within 5 days of billing

Water/Sewer: Included in rent Billed separately at \$_____/month

Trash: Included Resident responsible

Internet/Cable: Not provided by Park. Resident arranges independently.

SECTION 6 -- OCCUPANCY LIMITS AND ADDITIONAL PERSON FEES

Base monthly lot rent covers a maximum of **two (2) people** residing in or regularly occupying the unit. Any additional person beyond two (2) will result in an additional charge of **\$75.00 per month, per person**, billed on the 1st of each month.

Regularly staying means occupying the lot more than **7 nights in any calendar month**. Management's determination is final.

Resident must immediately notify management of any occupant change. Failure to disclose additional occupants results in back-billing plus a **\$50.00 administrative fee** and may be grounds for termination.

SECTION 7 -- MANDATORY REGISTRATION OF ALL OCCUPANTS

ALL persons -- residents, occupants, and regular visitors -- must be registered with management prior to or upon move-in. Registration requires a full legal name and valid government-issued photo ID for every adult (18+). Management may conduct background screening on any registered occupant. Failure to register all occupants is a **material violation** and grounds for immediate termination.

SECTION 8 -- ADDITIONAL ELECTRICAL APPLIANCE FEE

Any exterior appliance or temporary structure that draws additional electrical load -- including but not limited to **outside refrigerators, freezers, window AC units placed outside the RV, space heaters, or similar equipment** -- will result in an additional charge of **\$50.00 per month**, billed on the 1st of each month.

Resident must notify management **prior to connecting** any such appliance. Unauthorized appliances discovered during inspection will result in back-billing from the estimated date of installation plus a **\$25.00 administrative fee**.

SECTION 9 -- PAYMENT AUTHORIZATION (SQUARE)

I, _____, authorize Vogtle RV Park, LLC to process my monthly rent payment of \$_____ on the ____ day of each month via **Square** (credit or debit card). A card-on-file authorization will be completed at move-in.

I confirm I am the authorized cardholder and am responsible for all charges per this Agreement. This authorization remains in effect until cancelled in writing with 15 days notice. A returned/declined payment fee of \$_____ will apply per occurrence.

SECTION 10 -- LIABILITY WAIVER AND RELEASE

PLEASE READ CAREFULLY -- THIS SECTION AFFECTS YOUR LEGAL RIGHTS

10.1 -- Acknowledgment of Risks

Resident acknowledges that use of the Park involves inherent risks including but not limited to:

- Slip, trip, and fall hazards on uneven terrain, gravel, or wet surfaces
- Exposure to weather events including lightning, flooding, and high winds
- Risks associated with operating, maintaining, or residing in a recreational vehicle
- Contact with wildlife, insects, or natural conditions common to rural Georgia
- Property damage or theft
- Electrical, water, or sewer connection hazards
- Third-party conduct by other residents or visitors

This list is illustrative and not exhaustive.

10.2 -- Assumption of Risk

Resident voluntarily assumes all risks -- both known and unknown -- associated with residing at and using the facilities of Vogtle RV Park. Resident accepts full personal responsibility for any injury, illness, death, property damage, or loss arising from use of the Park, to the fullest extent permitted by Georgia law.

10.3 -- Release of Liability

TO THE FULLEST EXTENT PERMITTED BY GEORGIA LAW, Resident, on behalf of themselves, their heirs, estate, executors, administrators, and assigns, hereby **RELEASES, WAIVES, DISCHARGES, and COVENANTS NOT TO SUE** Vogtle RV Park, LLC, its owners, members, managers, agents, employees, contractors, and assigns from any and all claims, demands, losses, causes of action, or liability of any kind arising from Resident's use of the Park. This release includes claims based on **negligence** of the Released Parties, except where prohibited by law. It does **not** apply to gross negligence, willful misconduct, or intentional acts.

10.4 -- Indemnification

Resident agrees to indemnify, defend, and hold harmless Vogtle RV Park, LLC from any and all claims, judgments, damages, costs, and expenses -- including reasonable attorney's fees -- arising out of: (a) Resident's use of the Park; (b) any breach of this Agreement by Resident; (c) any act or omission of Resident, their guests, or invitees on the premises.

10.5 -- Binding Effect

This waiver is binding upon Resident's heirs, estate, personal representatives, assigns, and legal successors. Resident has had the opportunity to consult with legal counsel prior to signing.

SECTION 11 -- EVICTION AND TERMINATION

11.1 -- Non-Payment

If rent is not paid by the 10th of the month, Park may issue a written demand. If unpaid within 7 days, Park may initiate dispossessory proceedings under Georgia Code § 44-7-50 et seq.

11.2 -- Lease Violation

For non-payment violations, Park will provide written notice specifying the violation. Resident has 7 days to cure. Failure to cure is grounds for termination and dispossessory action.

11.3 -- No Self-Help Eviction

Park shall not remove Resident by any means other than a lawful court order, including disconnecting utilities, removing the RV, or blocking lot access.

SECTION 12 -- GENERAL PROVISIONS

12.1 -- Governing Law & Venue: This Agreement is governed by Georgia law. Disputes resolved in Superior Court of Burke County, Georgia.

12.2 -- Severability: If any provision is found unenforceable, remaining provisions remain in full force and effect.

12.3 -- Entire Agreement: This Agreement supersedes all prior discussions. No modification is valid unless in writing signed by both parties.

12.4 -- Waiver: Failure by Park to enforce any provision does not waive the right to enforce it in the future.

ACKNOWLEDGMENT: By signing below, Resident confirms they have read this Rental Agreement in its entirety, had the opportunity to consult legal counsel, and agree to all terms voluntarily.

Resident Signature

Date

Resident Printed Name

Lot Number

Park Representative

Date

PART TWO -- OFFICIAL PARK RULES

These rules apply to **all residents, occupants, guests, and visitors**. Violation of any rule is grounds for written warning and/or immediate termination of the Rental Agreement and removal from the property.

RULE 1 -- SPEED LIMIT AND TRAFFIC

- Speed limit throughout the park is **5 MPH at all times**. No exceptions.
- All drivers must yield to pedestrians, children, and pets at all times.
- Reckless driving is grounds for immediate eviction.
- Vehicles must be parked only in the lot space assigned at move-in. Vehicles in unassigned spaces may be towed at owner's expense.

RULE 2 -- VEHICLES

- Each lot is permitted a maximum of **two (2) registered, operational vehicles**.
- All vehicles must be currently registered, insured, and in operational condition.
- Inoperable, unregistered, or unlicensed vehicles are not permitted on the property at any time.
- Boats, trailers, or equipment beyond your lot space must be pre-approved by management in writing. Unapproved items removed at owner's expense.
- Vehicle repairs beyond minor maintenance are not permitted on the property.
- Vehicle washing on the lot is not permitted without prior management approval.

RULE 3 -- QUIET HOURS

- **Quiet hours are 10:00 PM to 8:00 AM daily**. No exceptions.
- All music, television, conversations, and generators must not disturb neighboring residents during quiet hours.
- Generators permitted daytime only. Shut off during quiet hours unless documented medical necessity is disclosed in writing to management.
- One warning will be issued; a second violation is grounds for eviction.

RULE 4 -- GUESTS, VISITORS AND REGISTRATION

- **ALL persons** must be registered with management. Valid government-issued photo ID required for every adult (18+).
- Residents are fully responsible for the conduct of all guests and visitors at all times.
- All visiting guests must vacate the property by **10:00 PM**.
- Overnight guests must be approved by management in advance. Unregistered overnight guests are a material violation.
- No more than **four (4) people total** per lot at any time without written management approval.
- Unregistered occupants discovered on the property are grounds for immediate eviction without a cure period.

RULE 5 -- CONDUCT AND BEHAVIOR

- All residents and guests must conduct themselves in a respectful, law-abiding manner at all times.
- Excessive drinking, profanity, fighting, threatening behavior, or harassment of any person is grounds for immediate eviction.
- Any illegal activity will result in immediate eviction and will be reported to law enforcement.
- Display, discharge, or brandishing of any weapon is grounds for immediate eviction without refund or notice.
- Residents shall not interfere with the peaceful enjoyment of other residents.

RULE 6 -- PETS

- **Maximum two (2) pets per lot.** Additional pets require written management approval.
- All pets must be on a **leash no longer than 6 feet** whenever outside the RV.
- Pets must never be left unattended outside the RV.
- All pet waste must be picked up immediately. Failure results in a **\$25.00 fine per occurrence.**
- Aggressive pets: one warning issued; second incident results in permanent removal of the pet from the property.
- Pets are not permitted inside the laundry facility.
- Resident is fully liable for any injury, damage, or claim arising from their pet's behavior.
- Exotic animals, farm animals, or livestock are not permitted under any circumstances.

RULE 7 -- LOT MAINTENANCE AND APPEARANCE

- Residents must maintain their lot in a neat, clean, and orderly condition at all times.
- Trash, debris, and clutter may not accumulate on or around your lot. One warning issued; then cleanup charges billed and/or termination.
- Trash must be placed in designated receptacles only. Do not leave trash bags on the ground overnight.
- No permanent structures -- decks, fences, sheds, or ground-anchored awnings -- without prior **written** management approval.
- Storage under the RV must be neat and contained. Hoarding of materials or junk is not permitted.
- Clotheslines are not permitted on lots.

RULE 8 -- LAUNDRY FACILITY

- The laundry facility is for use by registered residents only.
- Keep the laundry room clean and tidy. Wipe down machines after use.
- Do not leave clothing unattended in machines for extended periods.
- Report any maintenance issues to management promptly.
- Pets are not permitted in the laundry facility at any time.

RULE 9 -- HOOKUPS, UTILITIES AND ELECTRICAL

- Residents must use only the hookups assigned to their lot.
- Do not tamper with, modify, or disconnect utility connections other than your own.
- Any damage to Park utility infrastructure caused by a resident or their guests will be billed to the resident.

- Charging electric vehicles (EVs) from lot pedestals is **prohibited** unless the lot is specifically designated for EV charging.
- Sewer connections must be maintained with proper fittings and seals at all times. Open sewer connections are prohibited.
- **Outside appliance fee:** Any exterior appliance drawing additional electrical load requires management notification and incurs a **\$50.00/month charge**. Unauthorized appliances will be back-billed plus a \$25.00 administrative fee.

RULE 10 -- FIRES

- Open fires on the ground are strictly prohibited.
- Contained campfires in an approved elevated portable fire pit are permitted, subject to any burn bans in effect.
- All fires must be completely extinguished before retiring for the night.
- Resident is fully responsible for any damage caused by fire originating from their lot.
- Management reserves the right to prohibit all fires during dry or high-risk conditions.
- **Fireworks or sparklers of any kind are strictly prohibited at all times.**

RULE 11 -- SMOKING AND VAPING

- Smoking and vaping are permitted on your lot and inside your RV.
- Smoking and vaping are not permitted inside the laundry facility or any enclosed Park structure.
- Cigarette and cigar butts must be fully extinguished and disposed of in the trash. Discarding on the ground is not permitted.

RULE 12 -- WILDLIFE AND NUISANCE

- Residents must not create conditions that attract wildlife, including leaving food, trash, or pet food outside overnight.
- Feeding wildlife is prohibited.
- Any activity creating an ongoing nuisance to neighboring residents may result in a warning or termination.

RULE 13 -- CHILDREN

- Children under 18 must be supervised by a responsible adult at all times while on Park property.
- Children may not roam the Park unsupervised after quiet hours begin.
- Parents and guardians are fully responsible for the conduct of their children and any damage caused by their children.

RULE 14 -- SUBLETTING AND ASSIGNMENT

- Subletting your lot or allowing any person not on your Rental Agreement to occupy your lot is strictly prohibited and grounds for immediate eviction.
- Rental agreements are non-transferable.

RULE 15 -- MANAGEMENT RIGHTS

- Management reserves the right to enter any lot for inspection, maintenance, or emergency with reasonable notice (no notice required in emergencies).
- Park Rules may be amended at any time with **30 days written notice** to residents.
- Management reserves the right to remove any resident, guest, or visitor who violates these rules or whose behavior is detrimental to the safety or well-being of others.
- Eviction for rule violations will follow applicable Georgia law (Georgia Code § 44-7-50 et seq.).

ACKNOWLEDGMENT: *By signing below, Resident confirms they have received, read, and understood the Vogtle RV Park, LLC Park Rules, and agree to comply with all rules as a condition of their residency.*

Resident Signature

Date

Resident Printed Name

Lot Number

Park Representative

Date

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