



## *FAQs*

Q – Are your lot rental prices posted online?

A – No, rental rates are not posted online. Rates are assigned based on economic trends, lot proximity to the water and size of the lot.

Q – Can I drive through the campground at my leisure?

A – No, there are numerous No Trespassing/Private Property signs posted for the safety and security of our renters. If you would like to view the campground an appointment would need to be scheduled.

Q – Do you have security cameras throughout the campground?

A – Yes, we have numerous HD video surveillance security cameras throughout the 6-acre campground. Video alerts and live streaming is visible on management mobile devices. Additionally, security cameras have a redundant power source as we have a whole home generator installed.

Q – Is T-Roy's Landing a quiet campground?

A – Yes, we are very selective when acquiring new renters. Disruptive behavior is not tolerated. We are a campground that thrives on a low-key, drama free environment.

Q – Can I bring my camper for a weekend or seasonal?

A – No, we are monthly rental campground. If possible, we strive to acquire renters that plan to stay with us month after month, year over year.

Q – Do you allow tent camping?

A – No

Q – Can I live in the campground?

A – No, full-time living is not permitted. If you are in the campground more than your home, that is considered full time living and not permitted. Special considerations are made for certain requests. (ie. Business Travel)

Q – Is T-Roy's Landing a year-around campground?

A – Yes, you may access your rental lot yearly. During winter months we ask that you utilize a heated water hose and disconnect water when not in use.

Q – How are your lots billed?

A – Rental lots are billed monthly. Rent is due at the first of each month. We do not offer short-term rentals.

Q – What is included with my rental fee?

A – Your rental fee includes lot rent, water, sewer and internet. You are billed monthly for lot rent plus power.

Q – If I pay rent for a year or several months in advance is there a discount?

A – No, the amount paid will be applied to your account and monthly billing will deduct from the credit balance until dissolved.

Q – Do you have age restrictions on RV/campers?

A – Yes, we have age restrictions that are discussed upon renter selection. Pictures must also be provided of your camper.

Q – Does T-Roy's Landing offer internet?

A – Yes, wireless Spectrum internet service is provided. You may obtain service at your own leisure if you wish based on rental agreement parameters. (Note: AT&T and T-Mobile cellular service and Starlink are great options, no hardwiring or digging of permanent services like Century Link or Spectrum permitted)

Q – Do you offer cable TV?

A – No, cable TV is not offered. However, you may maintain satellite service at your own leisure. (Note: satellites must be travel/tailgate models. No mounting of home style satellite dishes, no digging to route wires or for pole installation)

Q – Do you offer a bathhouse and/or a laundry facility?

A – No, we do not offer either. Since we offer full hook-ups on every lot this is not a requirement.

Q – My camper has a washer/dryer setup, am I permitted to use these appliances?

A – No, washer/dryer use is not permitted. If it is determined your camper has working washer/dryer usage, there will be an additional \$25 fee applied to monthly billing to recoup water/sewer maintenance charges.

Q – Am I allowed to use my golf cart?

A – Yes, golf carts are permitted for mobility purposes. No joy riding around the campground, damaging of grass, etc. Golf carts must have proof of current insurance and a valid SC DMV Carting Permit. No drivers under 16.

Q – Are children welcome in the campground?

A – Yes, however, children must be supervised by a parent or guardian at all times for safety purposes since we are located directly on the water.

Q – Am I allowed to have a fire pit?

A – Yes, all fire pits must be up off the ground.

Q – Can I share my campsite with my brother/sister, adult children or another family member?

A – No, campsites are limited to one family per site. No sub-leasing to anyone. The rental agreement signee (lot renter) must be present when guests are onsite.

Q – Can I build a deck on the front of my camper?

A – Yes, but all deck builds must be approved. No digging allowed, posts must be set on risers.

Q – Can I put a cover over my camper?

A – Yes, but the cover must be a metal carport style. Wooden post structures are not permitted. No digging or mobile home anchors permitted.

Q – Can I build a room on to my camper?

A – No, no building permitted. Setups can have carport style metal covers and an approved deck – only.

Q – Does T-Roy’s Landing provide lawn service?

A – Yes, lawn service is added to your monthly rental invoice for \$14 every two-weeks during the seasonal lawn service months.

Q – Are we allowed to swim?

A – No, due to insurance regulations swimming is not permitted from T-Roy’s Landing property. However, please be mindful that the lake is a public body of water and can be accessed by boat, kayak, etc.

Q – Do I put the power meter in my name?

A – No, power meters are assigned to T-Roy’s Landing for management purposes. Lot renters may receive a copy of their power bill each month to ensure there is no price gouging of the service.

Q – Are deposits required?

A – Yes, upon renter selection deposits (rental lot deposit and electrical deposit) are required.

Q – Are deposits refunded upon relinquishing my rental lot?

A – Yes, deposits are refunded if the renter leaves on good terms based on the signed rental agreement.

Q – Am I required to provide a vacate notice?

A – Yes, renters are required to provide a 30-day vacate notice in order to receive their deposits. If a renter elects to give a notice mid-month – the 30-day clock starts at the time the notice is given and rent will be required for the new month. Rent is not refunded, only deposits if rental agreement terms are met.

Q – Will you hold a rental lot or boat slip until I purchase my camper?

A – No, rental lots and/or boat slips are not held. To retain a lot or boat slip, deposits must be paid and monthly rental payments established.

Q – Do you offer boat/trailer parking?

A – Yes, boat/trailer parking is offered for a \$10 monthly fee.

Q – Do you offer boat slip rentals in addition to lot rentals?

A – Yes, boat slips are available for rent in addition to lot rentals. Prices vary based on size and slip location. We offer permanent year-round pricing or seasonal rates. Additional details provided upon renter selection.

Q – Do you offer electronic invoicing and payments?

A – Yes, we offer both electronic billing and payments.

Q – Can I have packages delivered to the campground?

A – No, since we are an occasional use campground packages should be sent to your home address. Additionally, with KLD Outdoors, LLC onsite all shipments require signature. We will not sign for packages.

Q – Are dogs allowed in the campground?

A – Yes, however certain high-risk breeds such as pit bulls, german shepherds, etc. are not allowed due to insurance regulations. Dogs must be leashed at all times, and you must clean up after your pet.

Q – Am I allowed to setup a fenced area for my dog?

A – No, dog fencing is not permitted. Dogs must not be left outside unattended.

Q – Can I park my boat on my rental lot?

A – No, boats/trailers are to be parked in the designated lot renter boat/trailer parking area.

Q – Are guest allowed?

A – Yes, guests are allowed, however, the lot renter is responsible for their guests. All rental agreement rules apply to guests as well as renters. Guests are not to be left unattended.

Q – Will I be required to sign a rental agreement upon renter selection?

A – Yes, all renters are required to sign and initial each page of our rental agreement. Supporting documentation is requested in addition to the rental agreement. This is reviewed in detail upon renter selection.

Q – Are routine audits completed to enforce the neatness and tidiness of the campground?

A – Yes, management completes monthly campsite audits to ensure the campground remains neat and tidy at all times.

Q – If I decide to sell my camper/metal cover and it qualifies to remain at T-Roy's Landing can I list the item(s) on social selling sites?

A – Yes, you may list your setup on social sites upon management notification. Management will then review stipulations surrounding the sale and new renter approval process. Please do not take it upon yourself to list items for sale as non-renters are not allowed to access the property. T-Roy's Landing is a posted – No Trespassing campground for the public.

Q – Do lot renters have to pay to use the boat ramp?

A – No, boat ramp access is free to lot renters.

Q – What is the boat ramp fee for guest use?

A – The boat ramp fee is \$10 per launched vessel per day the ramp is used.

Q – Does the cove at T-Roy's get dry in the winter?

A – Yes, at full pool the cove is never more than 3' deep. When the winter draw starts November 1<sup>st</sup> each year the cove quickly becomes inaccessible. Water returns in March and the lake is slated to reach full pool in April.

Q – If I have a boat docked will I have to remove the boat once the yearly draw starts?

A – Yes, boats will need to be removed by November 1<sup>st</sup>.

Q – Is the store building open or are their plans to re-open?

A – No, the store closed in 2012 and there are no plans to re-open. We are primarily a RV/Camper campground for long-term occasional use rentals only.

Q – Does the campground have trash service or onsite dumpsters?

A – No, there is a Lauren’s County trash collection station on Watts Bridge Road (2 blocks from the campground) that renters may use.

Q – Does the campground offer a communication source to keep all renters updated to the daily happenings of the campground?

A – Yes, there is a secure Facebook page for active renters where updates are posted routinely. (ie. Power outages, weather events, campground projects and/or various activities. For those that do not have Facebook, critical updates are shared via email)

Q – If I rent a non-waterfront lot can I still fish the waterfront?

A – Yes, we have 600 ft. of waterfront that is considered commons grounds for all lot renters. Those renters on the waterfront know this and are aware others can fish at their leisure. No-fishing in the boat ramp area for safety reasons. This area is posted no fishing but the rest of the water-front can be fished.