

DUNN'S MILL RV & RENTALS

Rules & Regulations

To maintain a safe, clean, and peaceful campground for everyone, all tenants, occupants, and guests are expected to follow these rules.

RENT & OCCUPANCY

1. Rent is due **on or before the 1st day of each month**.
2. Only individuals authorized by management may reside in or regularly occupy the RV/camper.
3. Guests may not stay more than **7 consecutive days or 10 total days in a calendar month** without prior written approval from management.
4. **Subletting is strictly prohibited.** Tenants may not rent, transfer, share for payment, or otherwise allow unauthorized individuals to occupy their site.
5. Tenants are responsible for the behavior and actions of their occupants, guests, and invitees.

CAMPSITE & RV

6. The campsite may only be used as an **RV or camper site**.
7. All vehicles must be parked within the boundaries of the assigned campsite.
8. RVs and campers must remain in **good working condition**.
9. **No tarps** are permitted on RV/camper roofs or as underpinning.
10. Washing campers or vehicles within the campground is prohibited.
11. Each RV/camper must use a safe and compliant **50-amp power cord**. Adapters, damaged cords, undersized cords, or other non-compliant electrical connections are prohibited unless management gives written approval.
12. No non-operational vehicles, boats, trailers, or other equipment may be kept on the campsite.
13. Mechanical work or construction requires prior written approval from management.
14. Homemade sheds are prohibited.
15. Chairs and a gas grill are permitted outside the camper. Other outdoor objects or structures require management approval.
16. Propane, LP-gas, fuel, or other pressurized tanks/cylinders **larger than 20 pounds are prohibited**.
17. Fire pits are prohibited unless expressly approved in writing by management.

SEWER & WATER

18. Black-water tank lines **must not be left open**.
19. When dumping the black-water tank, turn on another water source inside the camper and allow it to run for at least **2 minutes after the tank has emptied**.

20. Tenants must maintain proper solid dissolution in their black-water holding tanks.
21. Do **not** flush handi-wipes, tampons, feminine hygiene products, paper towels, or other non-biodegradable materials into the sewer system.
22. Do not use a **washing machine or dryer inside the RV** unless expressly approved by management. The campground operates on a septic system.

CLEANLINESS & TRASH

23. Trash and garbage must be properly contained and may not be left outside.
24. Dispose of trash only in areas designated by management.
25. Campsites must be kept clean and orderly.
26. Upon moving out, the campsite must be left clean, free of trash and debris, and all personal property must be removed.

QUIET HOURS & CONDUCT

27. **Quiet hours are 10:00 PM – 7:00 AM.**
28. Loud, disturbing, or obnoxious noise is prohibited at all times.
29. Repeated verified quiet-hour violations may result in warnings and ultimately constitute a lease default.
30. Threats, violence, dangerous conduct, repeated refusal to follow management direction, or conduct that endangers people or property may result in immediate action as permitted by the lease and applicable law.
31. The campground is under **security surveillance**.

PETS

32. Dogs and/or cats are permitted only with management approval.
33. Pets may **not be tied outside** the camper or allowed to roam freely.
34. Dogs must be walked **on a leash**.
35. Tenants are responsible for any damage caused by their animals or their guests' animals.
36. Animals with fleas or other transferable conditions that pose a risk to others may result in termination as provided in the lease.

DRIVING & PROPERTY

37. The campground speed limit is **5 MPH**.
38. Tenants are responsible for damage they cause to electrical boxes, water lines, sewer lines, trees, plants, or other campground property and may be charged for repair or replacement.

MAIL & DELIVERIES

39. The Dunn's Mill RV & Rentals address may **not be used as a tenant's personal mailing address**.
40. Tenants must maintain a separate mailing address.

41. Deliveries to the campground are permitted only when allowed by management.

SAFETY & OTHER LEASE REQUIREMENTS

42. No person required to register on a state or federal sex-offender registry may reside at, stay overnight at, or otherwise occupy the campsite or campground.

43. Tenants must comply with applicable laws, campground rules, and safety requirements.

44. Management retains rights of entry and inspection as stated in the lease and as permitted by Tennessee law.

45. Tenants are encouraged to maintain appropriate insurance on their RV/camper, vehicles, contents, and other personal property.

Failure to comply with these rules may constitute a violation or default under the Lease Agreement and may result in warnings, charges, termination, or other action as permitted by the Lease and applicable Tennessee law.

Dunn's Mill RV & Rentals

2910 Bird's Creek Road

Sevierville, TN 37876

Phone: 865-361-4774