

## **LEGACY RV RESORT, LLC RULES, REGULATIONS, AND POLICIES (Effective April 1, 2024)**

Welcome to Legacy RV Resort in beautiful coastal Georgia. All reasonable means have been taken to ensure your stay at Legacy RV Resort will be safe, pleasant and enjoyable. Your consideration and courtesy to others along with your cooperation in maintaining our facilities in an attractive manner will ensure that your stay along with others will be one of many vacations that you will spend with us at Legacy RV Resort.

We are a family owned and operated facility. You may be required as the person or persons renting our sites to provide sufficient documentation of identification including age verification, driver's license, passport, immigration card, Military ID or other forms of ID. We do not allow rental of our sites to any persons on any state sexual predator list or those persons required to report their location to any law enforcement agency based on their past criminal conviction or convictions. All guests will be required to abide by these Rules, Regulations and Policies.

We provide a place for you to park, utilize and enjoy the stationary features of your recreational vehicle (RV), and for your convenience, we provide certain amenities for you to enjoy during your stay.

Your use of Legacy RV Resort buildings and facilities is a voluntary act, and you assume risks of injury and illness that may result from such use.

From time to time, we may provide group scheduled activities or classes, or provide for rental or use certain equipment, such as sporting equipment. Your use of such equipment or participation in such activities or classes are within your assumption of risks of injury and illness that may result from your use.

Legacy RV Resort, LLC reserves the right to interpret, make, modify, amend and enforce the rules, regulations, and/or policies contained herein or contained on any rental documents utilized to evidence your stay with us. These rules, regulations, and policies are deemed necessary for the safety and enjoyment of our lessees/guests. By signing and providing requested information on our Recreational Vehicle Site Lease Agreement, you are agreeing to abide by the terms and conditions herein, and agreeing that these rules, regulations and policies are conditions of your lease agreement with us.

### **1. Check In / Check Out**

Check-in at or after 2 PM EST, check-out by 11 AM the day of departure. Early check-in is generally not allowed; guests must wait until their site check-in time to ensure their site is ready. Please understand that we must have time to clean and prepare your site properly for your arrival.

Late check-ins are allowed. There will be a late check-in board outside the main office where your arrival instructions will be located. Normal and late arrival instructions will also be part of

your reservation packet provided electronically at the time you make your reservation. Contact the park for further instructions if necessary.

Consecutive monthly stays generally are not allowed. Legacy RV Resort reserves the right to make exceptions at the discretion of Management. Please contact park management if you are interested in a stay over 30 days.

## **2. Quiet Hours**

For the convenience of all Lessees/Guests, Quiet time is reserved from 10 PM to 8 AM. Excessive noise may result in eviction.

## **3. Site and Vehicle Policies**

The Park assigns sites at or before check-in; check with the office for other options. We can accommodate based upon availability. Moving sites may not be possible due to reservations and or maintenance. RV's allowed in the park cannot be older than 20 years with the exception of special events, etc. within the sole discretion of management. All RVs in this facility will be required to keep their RV in clean and a highly maintained status. Each rental site will also be expected to be maintained, clean and organized at all times.

### **RV Washing**

Washing RVs or vehicles with 1 bucket of water and sponge is allowed. Hose washing is generally not permitted. We have a contact that will come onsite and provide a professional RV Wash and outside detail at the RV Owners expense. This service must be booked in advance. Prices vary depending on the RV Size and condition, Please stop by or call the office for further details.

### **Parking and Driving**

Parking in adjacent sites is not permitted – only parking within the Lessee/Guest's designated area is allowed. Towing will be enforced. There will be additional charges for using more than one site. Vehicle speed limit is 10 MPH inside any and all areas of this facility. Excessively noisy vehicles are strictly prohibited. The use of them may forfeit your reservation. All Golf Carts must be accompanied by an adult and they must abide by our facility speed limit.

### **Site and Park Navigation**

Lessees/Guests should only use main roads, sidewalks, and designated paths. Please avoid walking between sites.

## **4. Pet Policies**

Legacy RV Resort GA is a pet-friendly resort. Pets must be on a leash, cleaned up after, and should not disturb other guests. Pets shall not be allowed to be excessively noisy, or intrusive onto any other rental lot in our facility. The Guest is responsible for their pets, and the management reserves the right to restrict disruptive or aggressive breeds. Pets shall not be left unattended; no tying to trees, doors, or other fixed objects. Excessive barking is not tolerated, and may result in eviction. Pets are not allowed in certain areas. Please follow the signs as posted. You are expected to dispose of your pets' waste and you are responsible if your pet

causes any property damage or physical harm to anyone on or within properties of CPMS LLC., Legacy RV Resort and its leased facilities. Aggressive behavior of your pet will not be tolerated. All pets are required to have their necessary vaccinations.

#### **5. Fires Within the Park**

Absolutely no burning of open fires will be allowed in the facility at any time unless directly supervised by someone within the Management or a designee of Legacy RV Resort. Exceptions are gas grills, charcoal grills with attached lids. Please be mindful of your neighbors while cooking outside. We do allow propane gas type fire pits within designated areas only. Smoking is prohibited in or within close proximity to any buildings.

#### **6. Restrooms/Laundry**

Restrooms in common areas will be open 24/7 with the exception of temporary closing for cleaning which will occur twice per day. Card/Coin operated Laundry will be available in designated areas, and will only be closed for cleaning. Lessees and Guests use these facilities, provided for convenience purposes, at their own risk.

#### **7. Trash/Garbage Disposal and Recycling Policies**

Trash/Garbage dispensers will be located throughout the park. No disposal of toxic waste is allowed in trash/garbage dispensers. Dumpsters will be available for larger items.

#### **8. Electrical**

Electrical connections are available at each lot. Lessee/Guest is responsible for any electrical issues within the Lessee/Guest's RV. Lessees/Guests should notify the office immediately for electrical issues; no "Do It Yourself" repairs are allowed.

#### **9. Severe Weather**

Management cannot control the Weather, Please be mindful of severe weather conditions. Management reserves the right to shut down the park and require all RV's to leave the park based upon a governmental entity's mandatory or voluntary evacuation order. We are not responsible for any injury or loss caused by an Act of God.

#### **10. Security**

Legacy RV Resort is not responsible for lost, stolen, or damaged articles. Specific security site problems should be reported to the main office. Guests/Lessees are expected to adhere to state, county, and local laws.

#### **11. Waiver of Liability and Release**

By accepting a reservation of a lot at Legacy RV Resort located at 12566 Georgia Highway 251, Darien, Georgia, the Lessee/Guest acknowledges and agrees to waive, release, and discharge Legacy RV Resort LLC. Coastal Property Management Services LLC. and Legacy Farms Nature Preserve LLC GA from any and all claims of liability and or personal injury, accidents, property damage, or any other claim arising out of or in connection with the Guest's or Guests visitors stay on-site and use of facilities, amenities, and activities, except for claims arising out of

the negligence of said entities. The Guest and or visitors also covenants not to sue for any such claims.

## **12. Defense and Indemnification**

The Lessee/Guest agrees to defend, indemnify, and hold harmless Legacy RV Resort, Coastal Property Management Services LLC. and Legacy Farms Nature Preserve LLC. from all losses, claims, expenses, and demands, including attorneys' fees, of Lessee/Guest and any individuals in the Lessee/Guest's Party, or other Lessee/Guests arising out of or in connection with the Lessee/Guest's use of the rental property. The Lessee/Guest is responsible and liable for the actions and safety of every person in their group, and is to use reasonable measures to guard against injury to others, even those outside of Lessee/Guest's party.

## **13. Right to Evict**

Legacy RV Resort LLC. Coastal Property Management Services LLC. and Legacy Farms Nature Preserve LLC. reserves the right to remove any guest who is subject to a lifetime registration requirement under a State sexual offender registration program. Additionally, the management reserves the right to evict any day user, guest, camper, or group of campers for any cause.

## **14. Payments**

Payments for site rentals and/or rental equipment will generally be made in advancement of your stay at Legacy RV Resort through our reservation system at campspot.com. Exceptions are to be made at the sole discretion of management.

## **15. Unsupervised Children**

Children under the age of 12 will be required to have close supervision by a responsible adult of the person or persons renting each site.

## **16. Subleasing/Assignment**

Subleasing your spot or assigning your spot to another person or entity is not allowed. You may not substitute another person to stay on a site that you have rented and are unable to stay with us. You must cancel your reservation and have the other person book the site themselves.

## **17. Personal Property**

Personal property including the Lessee/Guest's residence is the responsibility of the Lessee/Guest and should be insured by that owner. Legacy RV Resort will assume NO responsibility for the loss of personal property of the Lessee/Guest or any guest thereof while the unit is on the premises.