

## Acknowledgment & Signature

I/We (all individuals residing at my leased residence) have read and agree to abide by the Scuffletown Campground & RV Storage Rules and Regulations and Violation Structure & Fine Schedule. I/We acknowledge that if I/We fail to abide by the stated Rules and Regulations I/We will be subject to penalties including fines and/or eviction from the Scuffletown Campground & RV Storage Community.

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Resident Name\* [Print]

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Resident Phone

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Resident Email

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Resident Mailing Address\*\*

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Campground Lot Number

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Resident Signature

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Date

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Scuffletown Manager Name

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Scuffletown Manager Signature

\_\_\_\_\_  
Date

*\*All residents 18 years or older must complete and sign the signature page*

*\*\*Please provide a personal mailing address. Do NOT provide the Scuffletown Campground & RV Storage Address*

SCUFFLETOWN CAMPGROUND AND RV STORAGE  
603 SCUFFLETOWN ROAD  
SIMPSONVILLE SC, 29681  
864-580-7275  
[aells@legacypropertymgmt.com](mailto:aells@legacypropertymgmt.com)  
March 1, 2024

The landlord and the Landlord's management staff are pleased that you have chosen to make our community your home. Scuffletown Campground & RV storage has the sole right to establish and enforce all rules and regulations for the community. Management also reserves the right to amend or change the rules without prior notice for the preservation, control, safety, and orderly operation of the community. All tenants residing in the community will be subject to and expected to abide by all Rules and Regulations.

**Office Hours & Contact:** Monday through Friday; 8:30am-5:00pm. Saturday & Sunday Closed. \*Hours are subject to change on holidays.

During business hours please call Management at 864-580-7275. All inquiries will be addressed within 24 hours. If you need assistance after hours, please call 864-960-2631.

Check-in is 1:00 to 6:00 pm. Check-out is at 11 am.

**WIFI:** Username: Scuffletown Password: freewifi

**We do not accept mail or packages.** NO deliveries from UPS, FedEx, Prime, or any other packaging company- packages are not allowed to be dropped off at your site. Call Postal Annex at 864-288-1171. They can help you with all your mail needs. They will be able to set up an address for your mail and they accept packages.

The speed limit is 5mph throughout the entire park and will be **enforced**.

## Rules and Regulations:

Our community is strictly residential meaning that no person may operate a business in the community. Furthermore, we prohibit solicitation in the community to promote privacy and safety. **Residents are prohibited from renting/subletting their homes.**

Scuffletown Campground is a multigenerational community. There are no age restrictions (other than being a legal adult) or requirements for residents wishing to make Scuffletown Campground their home. However, ALL Residents must be able to perform their own ADLs (Activities of daily living) and IADLs (Instrumental Activities of Daily Living).

- ADLs are used as an indicator of a person's functional status. The inability to perform ADLs results in dependence on other individuals and/or mechanical devices. The inability to accomplish essential activities of daily living may lead to unsafe conditions and poor quality of life. Measurement of an individual's ADL is important as these are predictors of admission to nursing homes, need for alternative living arrangements, hospitalization, and use of paid home care.
- IADLs include more complex activities related to the ability to live independently in the community. This would include activities such as managing finances and medications, food preparation, housekeeping, and laundry.

Scuffletown Campground cannot provide a managed care setting for residents struggling with their ADLs or IADLs. For the safety of residents and the community, should a resident become permanently unable to perform the ADLs or IADLs, they should seek to relocate to a place where their needs can be met.

### **NOISE AND DISTURBANCE**

Management reserves the right to require a cessation of any music, noise, or other disturbance from vehicles, parties, or any activity of Residents and their guests that Management in its sole and reasonable discretion determines is detrimental to the health and enjoyment of other Residents in the Community.

**Quiet hours are from 10:00 P.M. to 8:00 A.M.** Please be respectful of your neighbors.

Televisions, stereos, musical instruments, and other noise-producing equipment will be kept at a level of volume such that no neighbor is disturbed at any time. Loud partying, arguing, or similar behaviors are likewise prohibited. The Resident shall ensure that quiet enjoyment is maintained in the Community. Violation of this policy may result in immediate termination of the Lease at the discretion of Management.

### **PAYMENT AND RESERVATIONS**

Payment will be taken care before check-in or at check-in for **Short-term Guests**.

**Long-term Resident** will be billed monthly with payment due in advance of each month's stay. If incoming Long-term Resident arrive in the middle of a month, their first month's rent will be prorated to the first of the following month.

**Payment is due on the first of the month.** Rents may be paid via credit card, cash, or check. If you pay cash or check, please place your payment in the black mailbox with your name & lot number and let Management know when the payment has been placed in the mailbox. You will have a grace period until the 5th without penalty. After that, there will be **\$15.00 per day fee until rent is paid in full**. If rent is not paid by the end of that month, you will be asked to leave the community.

If a guest is unwilling to remove their recreational vehicle (RV) or vehicle immediately from the community, they will be removed at the RV or vehicle owners' expense.

**Long-term Resident are stays exceeding 3 months.** Reservations may be extended with approval by management. A **security deposit of \$400** will be included in the first month's rent, if your rent is caught up and you leave your lot clean with no damages, you will get a refund of \$400.

**Monthly stays:** All RV's must be no older than 10 years and in good condition. We only accept RV's that are in good working condition and in aesthetic order. All RV's must be self-contained and have bathroom and shower facilities in working order.

- 1) We do not allow pop-up campers or tents unless approved by management.
- 2) NO washer and dryers are allowed unless approved by management for an additional \$100 per month to cover the cost of the extra water being used.

**Please notify management of your departure date at least two weeks prior to departing or as early as possible. If we are not given notice, you will be charged for the full ensuing month.**

**Campsites:** **One unit and 2 people are allowed per site.** Copy of driver's license is required for each person staying in a RV. Any additional tenants, 18 years or older, will be charged an additional \$25 per person per month. A maximum of 4 people may live in a RV at any one time.

**Vehicle Information:** You are allowed 2 vehicles per site.

- 1) If you have more than 2 vehicles, you will need approval by management, and an additional fee will apply.
- 2) All vehicles and RV's must have current tags, registration, and insurance. Proper documentation must be given to management upon registration or check-in.
- 3) Vehicles that are inoperable CANNOT be parked at your site or anywhere on the park property.
- 4) NO vehicle repairs or oil changes at your site or anywhere on Scuffletown Campground & RV Storage property.
- 5) RV or Vehicle washing must be approved by park management, and management may assess a water usage fee.
- 6) No boat trailers, utility trailers, or other equipment are allowed at your site. We have designated storage areas for these items for an additional \$75.00 per unit per month.

**Parking** is not allowed on grass, roadside, or empty RV sites.

### **MAINTAINING AN ACTIVE, SAFE, AND CLEAN COMMUNITY**

RV sites must be kept neat, clean, and free of any trash or debris. NO storage sheds, gazebos, clothesline, tents, tarps, fencing around site, etc are allowed. NO appliances are allowed to be kept outside. You are allowed to have patio furniture, picnic tables, grills, camping chairs or typical outdoor camping items, if kept neat and orderly.

Management is responsible for maintaining the common areas throughout the Community. **Each Long-term Resident is responsible for keeping their lawn mowed and sprayed for weeds.** If you need property staff to cut your lawn, a \$25 service fee will be applied to your monthly statement.

**All Fires** must be confined in a firepit off the ground and be in compliance with local burning regulations at all times. Fires on the grass are not allowed. Fires must be supervised by an adult at all times. Please make sure fires are completely extinguished before leaving the fire. Burning leaves is prohibited in the community. Burning trash in South Carolina is illegal and will not be tolerated in the community. Smoke and toxic chemicals from open burning pollutes the air and can cause health problems for children and adults.

**Sewer Connections** must have good seals with absolutely no leaks in the hose apparatus. This is a health and safety hazard. Neglect will not be tolerated. You will need to replace all leaking hoses or you will be asked to leave the community. Please use connections using a fixed threaded fitting and always keep unused sewer connections closed with the threaded plug. During winter months, running water to keep pipes from freezing can cause the hose itself to freeze, since it is not heated.

**All Water Connections** during the winter months you must have a commercial grade heated hose to protect them from freezing. **THIS IS MANDATORY.** No refunds will be issued for frozen water lines during freezing weather.

**A Septic System** services the community. This system should only be used for feces and septic safe toilet paper. Feminine products, grease, fat, etc should not be disposed in the drains. This results in the septic tanks being filled up quicker than they should. If we see these products going into the tanks, you will be fined.

**Trash** must be taken to the dumpster daily. Trash must be in trash bags and tied up. Do not put any liquids, paint, oil, batteries, propane tanks, pressurized tanks, hazardous materials, computers, monitors, printers, or televisions, etc in our dumpster. No over-sized items of any kind are allowed in the dumpster.

**Laundry Room** loads cost \$2.00 per load. Wash time is 30 minutes, and the dryer time is 60 mins. Please be respectful to your neighbors and set timers for when you need to come back and switch your loads. If another community member finds clothes left in the washer or dryer, he should set the clothes aside on the table. Please be courteous of your neighbors.

**Fishing pond** is only for the enjoyment of our residents. We ask that you catch and release. Children under the age of 18 must have adult supervision at the pond at all times.

### **CHILDREN AND GUESTS**

Residents signing the lease are responsible for any occupants living at the home, as well as for guests, including adults and children. Any guest staying on the premises for more than (7) consecutive nights must be registered with Management at which time Management reserves the right to require the standard residency application to be completed by the guest to comply with the Rules and Regulations of the park. In the interest of safety, parents are expected to always supervise their children, and children are not permitted to play near the roads or the entrance to the community. When children are playing outside, they should not play in other residents' sites. Recreational areas in the community are provided exclusively for Residents, their supervised children, and guests who are accompanied by a Resident.

### **SAFETY**

We want all residents to enjoy their homes and community. You are allowed to have golfcarts, but the driver must be 18 years of age with a valid driver's license. You must provide a copy of your license and insurance policy to Management. There are certain items and activities that we must prohibit to maintain a safe environment including: fireworks, ATVs, UTVs, go-carts, or dirt bikes.

Emphasizing the importance of safety and security within the RV park, we encourage residents that want to have security systems, to consider the strategic placement of surveillance cameras on their RVs. While the installation of cameras contributes to the overall well-being of the community, we also want to prioritize and respect our neighbors' privacy. To achieve a balance between security and privacy, we kindly request that residents ensure their surveillance cameras are directed solely towards their personal space and immediate surroundings. It is crucial to avoid infringing on the privacy of neighboring RVs.

Additionally, we want to highlight that the RV Park Management reserves the right to request adjustments to camera placements or removal of cameras if necessary to maintain a harmonious living environment. In the event that concerns arise from fellow residents or if there is a need to address specific privacy issues, cooperation in relocating, removing, or adjusting the cameras may be requested. This collaborative effort ensures that anyone can enjoy a secure and comfortable living experience while respecting the boundaries of personal space and privacy.

### **GUNS AND FIREARMS**

The discharge of guns or firearms within the community for any purpose whatsoever is extremely dangerous to the health and safety of all Residents and strictly prohibited, other than permitted by law. Residents with a valid concealed carry permits may bring their firearms onto the property only if the firearm remains safely and securely locked, stored, and out of sight, following applicable law, in the licensed individual's vehicle or home for the duration of the time the firearm is located on the Landlord's property. These provisions are intended to protect health, safety, and enjoyment of our Residents, and Management staff.

### **PERSONAL INJURY OR PROPERTY DAMAGE**

Except to the extent required by law and/or following the Lease, neither Management nor the Landlord is responsible for fire, theft, or acts of nature causing damage of any kind to any home, vehicle, or other personal property belonging to Residents and/or their guests. Additionally, neither Management nor

Landlord will be liable, except to the extent required by law, for any personal injuries to any person within a home, lot, or the Community. Management strongly advises Residents to obtain insurance for the full replacement value of any vehicle, residence and personal property kept in the home, on the lot, or otherwise within the Community.

## **ANIMALS**

Management recognizes that pets are an important part of many families in our Community.

While Management supports a pet-friendly environment, in the interests of health and safety, no pet may enter or live in the Community without the prior written approval of Management and a completed and approved Pet Approval Form. Management retains sole and absolute discretion in determining whether to approve any pet, rescind its prior approval of any pet at any time, or limit the number of pets a Resident may keep on the Premises. Residents with pets are solely responsible for the behavior of their pet(s).

Management, in its sole discretion, may charge a monthly fee per approved pet. Applicants for residency in the Community and Residents in the Community who wish to have a pet must provide evidence of the pet's immunization to Management.

Only standard household pets are allowed. Noisy, dangerous, or aggressive pets are not allowed. If any animal barks excessively or causes other disruptions that cause other Residents to complain, the Resident(s) must resolve the issue to Management's satisfaction or promptly remove the animal from the Community. There is a two (2) pet per home restriction. All pets will be required to be registered with Management. Please respect your fellow Residents.

## **DOGS**

The following breeds are not permitted as pets under any circumstances: Doberman Pinschers, Rottweilers, Pit Bulls, Staffordshire Bull Terriers, ChowChows, Akitas, wolfdog mixes, any dog which is a mix of the above breeds, or any dog that exhibits aggressive behavior. An animal is considered "aggressive" when its behavior reasonably causes fear for a Resident, guest, Community employee, or contractor. A single bite is a sufficient reason, but not a prerequisite for removal under this rule. Properly trained and well-behaved "house dogs" capable of being comfortably maintained indoors, for which immunization and licensing in compliance with the local animal control ordinance (or another comparable municipal ordinance accepted by the local animal control) is current and is maintained current are permitted, provided that their behavior does not in any way become a nuisance to neighboring Residents. If Management receives a complaint regarding the behavior of a particular dog, which Management in its sole discretion determined to be valid, then Management may require that either the dog be permanently removed from the Community or that the Resident(s) provides evidence of successful formal obedience training by organizations operating to American Kennel Club standards, or equivalent. Dogs must be kept inside the home except when taken outdoors on a leash for reasonable outdoor exercise periods. For this purpose, dogs may be walked on Resident's Leased Premises, or in the common areas and entrances to the Community. When outside the confines of the home, all waste must be immediately removed by the Resident. In no event may a Resident permit their dog to trespass on another Resident's Lot. Residents shall not, under any circumstances, permit their dogs to be caged, fenced, tied, or otherwise left restrained but unattended outside the home. No animal restraining perimeters, whether above or below ground, dog houses, cages, or other containers 10 or forms of restraint of any kind for the retention of animals will be permitted on the Lot. Persistent barking (barks or howls for ten (10) sustained minutes or more (day or night) on a regular and recurring basis) by any dog at any time of the day or night constitutes unacceptable dog behavior. Management will investigate all written complaints concerning dogs from any neighboring Residents.

### **CATS**

Domesticated, indoor cats for which immunization and licensing is in compliance with the local animal control ordinance (or comparable municipal ordinance accepted by local animal control) and maintained current are permitted. Cats must be kept inside the home. Management will investigate all written complaints concerning cats from any neighboring Residents. Stray cats shall not be fed by Residents.

### **VIOLATIONS**

We will work together with the Residents to make sure that our Community is a neat, clean, and safe environment. To that end, if a Resident, or a Resident's action or inaction fails to comply with the Community Rules and Regulations, and/or behaves in a manner that is not in the best interests of the Community, a written violation notice will be sent by Management with a cure period. If any violation which may be cured and is not cured within the specified time, or another violation occurs after the written notice, the Resident(s) will be charged a fee and, in addition, Management's reasonable costs to cure or repair the violation. Management reserves the right to seek injunctive or other legal relief in cases where it is either unable to cure or for repeated violations. Failure of the Resident(s) to cure any violation in the stated time may be considered a breach of the Lease. The Rules and Regulations are an important part of your Lease and are included therein by reference. Any updates to the Rules and Regulations shall take effect with all Residents in the Community within 30 days of the date upon which Management notifies Residents of such an update.

Please refer to the Violation Structure & Fine Schedule on page 8 & 9.

### **WAIVER OF LIABILITY**

Resident, as a material part of the consideration under the Lease, hereby waives all claims against Landlord and Management for damages to furniture, equipment, records, goods, wares, or merchandise in, upon, or about Resident's home, from any cause arising at any time, other than the negligence of Landlord, Management, and their employees. Resident does hereby agree to indemnify and hold the Landlord, Management, and their employees harmless from and on account of any damage or injury to any person, or to the furniture, equipment, records, goods, wares, or merchandise of any person, arising from the use of Management by the Resident, or arising from failure of the Resident to keep their home and Lot in good condition, as herein provided, or arising from the negligence of any co-resident(s) or their guests, or by the Resident or occupant of adjoining or contiguous homes. The Resident(s) also agrees to pay for all damages to Management, as well as all other Residents, their guests, and families thereof caused by the Residents or their guests' negligence or misuse of Community property.

### **WAIVER OF DEFAULT**

No waiver by Management of Management's right to enforce any provision hereof after any default on the part of the Resident(s) shall be deemed a waiver of Management's right to enforce each and all the provisions hereof upon any further or other default on the part of the Resident(s). The acceptance of rent hereunder shall not be construed to be a waiver of any breach of any term, covenant, or condition of the Resident's Lease or Scuffletown Campground & RV Storage Rules and Regulations, nor shall it reinstate, continue, or affect any notice, demand, or suit there undertaken.

### **ATTORNEY'S FEES**

Should Management be required to seek legal remedies to enforce terms, conditions, and covenants included in this set of Rules and Regulations, the Resident agrees to pay all reasonable attorney fees whether or not court proceedings were commenced.

### **EXECUTION AND ACKNOWLEDGMENT**

In becoming a Resident of Scuffletown Campground & RV Storage the Rules and Regulations are an integral part of the Lease Agreement and must be accepted and complied with. The Resident(s)

acknowledges having read and received a copy of the Scuffletown Campground & RV Storage Rules and Regulations and agrees to abide by the terms and conditions herein contained. Resident(s) agrees to hold the Landlord, Management, and their employees harmless from damages caused by fire, windstorm, water, or other acts of God. The Resident(s) shall use the Leased Premises for a single-family residence. Resident(s) agrees that the premises shall not be used for any unlawful purpose and that no violation of law or ordinance shall be committed thereon, and nothing shall be done or suffered, or any substance kept on said premises, which will create a nuisance, or operate to increase beyond that normally associated with a single-family residence or to cause the insurance rate thereon to be increased. Management may, in its sole discretion, upon reasonable notice to Resident(s), inspect the Premises. Resident(s) represents and warrants that no hazardous substances will be stored on the Leased Premises by Resident(s) and that no hazardous substances will be used on the Leased Premises during their occupancy of the Premises. Resident(s) shall indemnify and hold harmless Landlord and/or Management from any costs, expenses, claims, and damages, including reasonable attorney fees, arising out of any claim for loss or damage to person or property, or any contamination of, or adverse effects on, the environment or any violation of any law, caused or resulting from any hazardous substances used, stored, or discharged on the Leased Premises resulting from Resident's use. Resident(s) agrees that such representations and warranties shall survive any termination of the Lease. Default of any obligation under the Lease is cause for eviction of Resident(s). Resident(s) agrees that a seven (7) day notice before eviction shall be sufficient. Resident waives any notice beyond seven (7) days. Resident(s) also agrees to pay for all costs, including attorney fees, associated with the eviction proceedings and any and all action taken by Management to recover unpaid rent for damage to the Premises.

#### **ABANDONMENT AGREEMENT**

The home will be considered abandoned when the rent for the lot is unpaid for thirty (30) day or more and no person is living in the home for thirty (30) days or more. A home shall also be considered abandoned if the title owner is not a current Resident. All Residents must be title owners AND have an executed Lease Agreement with the Landlord for the Lot they are occupying. Abandonment of a home is a default under the Lease Agreement. When abandoned, Management may contact the Resident(s) at their last known address by regular and electronic mail informing them of the default and the need to remove the home. If a response from the Resident(s) is not received within twenty (20) days after notice of abandonment, the Resident(s) expressly gives Management consent to take the following actions:

- Seek judicial remedies including eviction, order to remove home, and judgment to include expenses of removal against Resident(s) including, but not limited to, expenses for maintenance, upkeep, cleanup costs, and transporting the home from the Community.
- Remove the home without judicial process and take any action, including resale or disposal, necessary to remove the home from the Community. The Resident(s) expressly acknowledges the right of Management to take this action when the home is abandoned and further releases all claims for the value of the abandoned home, and any claims related to items contained therein. No action taken by Management shall release or stop any claim against the Resident(s) for unpaid rent or expenses.

#### **AMENDMENT OF RULES AND REGULATIONS**

Management reserves the right to amend the Rules and Regulations as necessary. The revised Rules and Regulations supersede all others heretofore published and issued. Management may post the Rules and Regulations online for review or Residents may obtain a current copy from Management.

## VIOLATION STRUCTURE & FINE SCHEDULE

**ATTENTION:** Please note that the following guidelines and fines shall be effective against all Residents. All costs associated with enforcing the following violations will be billed to the residents account including, but not limited to postage, envelopes, paper, legal fees, etc.

DESCRIPTION OF VIOLATION	TIME TO CURE VIOLATION	INITIAL FINE	CONTINUAL FINE Period
Speeding through the community (over 5 mph).	24 hrs	\$25	\$25 /occurrence (After Initial Violation)
Items/Debris/trash visible and not out of view or in the trash dumpster.	24 hrs.	\$25	\$25 /week
Picking up pet waste	24 hrs	\$25	\$25 /occurrence (After Initial Violation)
Pet off leash or Excessive Barking	24 hrs	\$25	\$25 /occurrence (After Initial Violation)
Noise Disturbances	Immediately	\$25	\$25 /occurrence (After Initial Violation)
Recreational Use of Firearms	Immediately	\$100 Minimum	No grace occurrence
Damage to community property including but not limited to common areas and structures.	72 hrs	\$100 Minimum	\$100 minimum /week
Yard/Landscaping not maintained (weeds, overgrowth outside Mgmt maintenance).	7 Days	\$50	\$50 /week
Improper parking of vehicles (Commercial vehicles, boats, and trailers are not to be stored at your lot.) or parking more than 2 cars at your lot.	48 hrs	\$50	\$50 /day
Inoperable vehicles parked on the street or at your lot.	72 hrs	\$50	\$50 /week
RVs/Campers not maintained (visible surfaces must be clean and in good repair)	30 days	\$100	\$100 /week

**\*Any other violations not specified shall have a minimum initial fine of \$25.00, with corresponding weekly fine until the violation is cured. \*If accrued fines are left unpaid on a residents account for 60 days or more, additional fines will be added and legal action will be taken.**

## Procedure for Assessment of Fines

1. A resident has 24 hours after notice to cure the violation, unless otherwise indicated above. Some violations, by their nature, do not exist for more than 24 hours. For these violations, notice will be given and subsequent violations of the same kind occurring after 24 hours shall be considered a continuation of the initial violation and shall be subject to a fine. For example, an owner who allows their pet to wander off leash will be given notice of violation. If they allow their pet to wander off leash more than 24 hours after notice, they will be fined each time the pet is found off leash.

2. A notice letter or email will be sent to the Resident stating the alleged violation and the amount of the fine to be imposed. If the violation is not cured within the time prescribed, the applicable fine will be assessed and will continually be assessed until the violation is cured. All costs associated with notification of the violation will be billed to the homeowner's account, including, but not limited to postage, envelopes, paper, etc.

3. Any fines / notification costs that remain unpaid after 60 days will become a lien against the resident's property and legal action may result. The Resident shall be responsible for all fines, accrued late charges, and/or legal fees or costs that may be incurred during the collection process.

<Signature Page to Follow>

## Acknowledgment & Signature

I/We (all individuals residing at my leased residence) have read and agree to abide by the Scuffletown Campground & RV Storage Rules and Regulations and Violation Structure & Fine Schedule. I/We acknowledge that if I/We fail to abide by the stated Rules and Regulations I/We will be subject to penalties including fines and/or eviction from the Scuffletown Campground & RV Storage Community.

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