

GROVE RIVER RANCH, LLC

POLICIES & RULES – EXTENDED STAY CAMPERS

Violation of any of the policies and rules above may result in being asked to leave without a refund. Please report any problems or damages to the management as soon as possible 770-540-8380. Enjoy your stay at the ranch!

CAMPGROUND POLICIES

Only one family per hook-up, maximum of 3 people per site, one trailer/camper, and two vehicles where space allows. All sites are required to have at least one adult (over 18) who is accountable for the actions and safety of the camp site occupants and liable for any damages caused by them. No more than two dogs per site.

No tents allowed at developed camp sites.

Electric space heaters are not allowed. The water hydrants are only freeze proof if the water hose is disconnected from it to allow the water to drain out of it and into the ground. Heated water hoses only protect the hoses, will not keep the hydrant from freezing. During freezing temps, you need to unhook your water hose and use your fresh water tank.

CAMPING AREA RULES

Quiet time in the campground is 11 p.m. to 7 a.m. No bright lights, no music, no loud talking or other noises, and no vehicles are allowed to travel in and out of the campground during this time. Enjoy and maintain the restful atmosphere at GRR and be respectful of each other.

Be considerate that your outdoor lights are not shining brightly on other campers at night.

Park vehicles only on the paved site pads or gravel areas off the driveway – **no parking on the grass.** No rugs or tents to be placed on the grass.

During your stay, keep your site **clean and uncluttered.** Extended stay campers are responsible for keeping their sites mowed and trimmed with a weed eater. This service can be provided by management for an additional fee. You can ask to borrow a weed eater.

Dump black water/sewer tank at the designated plumbing clean-out pipe next to the stables. It is permissible to let your grey water drain away from the camp site as long as it doesn't make a mud hole.

Dogs must remain tethered, crated, on a leash or in a vehicle while at the camp sites or the rest of the ranch. Use tree-saver straps to tie to trees. Do not leave dogs outside unattended. Dogs who bark excessively and enough to disturb other guests will be required to leave.

Trash receptacles are located behind the stables. Do not leave food or trash outside your site as it will attract stray dogs and undesirable critters.

Campfires are allowed in provided rings only, and not allowed during hot, dry and windy conditions when fire danger is listed as high. Bring your own firewood, any limbs or branches on the ground may be used for kindling. Do not cut trees or limbs of any size. Keep a container of water beside fires at all times. No fires are to be left unattended at any time. Pour water on coals when retiring or leaving the site. No plastic, metal or cigarette butts in the fire rings.

No fireworks allowed at any time.

No clothes lines, they make the area look tacky and can be damaging to the trees. There are coin laundry facilities in Lula and Commerce.

DRIVEWAYS & COMMON AREAS

Drive slowly (15 mph) around the equestrian center for maximum safety and minimum dust. Please watch for farm equipment operators, employee traffic, horses being turned out, loose dogs, deer, and other driveway activity. Be mindful of visitors touring the ranch on foot, most of whom will be children. The horse trails cross the driveway in several places. No ATV's, golf carts, or dirt bikes.

Park only in designated parking areas, do not park on the grass

Guests may also use the bathroom and shower at the stables at no additional charge, only between the hours of 7 a.m. and 8 p.m. Turn off the hot water heater breaker before you leave the bathroom. The laundry facilities in the stables are for the exclusive use of the bunk house tenant.

Please clean up after your dogs in your camp site and in all common areas. No dogs are allowed in the bathroom at the stables, the rooms inside the indoor arena, the bunk house in the stables, or in the cabin. You may walk your dog to poop in the woods, not on any sodded or landscaped areas, or where there is normal foot traffic. Do not walk your dogs in the picnic shelter area. You are responsible for any damages caused by pets, yours or those belonging to your visitors.

Fishing is allowed at the pond – no catch and release, keep what you catch. Swimming in the pond is not allowed for humans or horses.

Alcohol beverages are allowed at the cabin and in the campground only in the possession of legal aged adults.

Vulgar, rowdy, threatening or dangerous behavior will not be tolerated anywhere on the premises. Guests exhibiting objectionable behavior will be asked to leave the premises with no refunds of any fees paid.

EQUESTRIAN CENTER

When visiting the stables, be reminded that these facilities are usually leased to boarders, residents or guests and they deserve privacy and respect for their animals and property. If you have children with you, please do not allow running and rowdy behavior in the arena or stables. Ask them to move slowly and quietly around horses, do not walk or stand behind horses.

No smoking inside the indoor arena, stables, or apartments. Please dispose butts in provided containers provided.

No alcohol inside stables, or the indoor arena or on the trails.

Do not feed the horses. Do not pet any horses without prior approval from the owner, and at such time only at your own risk. Most horses BITE. Residents and visitors agree to hold GRR owner and staff harmless for any injury, loss or death, resulting from visiting the barn or pasture areas.

In the best interest of safety for everyone, the equestrian center area is not to be used for any recreational activity other than horses - NO bicycle riding, ball playing, etc. Any visiting children under the age of 16 who are not participating in a lesson must be accompanied by an adult at all times.

(Rev. 9/22)