

LAND USE POLICIES

LANDSITE OCCUPANCY

There must be at least one Member of the Land Management Committee or an Officer on the property at all times when it is occupied by a group of more than 10 people.

For a group of fewer than 10 people, at least one member of the group must be a TCC Member and that member shall be responsible for TCC property during the groups stay.

During a scheduled event, at least one TCC Officer or Land Management Committee Member shall be on the property and shall not be charged an event fee. TCC Officers or The Land Management Committee are permitted to select their respective representative if there has not been a specific request from the Event Coordinator.

PETS

No pet animals, horses or reptiles of any kind are allowed on the Landsite.

Anyone bringing pets or other animals onto the Landsite will be requested to take the animal offsite.

People are requested not to feed any of the local strays that may appear on the property to discourage them from staying around.

FIRE PIT USE

Fires are not allowed anywhere other than in the designated fire pits.

Fire size should be limited to prevent fire or flying embers from emigrating outside the area of the fire pits. Campfires are to be attended until open flames have died back or have been smothered and only glowing embers remain.

PROHIBITION OF HAZARDOUS SUBSTANCES

Members and their guests are prohibited from generating, manufacturing, storing, treating, discharging, releasing, burying, burning or disposing of any hazardous substance on, under or around any area on the Landsite, or transported to or from the Landsite.

FIREARMS, LETHAL WEAPONS

Use and/or possession of any item designed to inflict injury to or incapacitate another person or wildlife is not allowed on the Landsite, including, but not limited to; firearms/pellet guns/BB guns, slingshots, bows and arrows, knives, shock devices such as stun guns/tasers, explosive and/or concussion devices.

TCC will have the right to confiscate any weapons brought onto the Landsite and will be returned when the owner departs from the Landsite.

ILLEGAL DRUGS AND SUBSTANCES

No drugs or substances considered illegal by law enforcement authorities are allowed in the possession of or use by persons on the Landsite at any time for any reason.

TCC will have the right to confiscate any non-prescription drugs and dispose of them.

WATER USAGE

Members are encouraged to conserve water and limit usage to that consistent with the needs of health, safety, sanitation, and comfort. Please insure water faucets are completely turned off when not in use.

We request that the water of grass, plants, shrubbery and swimming pool water replenishment be continuously monitored to avoid overuse.

Toilet flushing should be minimized to conserve water and to prevent overloading of the septic system.

Showering should be kept to a minimum. Douching in the shower is not permitted.

Members with long term sites connected to a water faucet are encouraged to assist in the winterization of their site by capping off their water hoses which will be removed to winterize water faucets.

Land Management or their designated representative has the right to disconnect water for reasonable cause. TCC is not responsible for any damage as a result of disconnecting the water.

ELECTRICAL USE

If electricity is sub-metered by TCC, charges shall be based on a sub-meter reading and current charge per kWh for that month. Billing will include the dates of the billing period, beginning and ending meter readings and the total electrical usage. The billing and mailing of invoices for electrical usage will be done by TCC. The Member's bill will only include electricity consumed at the Member's site and will not include electricity used in common areas on the TCC Landsite. Any electricity service billing problems with TCC sub-metered sites are to be resolved by TCC.

If the flat rate or sub-metered electricity charges are not paid within a 90 day grace period, service to the Member's site may be shut off.

Members who pay monthly electric fees will not be required to pay the electric fees as required by the Landsite Event Agreement or the Casual Camper fees.

Extension cords used outdoors should be designed for outdoor use and at least a 14 gauge, 3 conductor type that are not cracked or worn to prevent electrical shock. The ground (third round prong on the plug) must not be missing.

Land Management or their designated representative has the right to disconnect the electrical for reasonable cause. TCC is not responsible for damage as a result of disconnecting the electrical.

QUIET ENJOYMENT

Members and their guests will respect other Members and guests quiet enjoyment every evening between the hours of 10:00pm and 8:00am. Repeated violation of this Quiet time will be grounds for eviction.

REMOVAL OF TCC PROPERTY

No rocks, plants, timber or TCC property of any kind may be removed from the Landsite or from an area where these items have been placed for area improvements. In the event that any of these items should be removed, the individual(s) shall be held responsible for same. If TCC equipment is removed from the property, the individual(s) shall be held responsible for returning the equipment in good working order or will be held responsible for replacement.

PROPERTY LINES

Do not cross any property lines or fences. All property lines should be marked with signs or as otherwise indicated.

CLOTHING POLICY

The Landsite is generally clothing optional however; deliverymen, meter readers, trash truck drivers, and other vendor/contractor personnel may appear on the Landsite unannounced at any time in the normal conduct of their business. Therefore, clothing is required at all times in view of the front gate, property line trail and at Buzzards' Peak proper.

PROTECTIVE FOOTGEAR

To avoid foot injury, it is recommended that all Landsite users wear boots or shoes at all times when outdoors.

TEMPORARY ENCLOSURES

Land Management has the right to dismantle, store or dispose of, at its discretion, any enclosure which was erected for a specific activity and left up after the activity without prior arrangements being made with a member of Land Management or a TCC Officer.

ABANDONMENT

TCC shall have the right to remove property considered as abandoned for the following reasons:

- The existence and location of the owner of the property is unknown to TCC.
- According to the knowledge and records of TCC, a claim to the property has not been asserted or an act of ownership of the property has not been exercised.
- Members absence from the site for six (6) consecutive months while all or any portion of fees or other sums due under this Land Use Agreement are delinquent.

ACTIVITY WEEKENDS

Activity Weekends are designated weekends each month, except in December, when Landsite maintenance, cleanup and repairs are performed. Members and non-Members alike are invited to come out to help make our Landsite presentable for scheduled activities. Guests are welcomed to come out to checkout our facilities for possible membership.

There will be no other scheduled activities allowed on the Landsite except for the established LVL-PWA Campouts which will be held twice a year

There are no fees charged for this weekend however, donations will be accepted.

TRASH POLICY

All parties, be they individuals, groups of individuals, recognized organizations, and TCC Conference Members shall be responsible for disposing of all trash that they might generate while in attendance at the Landsite.

Trash in developed common use areas of the Landsite is to be disposed of in the trash cans provided or in the dumpster near the front gate. Trash in all other areas is to be carried out and disposed of in the developed area trash cans or dumpster. No disposal of food items will be made other than in trash containers.

Large items too big to fit in trash cans are to be placed in the dumpster located near the front gate.

The burning of dry paper, cardboard and untreated scrap wood may be burned in TCC Fire Pits. Burning is permitted during Activity Weekends as needed for maintenance and clean up of the property unless a burn ban has been declared by the local government.

No burning of toxic material will be allowed at any time.

Burning of trash will not be allowed during any event.

Aluminum cans are to be crushed and deposited in the can recycling barrel next to the side door of the Walk-in Cooler.

INDEMNIFICATION

Members hereby agree to indemnify and hold TCC harmless for any injury or death to any person or damage to any property arising out of the use of the Landsite by Members or their guests.

Members are to keep their property and surrounding areas in a good and safe condition and notify TCC immediately in writing of any unsafe or unsanitary conditions in or upon the TCC Landsite.

TCC shall not be liable to Members for any damages arising out of any actions or negligence of any other TCC Members or their guests.

Members agree to pay TCC for damages to TCC property caused by the Members or their guests.

Members agree to pay for any damages caused by the Members or their guests whether such damage is sustained by a TCC Member or their guests.