

LONG TERM SITE POLICY

EXPECTATION TO ESTABLISH LONG TERM SITES

The following are expected from individuals requesting a long term site on TCC property:

- Must be either an Independent Member or a member through a member club, in good standing, and has demonstrated a willingness to further the development of TCC and the Landsite for at least 1 year before making such a request.
- Agree to follow all TCC policy and procedures as outlined in the TCC LAND USE POLICIES document.
- Members are expected to attend 4 activity weekends per year to show their interest in Landsite maintenance, activities and policies

REQUESTING USE OF A SITE

TCC is private property and Members are given the privilege to establish a site on the TCC Landsite.

Members requesting a site for long-term use must submit a Land Management Proposal-Request-Donation (LMR) form giving a reason for request, the approximate area the structures will cover, not to exceed 1,000 square feet, the type of enclosures (trailer, tent, building, deck, canopy, etc.), and the desired location on the land site, submitting it to a Land Management Committee or a Board member for consideration.¹

TCC APPROVAL OF SITE REQUEST

The Land Management Committee and TCC Board will consider the request and if approved, will be submitted to the TCC membership for final approval.

PROPERTY INSTALLATION

Any property set-up/installed, constructed or erected on the site(Canopies, cabins, decks, sheds, porches, etc.) will be installed in accordance with the manufacturer's instructions using generally accepted safety practices, and other applicable governmental statutes, ordinances, building codes, policies and procedures, or regulations.

Such shall be the Member's responsibility and TCC shall in no way be liable or responsible for any improper installation or construction.

TCC shall in no way be responsible for providing road access to remote sites and the Members are solely responsible for and liable for damages to other Member's property incurred during transport to and set-up of their site.

OTHERS OCCUPYING SITE IN ABSENCE OF PRIMARY MEMBER(S)

If the Members wish to allow another person(s) to occupy their site in their absence, TCC should be notified in writing prior to person(s) occupancy.

¹ The wording of this paragraph changed at the January 17, 2009 quarterly meeting.

SITE MAINTENANCE

Members will be responsible to keep their site and an area up to a distance of 10 feet around their site cleared of debris and trash.

Members or guests shall not use or operate any equipment or machinery that is harmful to the site or which is disturbing to other Members or guests of the Landsite. Members shall not employ any person or persons in or about the site whose employment may, by law, constitute or create a liability on the part of the TCC.

CONDITION OF SITE

Members agree that no representation as to the condition or repair of the site, or promise to alter, repair or improve the site has been made.

IMPROVEMENTS & ALTERATIONS

No alterations, set-up/install, construct or erection of canopies, cabins, decks, sheds, porches, buildings, etc. will be done without submitting a Land Management Proposal-Request-Donation(LMR) form. Any landscaping improvements shall become part of the Landsite.

Permanent electric service, if currently none available, will be coordinated and run from the closest breaker box with sufficient power to the Member's site at the Member's expense.

RESERVED RIGHT TO ENTER THE SITE AND PROPERTY

TCC shall have the right to enter onto the site to inspect, repair, or make alterations to the site or the utilities situated on the site, or for the purpose of protecting the Landsite. TCC may enter the site at all reasonable times, but not in such a manner or at such a time as to interfere unreasonably with the Member's or their guest's quiet enjoyment of the site. TCC shall have no right to enter the Property on a site unless the Member's prior written consent is obtained or, if such written consent is not obtained, then TCC can only enter the Member's property to prevent imminent danger to the property, Members, their guests or to the TCC Landsite. TCC may enter property if said property is considered abandoned as described in the section titled Abandonment.

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.

REMOVAL OF PROPERTY BY TCC

If TCC is required to remove Member's property from the site for any reason, Members shall be responsible for any and all expenses incurred in removing the property from the site. Members are expected to make periodic visits to their property or keep in communication with TCC to express the continued interest of the site in which they currently occupy.

TCC POLICIES AND PROCEDURES, REGULATIONS, & AMENDMENTS

Members agree to abide by, and insure that their guests abide by all TCC Policies and Procedures and any amendments to it. Members acknowledge that any amendments are incorporated into and made a part of this document. Members agree that TCC shall have the right to modify, amend, change, or replace TCC Policies and Procedures, in TCC's sole and exclusive discretion, and at such time or times as TCC may desire with the approval of the TCC Board and Delegates. TCC agrees to give Members written notice at least thirty (30) days prior to any modification, change, amendment, or replacement unless such will require the expenditure of funds in excess of \$25.00 by the Members having long term structures to comply. If such modification, change, amendment, or replacement, requires the expenditure of funds in excess of \$25.00 by Members to comply, TCC shall provide the Members with ninety(90) days prior notice and a written copy of the added or amended TCC Policy or Procedure change.

END