

Exhibit A
Campgrounds Rules and Regulations

1. Only one camper/RV will be allowed per seasonal camp site. Boats and trailers are not permitted in campgrounds. No other vehicle or trailer shall be stored on campsite.
2. No more than ONE (1) vehicle on campsite.
3. No tent camping is allowed. Guest RV's, tents and vehicles will be required to utilize the campground's transient sites or other facilities.
4. One (1) golf cart will be allowed to remain at the seasonal campsite when unoccupied. The golf cart must be registered, **insured**, equipped and operated in accordance with appropriate county and state laws. In addition, all operators of such vehicles must have one of the following: **a valid state driver's license, or a valid learner permit and accompanied by a licensed driver aged 21 or older. UTV's operated by drivers aged 14 to 17 must also have completed DNR Registration and Education Certificate.** Golf carts should only be parked in designated golf cart parking areas or within your campsite, or in front of or behind your own personal vehicle.
5. Rathbun Marina reserves the right to tow Lessee's vehicle at Lessee expense if the vehicle is parked improperly.
6. Recreational vehicles (campers/motor homes) must have wheels with serviceable tires attached always. Temporary blocking for stability is permissible. Permanent foundations, tie-downs, skirting, and ground disturbance to level the RV are prohibited.
7. Lessee is encouraged to require guests to park in the guest parking areas.
8. Double parking for unloading and loading with 15-minute maximum time is allowed provided the vehicle is attended during unloading or loading.
9. Major construction, repair, painting, or overhaul of Campers will not be permitted while parked in the campground. Rathbun Marina will determine at its sole discretion as to what constitutes "major". Any work of any kind performed on a parked camper must not create a disturbance, noise, odors, smoke, or dust and/or create any safety concern or danger to any person, camper, or Campground property.
10. All outside service providers and subcontractors must be pre-approved by the Marina and must provide a certificate of insurance acceptable to the Marina. They will not be permitted to solicit business while on Marina property. They will be required to exhibit safe working practices and may be required to stop work should they create risk to a person or property of other tenants or the Marina.
11. Generators are not permitted in the campground.
12. Using a vacant site is not permitted at any time. If a vacant site is used by Lessee for any period, a daily rental fee will be charged to your account along with a \$15 per day surcharge.
13. **Anyone under 14 years of age must be accompanied and supervised by an adult always**, while in the campground, marina, and on golf carts.
14. Pets are permitted only if they do not create any disturbance. All pets must be kept on handheld leashes when being exercised in designated areas. Pets should NEVER be left unattended. If your pet is tied out, it cannot exceed the range of your campsite. Dog Pens/Kennels are NOT allowed. All pet owners are responsible for cleaning up after their pet.
15. Conduct: Camper owners will be held responsible for the conduct of their family and guests and themselves. **Quiet Hours of 10:00pm. to 6am will be enforced.** Please be courteous to your fellow campers. A pattern of disturbance by Lessee of quiet enjoyment of the other campers in the campgrounds will result in termination of the lease at our discretion.
16. Per the Corps of Engineers, clothes lines are prohibited in the campground. Hanging wind chimes are prohibited in the campground.
17. All furniture and non-attached accessories around campers must be secured from blowing away in the event of wind.
18. Mini yard lights, children toys, rope lights, flags, bicycles, lawn furniture/decorations, tables, screen tents and torches must be removed and stored in or under RV when site is unoccupied.
19. One outdoor carpet is allowed. Maximum Size 8' X 11' Outdoor carpet must be removed from campsite when camper is removed.
20. Maximum ½ cord of Firewood allowed. Must be neatly stacked.
21. All sanitary wastes must be deposited at approved RV dump. One portable sanitary tank, no longer than 45 gallons may be used while the seasonal campsite is occupied. The portable tank must not be connected to the RV when the seasonal campsite is unoccupied and must be stored completely under the RV.
22. All seasonal campsites must be clean and free of debris, obstructions and all other items, including dog waste, which may degrade the aesthetics of the recreation area. General outside storage, except for small storage tubs and coolers, will not be permitted (includes freezers, refrigerators, storage boxes etc.)

23. No additional structures such as decks or storage units shall be placed on campsites.
24. Storage of propane cylinders and fuel containers of any type under campers is forbidden.
25. Outdoor grounded RV electric cords and plugs only, no household type extension cord on campsite.
26. Smoking is prohibited in all public buildings including the restrooms/shower houses.
27. Absolutely NO FIREWORKS of any kind are permitted on marina grounds.
28. Kegs are NOT permitted.
29. All trash is to be deposited into the dumpster. Trash cans are for litter only. Trash brought from off property and disposed in Marina dumpsters will result in charges/fines.
30. Fish Cleaning must be done on the Corps Courtesy Dock.
31. Please leave the bathroom/shower house facilities as you would like to find them. Pets are strictly prohibited from entry into the shower and bathroom facilities.
32. **Water service and pump off service begins April 15 and ends October 15.** (Weather Permitting)
Water service currently is included in the lease charge and is not metered at the Site. Washing of your personal vehicle is NOT permitted. Water usage should be minimized using a nozzle that returns to the closed position when not manually depressed for use. Please conserve water when possible. Replace or repair any leaking hoses or fittings. Please completely turn off the water & unhook from water hydrant when you are finished filling your tank. Always check that water is turned completely off and unhooked from camper.
33. The Marina will not accept any personal packages or mail addressed to the Lessee. All personal packages/mail will be returned to sender.
34. There will be NO charging to accounts. If you would like to charge store items or fuel the Lessee must prepay.
35. BY THE TERMS OF THIS LEASE THE LESSEE AGREES THAT THE MARINA MAY IMPOSE A FINE FOR REPEATED VIOLATION OF MARINA RULES. A WRITTEN OR VERBAL WARNING FOR A FIRST VIOLATION MUST BE UTILIZED PRIOR TO ASSESSMENT OF A FINE. A \$50 FINE FOR VIOLATION AFTER WARNING MAY BE ASSESSED FOR EACH VIOLATION THEREAFTER. THIS POLICY IS IN ADDITION TO THE RIGHT TO TERMINATE A LEASE. THIS SPECIFIC CITATION FINE AUTHORITY SHALL APPLY AT THIS TIME ONLY TO THE RULES FOR ENFORCEMENT OF QUIET TIME AND THE PROHIBITION OF SWIMMING IN THE MARINA DOCK AREAS AND UNAUTHORIZED USE OF DUMPSTERS.