



345 Vacation Way
Rutledge TN 37861

www.greenleecampground.com

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(865) 828-8501

Welcome to our campground! Please note our rules...

- Management is NOT responsible for injury, loss, or damage of any kind.
- Persons damaging or destroying property will be promptly evicted.
- Guests must check in at the office upon entering campground.
- **MOBILE HOME/CAMP sites are not for primary/permanent residence. This is a vacation destination ONLY.**
- NO ALCOHOLIC BEVERAGES ARE ALLOWED on the premises!
- Please observe the posted **speed limits**.
- Keep your site neat and clean.
- Must **MOW** your own site. If management must do so, you will be billed.
- NO new PORCHES or ADDITIONS/REMODELS are allowed. No roofs/structures are allowed over the camper/mobile home itself and porches cannot have enclosures. If repairing, notify the office before beginning.
- Approval required before REPLACING a camper/mobile home or making any exterior changes including plantings, signs, landscaping, storage, underpinning, etc.
- NO DIGGING OF ANY KIND WITHOUT PRIOR APPROVAL--this includes landscaping, cable/satellite, internet, or phone services.
- To get approval to sell your unit on site, follow these steps:
 - Get permission from the office, an inspection may be required.
 - Do NOT post FOR SALE anywhere until approval is obtained.
 - IF approved, provide sales price and contact information to the office.
 - To complete the transaction, the seller & buyer must meet in the office to settle any past due account, pay 5% of the sale price as transfer fee, and complete a new site Lease.
- Several cannot sell their unit on site but were notified when they rented the site (see next rule).
- ANY UNIT PURCHASED on a site AFTER 01/01/2023, CANNOT RESELL ON SITE. The owner of a camper or mobile home on site on 01/01/2023 can sell the unit on site, IF approved by management. The buyer can keep the unit on site but will NOT be able to resell on site.
- RENT is due on the first day of each month for that month and past due after the 15th. Billing for rent is done only after the 15th of the month and will include a late fee equal to 10% of the past due account. Units with PAST DUE rent for 2 or more months will be moved off site and placed in storage. The balance of the Lease plus any late fees, utilities or other account balances must be paid in full before the unit can be removed from the premises. Units can be sold for past due rent.
- No additional storage buildings/boxes/sheds are allowed.
- Do not attach anything to your utility pole
- All WATER connections must be removed from the faucet when winterizing including hoses and SPLITTERS. Faucets are frost-proof ONLY if there are no connections.

- **DUMPSTERS** are provided for bagged, *HOUSEHOLD TRASH ONLY*. DO NOT LEAVE LARGE ITEMS: mattresses, grills, etc. on the ground. **Large items need to be taken either to the Grainger County Landfill** at 2458 Narrow Valley Road: Rutledge TN 37861 **or** home.
- No refrigerators or other electrical appliances are allowed outside of your camper/mobile home.
- All **PETS** are to be leashed and under the owner's control. Clean up after your pet with pooper-scooper. Noise must be kept to a minimum. Please don't let your pets be a nuisance to your neighbors.
- NO sub-leasing (renting) of campers/mobile homes/slips is allowed.
- No additional campers/tents are allowed on the site.
- **QUIET TIME** begins at 11 pm.
- **MOBILE HOME** annual property taxes (on the mobile home, not the lot) are due and payable at the Grainger County Trustee's office by February 28 for the previous year. Please notify the Grainger County Assessor's Office 865-828-5858 if you sell your mobile home.
- **CAMPER meters** are read late spring and late fall.
- **DOCKS:**
 - ELECTRIC SHOCK HAZARD RISK: NO SWIMMING WITHIN 100 YARDS OF THE BOAT DOCKS!!*
 - No fishing, swimming, fish attracters (lights, brush, etc.) or throwing of nets is allowed from the docks or launch ramps.
 - The small **courtesy dock** at the ramp is for your convenience when loading & unloading your boat, not parking.
 - There are a few nightly boat slips for rent. Check in & pay the Dock Master BEFORE parking.
 - Due to our TN Clean Marina designation, NO GASOLINE/Petroleum products are to be poured into a boat or on the grounds at the docks or anywhere on Greenlee property.
 - All power cords used on boats must be rated suitable for Marine Use. **DO NOT leave a power cord UNATTENDED** on the dock OR connected to an outlet. A live cord is dangerous, especially if it were to fall into the water. Keep walkways clear of cords and other items that could cause a trip hazard.
 - DO NOT attach/wrap any electrical cords to the dock in any way.
 - Dock Slip electricity is for battery chargers and boat lifts ONLY—Not lights, electric coolers, air conditioners, etc.
- **COVERED DOCK SLIPS** are rented on a 12-month Lease (March-February) ONLY. The full amount of the Lease is due even if the slip is vacated early. Slip Leases automatically renew on March 1. Notice of non-renewal is due in the office by February 1 if you plan not to renew. BOAT SLIPS are for lessors only--no loaning, sharing, sub-leasing is allowed. SLIPS are NOT transferrable.
- **GOLF CARTS: Electric carts ONLY.** Drivers must be licensed or accompanied by an adult. Carts are to be used in traveling to and from a specific destination—NOT joyriding! Stay on roads, not in grass. Observe the seating capacity for your cart and a safe speed. No additional gasoline-powered carts are allowed in the campground. All carts are required to have your site number (at least 3" in height) in a conspicuous location on the cart. Always keep all body parts inside the cart. HEADLIGHTS are required if operating after dark. If rules are not followed you will be asked to remove the cart from the campground. *SAFETY FIRST!*

ANNUAL CELEBRATIONS:

***WORSHIP SERVICES** at the pavilion 10 am Sundays Memorial through Labor Day

***JULY 4th Festivities and Fireworks** TBD (ALL personal fireworks are to be shot from the beach)

*All Rules subject to change

Revised 7/2/2024