

Welcome to WHITE OAK PASTURES!

RV Park Rules, Terms and Conditions, & FYI

Emergency/After-Hours Contacts: John Benoit: (229) 325-5721 & Kris Wentzell: (229) 205-6421

General Questions/Special Permissions: Jodi Benoit (229) 220-4614

Quiet Hours: 10pm-8am

Wi-Fi: WhiteOak-Guest password: whiteoakpastures

The below rules are meant to provide an outline of the amenities and terms of use for the White Oak Pastures RV Park. This is intentionally not meant to be an exhaustive list of all the do's and don'ts while you stay in our RV park. We expect guests to use common sense, and adhere to behavior that contributes to our community in a positive way. We reserve the right to refuse service, revoke access, or recover expenses from anyone who is found to be in violation of these rules, shows themselves to be a general nuisance, exhibits threatening behavior, is considered to be a danger to the environment, themselves or others, or found generally trashing the place. **DO NOT** expect a refund (or your deposit back) should we have to kick you off our property. We want everyone who drives by, stays in our RV park, or hears about White Oak Pastures, to know that we take pride in our community and the regenerative farm that we have here in southern Georgia. We love our farm, and we want visitors to, as well. We hope you enjoy your stay!

Long-term Guests: Two months' rent will be charged: first and last month's rent; rent that goes unpaid after 30 days will result in a \$100 late fee charged

RV Park Facilities: Each site is equipped with water, sewer, and electricity. There are no laundry or bath/shower facilities within the RV Park. Mowing and maintenance of the RV park are done regularly but are not necessarily done "weekly" or "monthly". White Oak Pastures is a well-known regenerative farm, and that includes the area containing the RV park. This means that we prioritize the health of the soil over the look of a typical manicured lawn. *Please note: we regularly trim our trees, which means there may be a time that we need your RV/Camper/Rig temporarily moved. Also, we live in an area where there can be hurricanes, tornadoes, and other severe weather. White Oak Pastures will not be responsible for damages to RVs that occur during storms or weather events. If you notice any of the trees in bad shape, please don't park under them, or move your trailer and immediately notify Jodi Benoit of the situation.

Speed Limit & Parking: The park speed limit is 5 mph. Parking is available to you at your site location. Additional parking spaces can be approved by Jodi Benoit. There is no parking of trailers, additional vehicles, ATVs/OHVs, etc. allowed on the grass, or in any other non-approved area. If you need additional parking space(s) please contact the General Store. If you need additional parking space(s) please contact the General Store to arrange short term-parking on the adjacent lot on the south side of the RV park. Additional parking will be at the owner's risk. The fine for parking in non-approved areas will be up to \$25 per occurrence.

Farm Animals & Fences: You may see cattle, sheep, and/or goats in the fields surrounding the RV park. Please do not feed, pet, or touch these animals both for your safety and theirs. Do not go into

the fields where these animals are, and **DO NOT OPEN ANY GATES** leading into these fields. It would be detrimental and could lead to severe injury or death of yourself, other guests, or the general public if one of these gates were left open. The fences surrounding the RV park are **electric fences**. Do not touch these fences and do not allow any pets to come into contact with them – they will shock you.

Spraying & Pests: You are staying on an organic, regenerative farm, with a large beekeeping/honey operation. We require that no chemicals be sprayed anywhere on or adjacent to farm property! We do not treat for weeds (besides mowing). If you feel you need pest control, you may use vinegar, or products from this site: <https://www.wondercide.com/>. Anything else requires prior written permission from John Benoit or Kris Wentzell. Anyone found spraying anything outdoors containing chemicals – including cleaners or pesticides - will be asked to leave the park immediately. Our pollinators are very valuable to us here, and we go through great lengths to protect them. If you would like to try our award-winning organic honey, it is available for purchase in the General Store.

Dumping & Burning: The burning of trash, plastic, and/or synthetic materials is **strictly prohibited** – violation of this can result in your eviction! Fireworks are not allowed. Fires are prohibited unless they are contained in one of the cement fire pits provided, or in a responsible fire ring.

Leaks and Contaminated Soil: No trailers, vehicles, or any piece of equipment is allowed on the property if it is leaking – leaking anything. We have taken great lengths to preserve the integrity of the soils here at White Oak Pastures, and your leaking vehicle will not be allowed. Any contaminated soils found at your site will be your responsibility to remove and dispose of (legally). We may refuse access, or revoke access to our RV park if we find your vehicle leaking. If you've just showed up and we refused access due to a leak that was identified on your rig, vehicle, etc. we will not provide a refund. Any vehicle that breaks down or is in need of repair **must** be repaired off site, or in an approved area (by approved we mean written approval from John Benoit or Kris Wentzell).

Conduct While Staying at the RV Park: We expect everyone to have fun and enjoy their stay. We also expect everyone to be respectful to others. Respect is a key tenet here at White Oak Pastures, and it is a baseline trait that is expected of everyone who stays here with us. **Quiet time is every day between the hours of 10pm to 8am.** Disorderly or lewd conduct, drunkenness, illegal drugs, obscene language, or obnoxious/disruptive/vulgar behavior will not be tolerated.

All RV's must be leveled and supported using the proper equipment. Tires should be chocked on any rig/RV/Camper as a back-up measure. Your sites should be kept clean and tidy.

Pets & Animals: All animal owners must clean up immediately after your animal(s). Immediately. All animal waste must be picked up, placed into a bag, and put into the trash. **DO NOT** put animal waste directly into the trash cans. Excessively barking dogs will not be allowed to remain at the park.

No Alterations or Modifications: Guests cannot make any alterations to any of the RV park facilities. This includes, but is not limited to, vegetation, roadways or RV pads, concrete areas, drainage areas, RV hookups/pedestals (i.e. power, water, and sewer), internet, garbage, or signage. Should you be caught making any such alteration you will be required to pay for any repairs or inspections needed, and you may be asked to leave.

Some long-term guests have asked to install posts for patio/string lights. This is acceptable on a case-by-case basis and must be approved in writing by John Benoit or Kris Wentzell prior to installation. Note that should you be approved for the installation of patio/string lighting all risk of loss, repair or replacement to any damaged RV park facilities and clean-up is the responsibility of the guest.

Each of the water outlets has an anti-backflow (vacuum breaker) attached to it. In the event that an anti-backflow (vacuum breaker) attachment is found missing from your site, you will be charged **\$25** for the replacement.

No posts in the ground or other improvements to sites without prior permission given; contact: John Benoit or Kris Wentzell.

Power, Water, & Internet: Park's obligation only extends to the point of connection for hook-ups. Park has no responsibility to ensure function beyond the point of connection.

In the event of a power outage in the city of Bluffton, your power, water, and internet will be unavailable at the RV park. These types of events would obviously be outside of our control, but we do work with the local providers to keep everyone updated on the status and return to service timeframes. *If your power turns back on, but you have no water, please contact John Benoit.

Our utilities/Wi-Fi require regular maintenance and sometimes this means they may need to be disconnected in order to make repairs, alterations, or additions. All measures will be taken to avoid this while you are staying with us, but there is a chance that we have to perform these services while you are staying with us.

Guests may utilize the bathrooms/Wi-Fi/electrical outlet available at the General Store during their regular hours of operation (7am-8pm M-F, 8am-8pm Saturdays, and 9am-5pm on Sundays).

If your RV has an electrical problem that creates a problem for the electrical system of the park, and an electrician has to be called, you will be responsible for the costs associated.

Trash & Site: Dispose of all trash and cigarette debris properly. No trash bags may be left outside of the trailer, they must be placed in one of the trash bins. Please use the provided garbage cans. Garbage is collected on Tuesdays each week.

Do not move picnic tables to/from the site without prior approval.

Close awnings or umbrellas when RV is unattended.

Area/Farm Amenities: The closest Coin laundromat available in Blakely (13 miles away), where you will also find the closest grocery store.

Meals are served at the White Oak Pastures General Store between 7am-8pm M-F, 8am-8pm Saturdays, and 9am-5pm on Sundays.

This is an area that has the possibility for severe inclement weather: please plan accordingly. Have spare batteries/flashlights/a few gallons of potable water on hand at all times.

Propane may be refilled in Blakely at: Ace Hardware (closes at 6pm).

The nearest gas stations off of Hwy. 27 are about 15 miles south in Blakely, or 18 miles north in Cuthbert.

The General Store hosts activities and happy-hour beer on Thursday evenings 6-8pm – please join us!

We have walking Bluffton/farm tours, Saturdays at 11am. Meet at the General Store. \$60 for up to four guests; \$15 each per additional guest. Come learn about the history and evolution of the farm.

Go to: whiteoakpastures.com to see upcoming events and activities!

Area Attractions within about a 1-hour's drive: **Kolomoki Mounds State Park** (6 miles) **Providence Canyon State Park** (55 miles) **Still Pond Vineyard and Winery** (22 miles) **Richland Rum Distillery** (48 miles) **Omaha Brewery** (58 miles) **Walter F. George Reservoir** (Lake Eufaula) (31 miles) **Civil War Memorial Park** (65 miles) **Pretoria Fields Brewery** (58 miles) **Ray Charles Memorial** (48 miles) **United States Army Aviation Museum** (65 miles) **Dothan Area Botanical Gardens** (44 miles) **Willis Park** (46 miles)

*By signing below, I state that I have read and agree to the above policies.

Signature: