NOBLE COMMONS LLC

SHORT-TERM CAMPSITE REGISTRATION AGREEMENT AND RULES OF STAY

This Agreement ("Agreement") is made and entered into by and between Noble Commons LLC, a North Carolina limited liability company ("Owner"), and the undersigned individual(s) ("Guest"). Owner and Guest may be referred to collectively as the "Parties." Guest acknowledges and agrees that occupancy of the campsite under this Agreement is strictly transient in nature. This Agreement does not create a landlord-tenant relationship, and N.C.G.S. § 42-14.6 does not apply. This Agreement, including the Rules of Stay set forth in Section 5 and Exhibit A, sets out the complete terms of Guest's occupancy of the Premises.

1. PREMISES, AMENITIES, AND GRANT OF OCCUPANCY

Owner hereby grants Guest a revocable license to occupy campsite # --- located at postal address 520 Noble Commons Circle, Supply, North Carolina 28462 (the “Premises”). The Premises consists solely of the designated campsite pad and associated utility hookups and does not include any interest in the underlying land, common areas, or improvements other than those expressly provided for Guest's temporary use.

The Premises includes the following amenities, provided subject to availability and Guest's compliance with all rules of this Agreement:

- **Campsite**: Approximately 18' x 50' campsite with space for up to two vehicles and one (1) Tiny House on Wheels (“THOW”), towable camper, or recreational vehicle (“RV”) not exceeding 8½' x 35' unless otherwise approved in writing. Any additional vehicles, or towables require written permission. No parked vehicle or towable may extend into the road.
- **Water:** Potable water via heated sanitary hydrant; Guest is responsible for freeze protection and proper connection.
- **Septic:** Shared septic hookup serving 3–6 sites. Guest must properly connect to the designated hookup at all times and comply with the following septic guidelines:
  - Only human waste and septic-safe, rapid-dissolving toilet paper may be flushed.
  - No wipes of any kind (including those labeled "flushable"), paper towels, feminine hygiene products, diapers, cigarette butts, grease, oil, or food waste may be flushed or drained into the system.
  - No bleach, drain cleaners, antibacterial or antimicrobial soaps, or other chemical additives that can disrupt septic bacteria may be used in fixtures connected to the system; only septic-safe, biodegradable soaps and cleaning products are permitted.
  - No black or grey water from a THOW/RV holding tank may be dumped or drained onto the ground, into stormwater drains, or anywhere other than the designated hookup.
  - Guest shall avoid excessive or continuous water use that could overload a system shared with neighboring sites. Absolutely no dumping of full tanks at any time.
  - Any odors, slow drains, gurgling, backups, or wet or soggy ground near a septic hookup must be reported to Noble Commons LLC immediately in accordance with Section 8.
  - Vehicles, structures, and stored items must be kept clear of septic lines, cleanouts, and the drain field.
- Wi-Fi: Courtesy wireless internet access; no guarantee of speed, reliability, or availability.
- Power: Metered electrical hookup (50/30/20 amp), billed separately based on consumption.

Guest acknowledges that the Premises is located in a natural, wooded, rural environment subject to weather, wildlife, vegetation, and other natural conditions. Guest shall use the Premises solely for lawful transient, recreational, or short-term residential purposes and shall not erect additional structures or conduct commercial activity, including online

businesses or working from home, without Owner's written approval. Owner retains the right to access the Premises to read meters, monitor utility hookups, and complete grounds and structural maintenance, including spraying for weeds, removing debris, mowing, and gravel work, consistent with Section 11.

2. TERM OF OCCUPANCY

The term of this Agreement shall commence on the Effective Date ____and shall end no later than the earlier of (a) the End Date stated here: ___, or (b) the date that is seventy-five (75) days after the Effective Date. In no event shall Guest's occupancy under this Agreement, together with any renewal, successive agreement, or holdover, exceed seventy-five (75) days of continuous or substantially continuous occupancy of the Premises or any other site within the Community. Guest acknowledges that this Agreement creates a revocable license for transient occupancy only, not a tenancy or a residential leasehold estate of any kind. A new lease may be available only after Guest has fully vacated the Premises for a minimum of forty-eight (48) hours.

If Guest remains on the Premises after the End Date without Owner's prior written approval, Guest becomes a trespasser. Guest and Guest's THOW/RV and other property have no further right to remain on the Premises, and Owner may contact law enforcement to have Guest removed and escorted from the property in addition to any other remedy available to Owner under this Agreement or North Carolina law.

3. RENT, FEES, AND SECURITY DEPOSIT

Rent for the first month, or partial first month, is due upon Guest's arrival. Rent for each subsequent month is due on the first day of that month, without demand or offset. The agreed rent under this Agreement is $750.00 per month (prorated daily for any partial period), plus electricity. Rent is considered late and subject to a $30 late fee if not received within five (5) days of its due date. Owner may require a security deposit of $250.00. The deposit may be applied to unpaid rent, utilities, damages, fines, or other charges under this Agreement; Guest shall replenish the deposit upon written notice. Payments may be made by check (with valid ID), cash, cashier's check, or Zelle.

4. UTILITIES AND SERVICES

Electricity is billed monthly based on actual metered usage at each individual site, and must be paid within seven (7) days of invoice. Current per-kWh rates are posted and updated monthly at the timber frame community building and at each service entrance. Owner does not charge more than the actual cost of electricity supplied and does not profit from electricity resale. Guest may request a copy of the underlying usage and rate-calculation records and Owner will provide them upon reasonable request. Any unpaid electricity amount is deemed Additional Rent under this Agreement, due with the next successive rent installment; failure to timely pay Additional Rent is a material breach with the same remedies available as for nonpayment of base rent. Water and septic are included, but Guest is responsible for damage caused by misuse. Wi-Fi is a courtesy only; Owner is not liable for outages, interruptions, availability, or service limitations.

5. RULES OF STAY

The following rules govern Guest's conduct and use of the Premises and the community as a whole. These rules are part of this Agreement and may be updated by Owner at its discretion upon reasonable notice. Violation of any Rule of Stay is a breach of this Agreement, subject to the remedies in Section 17.

A. General Conduct

Guest and Guest's visitors shall behave in a manner that ensures a peaceful, respectful, and enjoyable environment for all occupants. Disturbing the peace, engaging in illegal activity, or violating any rule in this Agreement may result in a

warning, a fine, towing, and/or termination as set out in Section 17.

B. Site Maintenance

Guest shall maintain the assigned campsite in a clean, orderly, and safe condition at all times. No outside storage of tools, equipment, appliances, building materials, boxes, or general clutter is permitted. All personal property, excluding standard patio furniture, must be stored inside the THOW/RV or approved storage. Owner may request removal of any unsightly or hazardous item with 48 hours' written notice.

C. Common Areas

Owner maintains shared areas such as roads, bathrooms, and recreational areas. All occupants must use common areas in accordance with this Agreement and any posted rules.

D. Quiet Hours

Quiet hours are observed from 10:00 p.m. to 7:00 a.m. to ensure peaceful enjoyment for all occupants.

E. Pets

Pets are permitted on the Premises, subject to leash laws, prompt waste disposal, and noise control. Owner may require removal of any pet that poses a safety concern or repeated disturbance.

F. Construction and Modifications

Any construction, modification, or alteration to a campsite requires prior written approval from Owner and must comply with applicable zoning and permitting laws.

G. Fire Safety

Open fires are permitted only in designated areas and must comply with fire safety protocols. Fire bans may be enacted during certain weather conditions consistent with State and County regulations.

H. Vehicles and Parking

Occupants and guests must park only in designated areas and comply with posted speed limits and traffic rules within the property. No vehicles may extend into the road at any time.

6. TOBACCO-FREE PROPERTY (ZERO-TOLERANCE POLICY)

The entire property is a strictly tobacco-free campus. Use of tobacco products of any kind — including cigarettes, cigars, pipes, chewing tobacco, and snuff — is prohibited anywhere on the property, including inside THOWs, RVs, vehicles, or common areas. Any violation is a material, non-curable breach and results in immediate termination of this Agreement.

7. PROHIBITED CONDUCT AND COMPLIANCE WITH LAW

Guest shall not engage in illegal or fraudulent activity, nuisance behavior, or conduct violating county, state, or federal regulations. Hazardous materials, unauthorized fires, and unsafe conditions are prohibited. Owner may enforce compliance through the remedies described in Section 17, including warnings, fines, towing, and/or termination.

8. MAINTENANCE, UPKEEP, AND HAZARD REPORTING

Guest shall immediately report hazards including leaning or damaged trees, loose branches, erosion or unstable ground, septic odors or backups, electrical issues, water line leaks, and structural instability of Guest's THOW/RV due to pad

erosion. Failure to report a known hazard shifts liability to Guest. Guest is responsible for freeze protection, proper septic use, and securing personal property against wind, storms, and wildlife.

9. WEATHER-RELATED RISKS, ASSUMPTION OF RISK, AND RELEASE

Guest acknowledges that the Premises is subject to hurricanes, tropical storms, high winds, lightning, flooding, falling trees, wildlife, uneven terrain, and other natural hazards, and assumes all associated risks. Owner has no duty to secure, anchor, or protect Guest's THOW/RV or property. Guest must secure belongings, comply with evacuation orders, and inspect the Premises after storms. Guest releases and holds harmless Owner from all claims arising from weather events, wildfires, falling trees or branches, outdoor terrain, wildlife, utility outages, acts of other guests, and recreational activities. This release survives termination. Guest shall indemnify and defend Owner from all claims arising from Guest's use of the Premises, Guest's THOW/RV, or violations of this Agreement.

10. INSURANCE

Guest is strongly encouraged to obtain THOW/RV, personal property, and liability insurance. Owner does not insure Guest's property.

11. RIGHT OF ENTRY

Owner's right of entry under this Section applies to the Premises as defined in Section 1 — the campsite pad, utility hookups, and surrounding grounds — for inspections, maintenance, safety checks, and emergencies. It does not include the interior of Guest's THOW, camper, or RV, except where entry is immediately necessary to prevent imminent injury, death, or significant property damage (such as visible smoke or fire, a gas leak, a medical emergency, or structural failure), in which case Owner may enter without prior notice and should notify emergency responders concurrently when practicable.

12. EMERGENCY AND HURRICANE PROCEDURES

Guest shall comply with all emergency procedures, including evacuation, securing property, shutting off utilities, and reporting hazards. Failure to comply is a material breach.

13. VISITORS

Guest is responsible for all of Guest's visitors. Visitors must comply with all rules and park only in designated areas. Guest is liable for visitor damages or violations of any rules or regulations.

14. NO SUBLETTING OR ASSIGNMENT

Guest may not assign, sublet, sublicense, or otherwise transfer any interest in this Agreement or the Premises, and may not permit any person who is not listed on this Agreement to occupy the Premises overnight, whether or not for compensation. Only Guest and any individual(s) listed on this Agreement may occupy the Premises. Any unauthorized assignment, subletting, or unregistered occupancy is a material breach of this Agreement and grounds for immediate termination.

15. TERMINATION

This Agreement ends automatically on the End Date stated in Section 2, and in no event later than seventy-five (75) days after the Effective Date. No additional notice is required for the Agreement to end on that date, and Owner is under no

obligation to offer Guest a new agreement. If either Party wishes to terminate this Agreement before the End Date for a reason not listed below, seven (7) days' written notice is required; no cause or reason need be stated for this no-cause termination option.

Owner may terminate this Agreement immediately, without prior notice, at any time during the term for any of the following: tobacco use; illegal or fraudulent activity; nonpayment of rent or any Additional Rent; safety hazards; violation of any Rule of Stay under Section 5; damage to property; disturbances or interference with the peaceful enjoyment of other residents or guests; unauthorized assignment, subletting, or occupancy under Section 14; abandonment of the Premises; false or misleading statements made in the Reservation Agreement, this Agreement, or any related application; failure to maintain required vehicle or towable compliance under Section 16 after notice; three (3) or more Rules of Stay violations within any stay; or any other material breach of this Agreement.

Guest must vacate upon termination or at the End Date unless a new agreement has been signed by both Parties.

16. VEHICLE AND TOWABLE COMPLIANCE, REGISTRATION, AND TOWING AUTHORITY

Guest shall ensure that all vehicles, motorized equipment, motorcycles, RVs, and towables — including campers, trailers, boat trailers, and THOWs — brought onto or kept on the Premises remain fully functional, operational, and in strict compliance with all local, state, and federal law, including DOT regulations, and maintain active registration, valid license plates, and current inspection stickers at all times. No unregistered, inoperable, junk, or abandoned vehicle or towable is permitted on the Premises. Guest assumes sole liability for, and shall indemnify and hold Owner harmless from, any citation, code violation, fine, or penalty resulting from breach of this Section. Owner reserves the right, after twenty-four (24) hours' written notice to Guest, to remove and tow any non-compliant vehicle or towable at Guest's sole expense and risk.

17. FINES AND ENFORCEMENT

Breach of any provision of this Agreement, including any Rule of Stay under Section 5, is grounds for Owner, in its discretion, to: (a) issue a written warning; (b) impose a fine as set forth in the schedule below; (c) tow or remove any noncompliant vehicle, towable, or personal property at Guest's sole expense, subject to any notice period specified elsewhere in this Agreement; and/or (d) terminate this Agreement as permitted under Section 15. These remedies are cumulative, not exclusive, and Owner may pursue any combination of them for a single violation.

Violation	Fine	Additional Remedies
General Rules of Stay violation (first occurrence)	$50.00	Written warning; continued violation escalates below
Continuing/repeated violation of same rule	$25.00 per day	May proceed directly to termination
Unauthorized or non-compliant vehicle/towable	$50.00	Towing after 24 hours' written notice, at Guest's expense
Fire safety violation	$100.00	Immediate correction required; may result in immediate termination
Unauthorized assignment, subletting, or occupancy	$100.00	Immediate termination
Tobacco use anywhere on the property	N/A	Immediate, non-curable termination
Septic misuse resulting in emergency pumping	$800	Guest liable for full cost of pumping/repairs in addition to any resulting damage
Unauthorized construction or site modification	$50.00	Removal of modification at Guest's expense

Outside storage / clutter after 48 hrs notice	$50.00	Removal and secure storage at Guest's expense

Fines are due within three (3) days of written notice and, if unpaid, are deemed Additional Rent under Section 3 with the same remedies available as for nonpayment of rent. The fine amounts above are illustrative of Owner's current schedule and may be updated upon reasonable written notice to guests.

18. INDEMNIFICATION

Guest shall indemnify, defend, and hold harmless Owner from all claims arising from Guest's use of the Premises, Guest's THOW/RV, weather events, outdoor conditions, visitors, or violations of this Agreement. This obligation survives termination or the End Date of this Agreement.

19. GOVERNING LAW

This Agreement is governed by the laws of the State of North Carolina and Brunswick County.

20. ENTIRE AGREEMENT AND SEVERABILITY

This Agreement, together with Exhibit A — Premises Liability & Outdoor Risk Addendum, constitutes the entire binding agreement between the Parties. Exhibit B — Community Spirit Statement is attached for informational purposes only and is not part of the binding agreement, as stated in Exhibit B itself. This Agreement establishes a revocable license for transient occupancy only. No provision of this Agreement, Exhibit A, or Exhibit B shall be construed to create a tenancy, a leasehold estate, or a landlord-tenant relationship under North Carolina law. If any provision of this Agreement is held invalid or unenforceable under North Carolina law, it shall be modified to the minimum extent necessary to be valid and enforceable, or severed if it cannot be so modified, and the remaining provisions shall remain in full force and effect.

21. GUEST INFORMATION AND SIGNATURES

Name: _____ Phone: _____

Email: _____

Driver's License #: _____ State: _____

Signature: _____ Date: _____

Owner — Noble Commons LLC:

Signature _____ Date: _____

Not required, but encouraged: Emergency Contact/Phone: _____

Emergency Instructions (i.e. preferred hospital, insurance information, additional people to contact)

EXHIBIT A

PREMISES LIABILITY & OUTDOOR RISK ADDENDUM

(Separate Signature Required)

This Addendum is attached to and made part of this Agreement. Guest acknowledges and agrees to the following:

A. Natural Conditions and Outdoor Hazards

The property contains natural terrain, including uneven ground, roots, rocks, mud, wildlife, insects, and vegetation. Guest assumes all risks associated with walking, hiking, or moving about the property.

B. Falling Trees and Branches

Trees and branches may fall without warning. Guest assumes all risks associated with falling trees or limbs and releases Owner from liability.

C. Weather Events

Guest assumes all risks associated with hurricanes, storms, wind, lightning, flooding, and other natural events. Owner has no duty to secure Guest's THOW/RV or property.

D. Wildlife

Guest assumes all risks associated with wildlife, including snakes, insects, rodents, and other animals.

E. No Duty to Warn

Owner has no duty to warn Guest of natural hazards unless Owner has actual knowledge of an imminent, specific danger.

F. Release and Indemnification

Guest releases and holds harmless Owner from all claims arising from natural conditions, weather, fires, wildlife, terrain, or outdoor hazards, and shall indemnify and defend Owner from all related claims.

G. Survival

This Addendum survives termination of this Agreement.

Guest Signature: _____ Date: _____

Printed Name: _____

Owner Signature: _____ Date: _____

Printed Name:

EXHIBIT B

COMMUNITY SPIRIT STATEMENT

(Non-Binding — Acknowledgment Only)

The Community is founded upon the following shared values. This statement is descriptive of the Community's character and aspirations:

Sustainability

Residents of this community are encouraged to be mindful of shared resources — reducing waste, using energy efficiently, and adopting sustainable practices where practical in day-to-day life at the Premises.

Living in Community

This community is rooted in shared values of cooperation, mutual respect, and kindness. Residents are encouraged to see one another as neighbors, to communicate openly, and to support one another where possible.

Integrity as Neighbors

Residents are encouraged to respect each other's privacy and space, to communicate honestly, and to address any conflicts thoughtfully and directly.

Social and Ecological Responsibility

Residents are encouraged to support an inclusive environment and to make conscious choices that help protect and care for the natural surroundings shared by the community.

Contribution to the Community

Guests are welcome, during the course of their stay, to contribute approximately 1-2 hours per week to the community by assisting other residents, working in the gardens or on the farm, participating in building projects, creating community activities or events, or in any fashion that aligns with their abilities and strengths as well as the needs of the community.

Community Committee

Community members are encouraged to attend monthly meetings and participate in organizing events, activities, birthday or holiday parties, and other projects. Funding for any Committee-identified project shall be limited to voluntary donations, independent fundraising, farm stand sales, or discretionary Owner contribution.

I acknowledge that I have read this Community Spirit Statement. I understand it reflects Noble Commons' hopes for the community and does not create any binding obligation, and that it is separate from the binding Rules of Stay in Section 5 of the Agreement.

Guest Signature (Acknowledgment Only): _____ Date: _____

Printed Name: _____