NOBLE COMMONS LLC
CAMPGROUND STAY AGREEMENT

(Minimum Stay: One Week — Rate Varies by Season)

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.

1. Premises and Grant of Occupancy

Owner grants Guest a revocable license to occupy campsite # _____ located at 520 Noble Commons Circle, Supply, North Carolina 28462 (the "Premises") for the stay described below. 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. The Premises includes space for up to two vehicles and one (1) recreational vehicle ("RV"), towable camper, or Tiny House on Wheels ("THOW") not exceeding 8½' x 35', potable water, a shared septic hookup, courtesy Wi-Fi, and a metered electrical hookup (50/30/20 amp), each subject to availability and Guest's compliance with this Agreement.

2. Term and Rate

Check-in Date: _____ Check-out Date: _____

The minimum stay under this Agreement is **seven (7) nights**. The rate for Guest's stay is $_____, which varies by season and is confirmed at the time of booking or check-in. The total stated above is due in full at check-in unless otherwise agreed in writing. This Agreement ends automatically on the Check-out Date; any extension requires a new agreement and is subject to availability and Owner's then-current seasonal rate. Guest acknowledges that this Agreement creates a revocable license for transient occupancy only, not a tenancy or leasehold estate of any kind, and that Owner retains full ownership and control of the Premises at all times.

If Guest remains on the Premises after the Check-out Date without Owner's prior written approval, Guest becomes a trespasser. Owner may contact law enforcement to have Guest removed and escorted from the property.

3. Utilities and Septic Guidelines

Electricity is included up to 100 kWh a week, additional usage is billed at posted kWh rate. Water and septic are included, subject to the following: only human waste and septic-safe, rapid-dissolving toilet paper may be flushed; no wipes, paper towels, hygiene products, grease, or chemical additives may be flushed or drained into the system; no dumping of full holding-tank; no dumping of waste water anywhere other than the designated hookup. Any odor, backup, leak, downed limb, or other hazard must be reported to Owner immediately. Wi-Fi is a courtesy only, with no guarantee of speed, reliability, or availability.

4. Rules of Stay

A. **General Conduct.** Guest and Guest's visitors shall behave in a peaceful and respectful manner. Guest is responsible for all visitors, who must comply with this Agreement. Violation of any rule may result in a warning or immediate termination under Section 7.

B. **Quiet Hours.** Observed from 10:00 p.m. to 7:00 a.m.

C. **Pets.** Permitted, subject to leash laws, prompt waste disposal, and noise control.

D. **Fire Safety.** Open fires permitted only in designated areas and subject to State and County fire bans.

E. **Vehicles and Parking.** Designated areas only; posted speed limits apply. Vehicles and towables must be operable and properly registered. Owner may tow a non-compliant vehicle, after 24-hour notice where practicable, at Guest's expense.

F. **Tobacco-Free Property.** The entire property is strictly tobacco-free. Any violation is grounds for immediate termination.

5. Weather, Natural Hazards, and Release of Liability

Guest acknowledges that the Premises is located in a natural, wooded, rural setting subject to hurricanes, storms, high winds, flooding, falling trees, wildlife, and uneven terrain, and assumes all risks associated with such conditions. Owner has no duty

to secure Guest's RV/THOW or property, and no duty to warn Guest of natural hazards absent actual knowledge of an imminent, specific danger. Guest releases and holds harmless, and shall indemnify and defend, Owner from all claims arising from natural conditions, weather events, wildlife, outdoor terrain, utility outages, or Guest's use of the Premises. This release survives the end of this Agreement. Guest is encouraged, but not required, to carry RV/THOW, personal property, and liability insurance.

6. Right of Entry

Owner may enter the Premises — the campsite pad, utility hookups, and surrounding grounds — for inspections, maintenance, safety checks, and emergencies, with notice provided when feasible. This does not include the interior of Guest's RV/THOW, 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.

7. Termination for Cause

Owner may end this Agreement immediately and require Guest to vacate for: tobacco use; illegal activity; nonpayment; safety hazards; violation of the Rules of Stay; damage to property; disturbances; or any other material breach of this Agreement. Guest must vacate immediately upon such termination.

8. Indemnification

Guest shall indemnify, defend, and hold harmless Owner from all claims arising from Guest's use of the Premises, Guest's RV/THOW, or violations of this Agreement. This obligation survives the end of this Agreement.

9. Governing Law and Entire Agreement

This Agreement is governed by the laws of the State of North Carolina and Brunswick County and constitutes the entire agreement between the Parties regarding Guest's stay. This Agreement establishes a revocable license for transient occupancy only; no provision 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, 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.

10. Guest Information and Signatures

Name: _____ Phone: _____

Email: _____

Driver's License #: _____ State: _____

Signature: _____ Date: _____

Name: _____ Phone: _____

Email: _____

Driver's License #: _____ State: _____

Signature: _____ Date: _____

Owner — Noble Commons LLC:

Signature: _____ Date: _____

Not required, but encouraged:

Emergency Contact/Phone: _____