

## RECREATIONAL LEASE POLICIES

**As used herein, Lessee means all agents, servants, employees, invitees, guests, members, contractors, licensees, successors and assigns. Therefore, it is the responsibility of Lessee to comply with and enforce all Recreational Lease Policies as set forth herein.**

For more information regarding Recreational Lease Policies, visit the website at [www.cglease.com](http://www.cglease.com)

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#### Document Purpose

The purpose of this document is to establish clear and consistent policies for the Recreational Lease program. Campbell Global, LLC ("CG"), as the authorized agent of Lessor, values our recreation customers and appreciates the intrinsic values provided by our recreational lessees. Our recreational lease customers help reduce incidents of property damage, theft, arson, dumping, and trespass, and assist in fostering an atmosphere of good-will and cooperation in local communities. CG reserves the right to amend these policies from time to time effective upon **posting to the recreational lease website (cglease.com)**.

#### Working Forest

CG's primary business is growing and harvesting timber. You are leasing the hunting rights in a working forest. You should expect forest management activities such as timber harvest, burning, and road maintenance to be on going throughout the year. CG uses property for other purposes and reserves all right of use whatsoever.

#### Club Membership

It is the responsibility of each lease representative to maintain an updated membership list online at [www.cglease.com](http://www.cglease.com)

Lease renewal is contingent on the membership list being annually updated and acceptable to the Lessor. Contact information for all members should include a daytime phone number and an email address.

*The **Lessee** is held responsible for the actions of its members, guests, contractors and agents and any improper actions will likely jeopardize the lease.*

#### Compliance with the Law

**Lessee** shall comply with all federal, state, and local laws, rules, regulations, orders, decrees, and executive directives relating to hunting, fishing, wildlife and natural resources conservation or which are otherwise applicable

to the use of the Property. All state or federally protected species will be given special consideration and protection as required by all applicable laws and/or any conservation plan of CG.

*Any suspected illegal activities, including but not limited to trespass, game violations, property damage, and arson by third parties on the Property or by the **Lessee** on adjacent properties should first be reported to law enforcement authorities and then CG.*

#### Good Neighbor Policy

**Lessee** shall respect the rights of neighboring landowners and conduct all activities in a courteous manner, with due regard for the rights, safety and well-being of neighboring landowners and their property. CG recommends that hunting clubs make an effort to meet and develop good relationships with neighboring landowners. **Lessee** should keep in mind that the privileges associated with the Lease end at CG's property lines and promptly advise CG of any trespassing or encroachments. Always obtain permission before entering onto a neighbor's property. **Lessee is** responsible for and should promptly address and resolve concerns that may arise with neighbors and shall advise Lessor promptly of any unresolved concerns.

#### General Rules and Responsibilities

- **Lessee** shall not Lease/Sublease any part of the leased Property, shall not obtain any type of personal, business, or financial gain from the leased Property, and shall not sell, whether directly or indirectly, any right or privilege granted in the Lease Agreement without the prior consent of Lessor.
- **Lessee** must not interfere in any way with forest management or timber harvests or other operations or activities of Lessor. **Lessee** must not do anything which will in any way damage trees, gates or other improvements located on the Property.
- **Lessee** will not cause or permit damage to the Property, including but not limited to structures, fences, gates, crops, trees, or equipment. A replacement cost invoice will be issued upon discovery of damages.
- **Lessee** must not place nails, spikes or other metallic devices in trees.
- **Lessee** must not set fire to any part of the Property and will make every reasonable effort to suppress any fire that may occur on the Property.
- Dumping and littering are expressly prohibited. **Lessee** should periodically inspect the Property and remove any trash and litter.
- **Lessee** may not construct or install any crops, plantings, food plots, roads, bridges, gates, fences, camps, buildings, lodges, shelters, docks, landings or other structures, permanent or temporary, without having first obtained written permission from CG.
- Any construction or installation requires Lessor's prior written approval and will be at the hunting club's expense. Members are responsible for any taxes, levies and assessments.
- Any CG approved construction or installation must be in strict compliance with any aesthetic specifications or limitations imposed by CG and must be maintained in a condition of repair, cleanliness and safety agreeable to CG. Approval by CG of any construction or required aesthetic specifications shall not constitute any representation or warranty as to any health, safety, structural or other matters with such matters being the sole liability and responsibility of the **Lessee**.
- CG reserves the right to dismantle or remove any construction or installation that at any time interferes with its operations or that is used in an unauthorized manner.
- **Lessee** will assume responsibility and will be held financially responsible for any forest products, and mineral or cultural resources that may be damaged or removed from the Property by the hunting club or its Members, guests, contractors or agents.
- Neither **Lessee** nor its Members shall take any action which results in a lien being filed against the Property.

#### Designated Campsites - when not restricted on Exhibit C

- Camping is only allowed at designated sites. **Lessee** must have written permission for a campsite and any campsite improvements (e.g., structures, utilities, etc.) See **Campsite Policy and Approval Form**.
- All campsite structures must be capable of being moved on demand (i.e., mounted on skids or wheels). The use of mobile homes, shipping containers, or buses is not allowed.
- Campsite structures must have the owner's name and day-time phone number clearly posted at the

structures entrance.

- Annual Fees will be assessed for all campsites and structures (e.g., Campers, Trailers, Recreational Vehicles, Portable Buildings, etc.). It is the responsibility of the **Lessee** to report all campsite structures to CG. Unreported campsites and structures will be invoiced to the **Lessee** at two times the standard rate).
- No permanent residence will be permitted at campsites.
- Campsite grounds must be kept clean and free of litter at all times. Garbage must not be burned or buried. All garbage must be removed from the Property and disposed of properly. Any materials being used for construction or repair at a campsite must be neatly stored. Junk or unserviceable equipment of any kind, including scrap lumber or metal, must be removed from Property. Any structures not in use must be removed.
- No chemicals of any kind will be stored at the campsite, except for normal household chemicals in consumer-sized containers which shall be stored strictly according to applicable law and label directions. No petroleum products, except propane, may
  - be stored at the campsite in containers larger than 5 gallons. Petroleum containers must be OSHA approved (spill proof). Any spills that are reportable to any government entity under applicable law must first be reported to the applicable authorities and then to CG.
- Septic systems must comply with applicable state and local laws and regulations. Contents of holding tanks and portable toilets must be removed from the Property and disposed of properly. Sewage will not be allowed to drain onto the surface of the ground. No effluent of any type will be allowed to run into any natural drains or water bodies.

### Roads & Gates

CG will designate points of entry and exit from the Property from time to time. The **Lessee** shall only use designated points of entry and exit.

**Lessee** is asked to protect the roads and limit traffic during wet weather as much as possible. **Lessee** must exercise proper caution and care to avoid damage to roads and trails. Particular attention should be given to roads that have water bars or have been seeded to prevent erosion. Any damage to roads or the Property, caused by the **Lessee** shall promptly be repaired by the **Lessee**, at the **Lessee**, 's sole cost and expense.

Road maintenance is expensive and funds are limited. CG roads may be maintained, in CG's sole discretion, as time and funding permits. Roads may remain impassable for extended periods.

**Lessee** must obtain written permission from CG prior to conducting road repairs or maintenance. Written permission is required prior to installing gates. Gates must be built and maintained according to CG's specifications. CG reserves the right to require any and all gates to be locked/unlocked and opened/closed. It is the **Lessee** responsibility to ensure that a CG lock is on all gates. Member will be responsible for the cost of locks.

*Cables, chains, ropes, wire, etc. are not to be used as road access barriers.*

### Hunter Safety and Ethics

**Lessee** should exercise all reasonable precautions with respect to hunting, firearm and weapons safety. Members are expected to hunt in a safe and ethical manner.

- CG supports efforts to promote and increase hunting safety and recommends that each hunter complete a Hunter Education Course.
- **Lessee** must ensure that all minors are under the supervision of a parent or a guardian; and when minors are present on the Property, the parent or guardian is responsible for their acts and safety.
- When required by law, **Lessees** hunting during a modern gun or muzzleloader deer season must wear a hat and outer garment, above the waistline, of daylight florescent blaze orange (Hunter Orange).
- **Lessee** must not hunt, discharge or display firearms in a careless manner or in close proximity to any residence, residential area, school, church or place of business.
- **Lessee** shall comply with all federal, state and local laws, rules. and regulations
- **Lessee** shall not:
  - Hunt shoot, or discharge a firearm or other weapon while under the influence of drugs or alcohol

- Hunt shoot, or discharge a firearm or other weapon within 50 yards of any road open to the public
- Discharge a firearm or other weapon from or across any public right-of-way
- Hunt shoot or discharge a firearm or other weapon within 150 yards of a dwelling, business, or working party employed by, or under direct or indirect contract to, the Lessor or CG.
- Shoot or discharge a firearm or other weapon, business, or working party employed by, or under direct or indirect contract to, the Lessor or CG.
- Shoot or discharge a firearm or other weapon into adjacent property

*All hunting activities must be conducted in a safe and ethical manner. **Lessee** should avoid public display of harvested game and must dispose of carcasses and offal in a responsible manner.*

#### Off Road Vehicles Including ATVs

- CG recommends that each operator of an off-road vehicle, including ATVs, complete an appropriate vehicle education course.
- **Lessee shall** not operate motorized vehicles while under the influence of alcohol or drugs.
- The use of motorized vehicles is restricted to established roads and trails.
- All vehicles, including ATVs, shall not be used in a manner that damages, roads, streams or property and any such damages shall be promptly repaired by **Lessee**, at **Lessee's** sole cost and expense.
- Use of off-road vehicles or ATVs in streambeds or the use of stream crossings not designated by CG is expressly prohibited.
- Mud-bogging and other abuses which damage property, roads and trails will not be tolerated.

#### Equestrian Sports

- CG recommends that each equestrian educate themselves about trail etiquette, preserving resources, and safety as contained in the American Equestrian Alliance safety guidelines: <http://www.americanquestrian.com/safety-group-guidelines-aea>.
- The construction or use of a horse jumping structure is prohibited. Horse racing is strictly prohibited.

#### Hunting Blinds, Stands, & Feeders

CG will make a reasonable effort not to damage the Property during forest management and other operations but will not be responsible for any damage. To ensure blinds, stands, feeders or other property are not inadvertently damaged, members should remove their property when they are finished using it.

- Blinds, Deer stands and feeders must at least 100 feet from a timber access roads and lease boundaries.
- Blinds or stands must not be placed within 50 yards of a road open to the public.
- Blinds or stands must not be placed within 150 yards of a dwelling.
- Stands must not be fastened to trees with any device that penetrates the bark.
- Affix the owner's name and a daytime phone number on blinds or stands so that they are clearly visible at eye level.

**Lessee** may be asked to move stands, blinds or feeders. The owner's name and a daytime phone number should be affixed so that it is clearly visible at eye level.

#### Wildlife Management

- The translocation and release of the any wildlife or domestic animal is prohibited.
- No invasive plant species or tree should be planted and vehicles, off-road vehicles, and ATVs should be clean and free of invasive plants or seeds.
- Beavers, nutria, feral hogs, and other nuisance animals are not to be protected. Members are expected to assist with control of nuisance animals by CG.
- No agreement, plan or program concerning the regulation of wildlife, the management of water, land or other natural resources on the Property may be made with any local, state, or federal agency or private

group, without the written approval of CG.

- **Lessee** may be required to participate in deer or other wildlife management programs established by CG, including but not limited to:
  - Collecting Harvest Data - Aging, weighing and measuring animals
  - Harvesting Restrictions - Harvest quotas; size limits and or bag limits more restrictive than those prescribed by state regulations.
- Members may be required to cooperate with CG in the conduct of wildlife research.

#### Research, Ecological, Culturally Sensitive Sites

Some CG lands are part of ongoing forest or wildlife research. Some CG lands provide habitat for rare species, ecological communities, or culturally sensitive sites. As a result, **Lessee**'s activities may be restricted within these sites to protect these sensitive resources.

Research plots may be marked by pipe, pin flags, aluminum tree tags and signs indicating area is a "Research Area". Research plots are especially sensitive; Members are instructed and prohibited from disturbing these sites.

- Do not tamper with pin flags, aluminum tree tags, or poles
- Do not disturb vegetation (e.g., no mowing, disking, etc.)

***Lessee** will be provided with a map that designates any sensitive sites on their Lease.*

#### Posting & Trespass

**Lessee** may use lawful means to prevent trespass or prohibit unauthorized hunting or fishing on the Property by persons

other than its Members or guests.

**Lessee** is authorized to post the property. **Lessee** may use signs or painted blazes as prescribed by state law to post. Posted signs should be attached to trees of poor quality or form using aluminum nails, staples, or non-metallic fasteners.

CG reserves the right for its employees, contractors, or designees to enter the Property at any time for any purpose.

*Report trespass and game violations to law enforcement authorities and then Campbell Global.*