



Welcome

River Farm Escape is delighted you have chosen to stay with us.

Our mission

To provide an exceptional Mountain-Farm experience that will be remembered for a lifetime. Keeping our Guests at the highest priority and offering a relaxing country escape is our specialty.

Initial: _____

Here at the farm

You will be staying on historic property that has been a farm for hundreds of years. Here, you will see and hear the sounds of the country: cows, goats, dogs, birds of all kinds, deer, tractors, and even local country folk doing target practice. We have 200 yards of riverfront property great for taking nature walks, swimming, and fishing. Our .6 acre loop is perfect for riding bikes and morning walks. Our pickleball court and outdoor play area is a large enjoyment for most of our guests!

Areas we are Close To

Canton, NC: downtown shopping & restaurants, grocery stores, public park, public pool, and more.

Waynesville, NC: downtown shopping & restaurants, taprooms, Walmart, grocery stores, and more.

Cherokee & Maggie Valley, NC: Elk Sightings, Ski Resort, Casino, Historical sightings, and more.

Asheville, NC: Biltmore house & winery, tubing, taprooms, downtown shops & restaurants, minor league baseball, and more.

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Caution

- Please be aware of weather reports during flood watches as we are a riverfront property. Plan to evacuate when advised.
- There is no lifeguard on duty when swimming in the river. Keep in mind that the river is always changing, and could have debris and other dangers in the water. Swim at your own risk!
- The river bank is beautiful, but dangers it can present are wobbly rocks, uneven ground, debris from river, poison ivy, and other vegetation trip hazards.
- In case of an emergency: CALL 911.

Additional Details

The pavilion can be rented for private events and gatherings. Please email us or call us for availability and rates. Be advised that events may be going on at the farm during your stay. Otherwise, the pavilion is yours to use!

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Emergency Flood Evacuation Plan

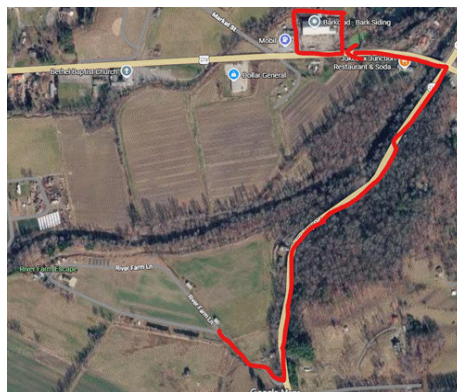
River Farm Escape is in a special place along the Pigeon River and can be at risk for flooding occasionally. The tiny homes are elevated above flood elevations but please be aware of weather reports. It is not the responsibility of River Farm Escape to inform you of weather reports.

During a flood watch for the west fork of the Pigeon have a plan of evacuation if needed. During a **flood warning** for the west fork of the Pigeon River. **Evacuate to higher ground immediately.**

River Farm Escape is not responsible for any incident that occurs as a result from not evacuating during an emergency. River Farm Escape is not responsible for moving any RV or vehicle to higher ground -that is the responsibility of the guest.

Evacuation route to higher ground

In the event of a flood, follow Love Joy Road to the red light, turn left. There is an evacuation holding area at 6175 Pigeon Road Canton, NC 28716. At the red light of hwy 110 and 276 make a right to the Coffee Container coffee container. You are welcome to wait there for further developments.



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Rules

1. Curfew: 10pm-7am. No visitors during curfew to minimize car noise during these hours.
2. No smoking in common areas. If you smoke at your campsite, please do not leave cigarette ends on the ground.
3. You must pick up after your pet- Leave no doo-doo behind! If this is violated, it may result in asking your pet to be removed from the premises.
4. All swimming is at your own risk. No swimming in the ponds but you are welcome to use the river. There is no lifeguard.
5. Washing vehicles is prohibited.
6. Gray water cannot run onto the ground.
7. No excess storage of items on site and no permanent items permitted at your site.
8. Commercial sales, events, or activities are not permitted on the grounds unless you have prior consent.
9. Speed limit is 5 mph.
10. All fireworks and firearms are prohibited on park property.
11. The bath house is ONLY FOR TENT CAMPERS- no public bathroom - bathrooms are for the common areas only, use your own camper facilities please.
12. Please do not be on the neighbors property.
13. Do not park in empty campsites- we may have people moving into those sites. This will be enforced.

RV sites Terms and Conditions

Initial: _____

We reserve the right to refuse to accept further rent from any person who fails to comply with these rules and regulations and may request that their space be vacated immediately. River Farm Escape Reserves the right to remove any guest or visitor at any time for any reason from the property. There will be no refunds. This RV Park is for vacations, not permanent living sites. These policies are subject to change without notice.

RESERVATIONS/RATES

A credit card deposit is required to hold your reservation. This is non-refundable unless cancellation is made prior to 2 weeks before the arrival date. However, the deposit is deducted from your total rent when you arrive at our RV park. For monthly stays, we must know 30 days in advance of cancellation or leaving date to accommodate our schedule. If not notified ahead of time, you could be subject to fees.

Holiday weekends as well as July and October must be paid in full at the time of the reservation.

No refunds will be given unless cancellation is made prior to two weeks before arrival date.

If you are arriving late (after 5:00 P.M.), please call the park on the day you are to arrive and let us know.

Rent must be paid in advance. We accept cash, debit or credit cards, and checks, but we must have a credit card on file for the duration of your stay even if you choose to pay with cash or check. NO RVs manufactured prior to 2016 unless approved by management. All camper units must have tagged registration and be road-worthy ready to roll at all times. All RVs must be factory manufactured only unless approved by management.

SITE RENTALS

You are only allowed 2 vehicles per camp spot and 1 golf cart. Some of our smaller sites only have enough room for 1 vehicle so please let us know if you need 2 vehicle accommodations before reserving. You must have towing ability for your unit at all times. If you are expecting guests, please alert the park management. Guests can only use the common area if current renting guests are present. Guests other than who are rented in said site are not allowed to stay overnight. Management reserves the right to have any vehicle and/or guest that is not recognized removed from the park. The rental of a lot does not include the privilege of using the space for commercial purposes or subleasing. Check with management if additional parking is needed for an added charge. Site reservations are not guaranteed as to the actual location. However, we will make every attempt to accommodate your request. Do not change sites without checking with management. We can do a \$100/month vehicle storage fee if needed.

Hoses must be disconnected from water and sewer hookups during freezing weather. You will be held responsible for any damage resulting from frozen water conditions. Any Damage caused by guests to sewer, electrical and water lines are at the expense of the Campsite renter.

CHECK IN/CHECK OUT

Check-in time is 4:00 P.M. Check out time is 11:00 A.M. If you would like to arrive earlier, give us a call and if no one is on the site you are assigned to, then we may allow you to arrive earlier

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than 4:00 P.M. Also, if you would like to stay later than 11:00 P.M. On the day you are leaving, check with the office and if no one is coming to that site, we may allow you to stay later.

PROHIBITED

No sleeping tents are allowed on a lot. You may place no more than one (1) tent/canopy on your lot. No sleeping in vehicles. No combustible material may be stored under your RV.

Your campsite should be neat and tidy. Your neighbors will appreciate it. No permanent connections, such as porches or steps, shall be placed on the lot. Campsite guests are not allowed at the Tiny home area as those are reserved for Tiny Home Guests. Guests are not allowed to be on the adjacent property as RFE does not have permission.

TRASH

All Sites must be kept neat with no trash around units. Also all personal items must be kept neat and organized, not in sight of the park. Also, no additional trailers or other vehicles unless approved by owners. Garbage should be in a tied plastic kitchen-size or larger trash bag. Your cooperation is appreciated. You are responsible for taking your trash to the trash center. There is a local trash center near the Bethel Middle School football field, which is 1.5 miles from the campground.

Location: 86 Poindexter Rd, Waynesville NC 28786.

Alternate dump site (4 miles away): 1301 Pisgah Drive, Canton NC 28716

PETS

The park reserves the right to cancel or refuse the allowance of a pet that management deems to be aggressive or possess aggressive behavior towards people or other animals, or if considered a nuisance (excessive barking). Pets must be kept inside your unit during quiet hours and/or accompanied if outside during quiet hours. Pets must be on leash at all times and bag cleanup of excrement is mandatory. Any excessive barking pets will be asked to be removed from the property.

ALCOHOLIC BEVERAGES are allowed at your campsite inside a covered container. Please respect the other families on the property.

QUIET HOURS

Park quiet hours have been firmly established from 10:00 P.M. – 7:00 A.M. During this time, any loud music or bothersome activity that creates excessive noise is strictly prohibited.

Noise from your radio, television, stereo, pets, party, golf cart, and/or spirited discussion with your guests must not impose on other residents at any time. Management shall be the sole judge of acceptable noise levels.

The park has a 10:00 P.M. quiet time. After 10:00 P.M., anyone under 18 years of age must return to their sites unless accompanied by their parent or guardian.

CAMPFIRES

Open campfires must be contained within a fire ring. Use fire rings at your own risk. You are responsible for any injury or property damage. Campfires must not be left unattended and must

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be extinguished before retiring. Firewood is available to gather on the riverbank and to purchase on site.

WATERWAYS

River Farm Escape takes no responsibility for ensuring the safety of any participants of water activities in waterways including but not limited to wading, swimming, fishing, rafting, tubing and boating. All renters, guests, and invitees participate in these activities at their own risk. The riverbank has trails so be aware of debris, poison oak, sticks and stumps and other dangers that can cause injury.

Creek and river can be fast flowing and flood the banks during any rainy season. River farm escape is not responsible for any damage to vehicles, Rvs or personal property. Any damage to personal property or personal injury arising from a flood event or daily activities is not the responsibility of the park. During the event of a flood watch, units must have a plan of evacuation, during a flood warning it is the responsibility of the guest to remove your unit, vehicle, personal property, and all people to higher ground. It is not the responsibility of River Farm Escape to notify guests of these conditions. Please be aware of weather reports. There is a holding area at 6175 Pigeon Road if need a place to park in the event of a flood or other danger.

*Moving vehicles must be driven on designated roadway only. Slow speed of 5 mph is required to minimize dust, upkeep, and safety of pedestrians. All operators of motorized vehicles, including golf carts and electric scooters, must be legally licensed for the roadway and at least 16 years of age. Management reserves the right to request a copy of your liability insurance. Vehicles and golf carts must be parked on the gravel of your site or in another designated parking area.

BIKES/SCOOTERS

Bikes and scooters can only be used during daylight hours. An adult must accompany any small children driving the small horsepower electric toy vehicles. The park takes no responsibility for monitoring and ensuring the safety of riders on these vehicles. It is the responsibility of the parents and/or guardian of minors to supervise and ensure the safety of these riders.

BATHHOUSE / BATHROOM- ARE FOR TENT CAMPING SPOTS ONLY AND PAID PAVILLION EVENTS. TENT CAMPER GUESTS MUST KEEP THE FACILITIES CLEAN AND NEAT.

RV GUESTS MUST USE THEIR OWN RV FACILITIES.

LIABILITY

All facilities are used at your own risk. The equipment and facilities furnished are solely for the convenience of guests. River Farm Escape and its staff will not be responsible for accidents, injuries, loss of property or damage to property caused by fire, trees, flood, theft, wind, or acts of God.

WIFI/ ELECTRIC Wifi/internet is not included in the rent and not offered at this time.

Electric is included unless there are excessive costs, over \$85/month. You will be billed for the overage.

Revised January 2026. Subject to change without notice.

Initial: _____

2026
River Farm Escape
RFE
RV Sites

Reservation Date:

Check in Date

Check out Date:

Site #

River Farm Escape does hereby rent the undersigned, guest space designated for the placement of a recreational vehicle "RV" subject to the terms and conditions stated on corresponding sheet.

Guest Name:

Email:

Address:

Cell:

RV Type:

Length:

Year:

Tag Number: _____

Number of Guests: _____ Number of pets: _____ Breed: _____

Guests registered with this reservation:

Rate:

- ☐ Nightly:
- ☐ Weekly:
- ☐ Monthly:

Prorated 1st month: NA

Total Due on the 1st of every month rented: NA Deposit due to reserve: NA

Deposit required to hold a reservation is \$100 for monthly campers. That \$100 deposit will be applied to the first month/week rent.

A valid credit card must be on file with RFE. If rent is not paid prior to the 1st of every month or arrangements made for paying by cash or check, this card will be charged on the 1st.

Signature of this agreement covers all guests at the rented site and must abide by said terms.

Initial: _____

I have read and agree to abide by River Farm Escape terms and conditions and also verify that the information provided is accurate and correct. Guest Agrees to a background check if deemed necessary by RFE. Any rent 3 days past due is considered forfeit of reservation and will be required to vacate the property. Monthly and weekly rates are subject to change at any time.

Guest Signature _____ Date _____

Initial: _____