

Land Use Policies

Members of member organizations, TCC Independents, and their guests, agree to follow the Land Use Policies.

Abandonment

TCC reserves the right to remove or claim any property of a member of a member organization, TCC Independent, or guest, considered as abandoned.

Age Limit:

All land site guests must be 21 or older unless given an exception by the board and delegates.

Campground Maintenance

Tent campers and RV campers must remove all their items, including trash, from the campsite when they leave. We ask anyone using the common-use areas to help clean up after their use.

Electrical Use

TCC will bill site holders for metered electricity at long term sites. Where electricity is flat rate at long term sites, TCC will bill electric flat rate long term site holders at the rate set by the Conference.

TCC does not allow the use of electric air conditioning units in the tent camping areas. Electric fans, radios, and other low wattage appliances is acceptable.

Exclusive Use

It is the policy of TCC that organizations hosting events listed on the landsite calendar will have exclusive use of the entire property. The terms of the Land Site Event Agreement, include the day before and the day after the days of the scheduled event. During the exclusive use period, only hosting organization members, their guests, and the TCC Event Representative to be on the landsite.

Exceptions to exclusive use include:

- Businesses providing essential or emergency services to the landsite, such as servicing the dumpster, filling propane tanks, and walk-in cooler repair.

- A member of a member organization, TCC Independent, or other individual who has an agreement with the hosting organization to be on the landsite.
- TCC Board members to conduct non-routine landsite business.
- The landsite caretaker living on the landsite on a part or full time basis. The caretaker is not to take part in event unless registered as a guest or invited to attend the event.

Firearms

Section 30.06 and Section 30.07, penal code, prohibits handguns concealed or carried openly.

Fire Pit Use

TCC allows fires in the designated fire pit. Limit the size of the fire to prevent fire or embers leaving the fire pit. Watch smothered fires until they are out.

Hazardous Substances

Members of member organizations, TCC Independents, and their guests, are prohibited from generating, manufacturing, storing, treating, discharging, releasing, burying, burning, or disposing of any hazardous substance, including all types of fireworks, on, under, or around any area on the landsite, as well as transported to or from the landsite.

Illegal Drugs and Substances

No drugs or substances considered illegal by law enforcement are allowed on the landsite.

Landsite Exclusive Use

The Land Site Event Agreement grants events scheduled on the TCC calendar the day before (usually Thursday) and the day after (usually Sunday) for set up and clean up.

Landsite Occupancy

During an unscheduled landsite event of fewer than ten (10) people, at least one person must be a member of a member organization or TCC Independent. The members of member organizations or TCC Independents will be responsible for TCC property during the unscheduled landsite event.

During an unscheduled landsite event of more than ten (10) people, a TCC Event Representative must be present. The TCC Event Representative will be responsible for TCC property during the unscheduled landsite event.

During a scheduled landsite event, a TCC Event Representative will be on the property. The hosting organization will not charge the TCC Event Representative a fee for the event. The organization hosting the event will not pay a “per person fee” for the TCC Event Representative.

The Facilities Coordinator names the TCC Event Representatives for scheduled landsite events .

Landsite Speed Limit

A speed limit of five miles an hour applies to all vehicles driving on the roads of the landsite.

Maintenance Weekends

TCC schedules Maintenance Weekends each month except for December. We schedule routine landsite maintenance, cleanup, repairs, and other projects for Maintenance Weekends. We encourage members of member organizations, TCC Independents, and their guests, to attend maintenance weekends to help keep the landsite in good condition.

Non-interference Basis

Some events scheduled on the TCC calendar are private, sometimes by invitation only, and events for specific genders or lifestyles. Events scheduled on the TCC calendar have exclusive use of the landsite for their event. The event run coordinators will decide the degree of exclusivity.

Nudity

While the landsite is a “clothing optional” campground, please use the following as guidelines:

- We allow no nudity in areas of the landsite visible from the county road or neighboring properties. We allow no nudity at the Buzzards’ Peak memorial area, the border line trail, the parking lot, and the dumpster area.

- During normal business hours during the week we may have deliveries of propane, repairmen, and other service personnel arrive at the landsite. Please carry something suitable with you to cover up.

Pets

Only members of member organizations and TCC Independents who have a current Dog & Cat Permit may bring dogs or cats to the landsite. Refer to the Dog & Cat Permit Rules and Regulations for details.

TCC does not allow other types of pets on the landsite.

Quiet Enjoyment

Quiet time for members of member organizations, TCC Independents, and guests, is between the hours of 10:00 PM and 8:00 AM.

Removal of TCC Property

No rocks, plants, timber or other TCC property of any kind may be removed from the landsite, or from an area where these items have been placed for area improvement, without the consent of the Land Management Committee.

Rule Compliance

A TCC Event Representative, Facilities Coordinator, or member of the TCC Board may ask anyone to leave the landsite if they fail to comply with written rules in published Texas Conference of Clubs documents.

Smoking

TCC does not allow smoking in the bunkhouse, TCC rental units, storage sheds, walk-in cooler, ice house, shower, and bathrooms. In all other areas, dispose of smoking materials only in ash trays or butt cans. If you put out smoking materials by crushing them on the ground, pick up the crushed material and discard it in a butt can, Do not leave it on the ground for others to pick up.

TCC Event Representative

A TCC Event Representative is either a member of the Land Management Committee, a member of the TCC Board, or a member of a member organization or TCC Independent approved to be a TCC Event Representative by either the Facilities Coordinator or the TCC Board.

Telephone Use

Cell phone reception is improving as more cell towers are built; however, the landsite is in a rural wooded area and can be spotty. Reception also varies from carrier to carrier. If you cannot get reception, try walking up near the dumpsters.

There is a landline telephone located in the kitchen for emergency use, and it can be used for brief personal calls.

Temporary Structures

Land Management has the right to take apart, store or dispose of any temporary structure erected for a specific activity that is left behind after the activity. To ensure the temporary structure is saved, coordinate advance arrangements with Land Management.

Trash Disposal

Dispose of trash in trash cans provided throughout the landsite. Place items too large to fit in trash cans in the dumpsters found near the landsite entrance.

Water Use

We encourage members of member organizations, TCC Independents, and their guests, to conserve water. Limit use to consistent with the needs of health safety, sanitation, and comfort. Please turn off water faucets when not in use.