

POLICIES AND GUIDELINES
TWO RIVERS, THE FARM AND COVEY ROOST
IN SOUTHWEST GEORGIA

TABLE OF CONTENTS

COMPLIANCE WITH GAME MANAGEMENT LAWS, REGULATIONS AND SPMLLC RULES2

 QUAIL HUNTING.2

 DEER HUNTING.....2

 SPRING GOBBLER HUNTING.....2

 FISHING.2

 RECORDING CATCHES AND KILLS.....2

SAFETY RULES3

 QUAIL HUNTING.3

 DEER HUNTING.....4

 DUCK HUNTING.5

 SPRING GOBBLER HUNTING.....6

TIPPING7

STEWARDSHIP AND SECURITY7

OVERNIGHT ACCOMMODATIONS.....7

USE OF MOBILE HOME AND CABIN.....8

ASSUMPTION OF RISK, RELEASE AND INDEMNIFICATION AGREEMENT.....8

MANAGEMENT AND STAFF8

EXHIBIT A.....10

**POLICIES AND GUIDELINES FOR
TWO RIVERS, THE FARM AND COVEY ROOST
IN SOUTHWEST GEORGIA**

**COMPLIANCE WITH GAME MANAGEMENT LAWS, REGULATIONS AND
SPMLLC RULES**

Every person hunting or fishing at Two Rivers, the Farm or Covey Roost must have all required state and federal licenses, stamps and permits, and must comply with all applicable state and federal hunting and fishing laws and regulations regarding seasons, time of day limitations, kill or catch limitations, weapons, type of ammunition, clothing, etc.

Every person hunting or fishing at Two Rivers, the Farm or Covey Roost must also comply with the following **special game management rules** adopted by **Sporting Properties Management, LLC ("SPMLLC")**, the Florida Limited Liability Company that manages all three properties, which together are sometimes referred to as the "Trifecta Properties Group:"

Quail Hunting. The buggy limit of quail killed per day is twelve times the number of hunters in the party (five max), with any allocation of the buggy limit among individual hunters to be made by the hunters themselves. There is an extra charge for quail killed in excess of the buggy limit.

Deer Hunting. Only bucks with at least four points on one side and with a spread outside the ears can be shot. Any violation of this Rule will be subject to a fine which must be paid to SPMLLC on the day the deer is killed.

There is no camp limit on the number of does that can be killed and management encourages the killing of does. Management will take responsibility for disposing of all unwanted deer, does or bucks, for the benefit of persons in need.

All deer must be brought back to camp for weighing, aging and taking antler measurements on bucks that are killed. Hunters will be responsible for all processing of deer they intend to keep.

Spring Gobbler Hunting. Only gobblers with beards at least six inches long may be killed. No jakes or hens may be killed.

Fishing. When fishing for bass at Two Rivers, please assist in our efforts to improve the quality of bass fishing by releasing large bass and keeping small bass.

Recording Catches and Kills. Forms will be kept at each property on which the guests will record information concerning game killed and fish caught. Guests will also cooperate with

the guide and/or assistant guide in allowing photographs to be taken and will share photographs that they take on the property. The "catch and kill" information and the photographs may be posted on the Two Rivers Website.

SAFETY RULES

Quail Hunting. The following special safety rules for quail hunting are based on the fact that quail hunting is the most dangerous of the gun sports. This is so because it involves two hunters with loaded guns, which they both intend to shoot, within easy killing distance of one another, the quail guide and the dogs. Far too often, people or animals are shot on quail hunts by an experienced hunter who becomes complacent or for some other reason forgets to religiously follow each of these rules. Inexperienced hunters have no business hunting quail except under closely controlled circumstances that are devoted to teaching them these rules.

Quail hunters, guides and other persons on the hunt must wear hats and hunting vests in highly visible colors (blaze orange, white, etc.).

All quail hunts will be lead by an expert guide and dog handler who will give a lecture covering these Safety Rules at the beginning of every hunt. Every person participating in the hunt will be under the control of the guide. Every participant, without questioning, will immediately follow all directions of the guide in the field, with the express agreement that each such direction is presumed to directly relate to maintaining safety for persons, dogs, other animals and equipment involved in the hunt.

There will be two and only two hunters on the ground at any time. If it is not your turn to shoot, stay on the quail buggy or jeep and leave your gun in the rack.

For the two shooters on the ground, guns must be unloaded and breached until you approach the dog(s) on point and are ready to shoot the covey rise. Then you may load the gun unless otherwise directed by the quail guide. Place the gun on safety and do not take it off safety until you have raised the gun to your shoulder to shoot.

If you are shooting an automatic or pump shotgun, never load more than two shells.

Always know where the muzzle of your gun is pointed and never point it in the direction of another person or an animal even if the gun is unloaded. Always keep the gun on safety until you are raising it to your shoulder to shoot.

Walk with the muzzle of a loaded gun, or an unloaded automatic or pump shotgun, up, and not leaning in the direction of another person or animal. If it is a double gun and breached, you should walk with the muzzle of the gun down.

When you approach the dog(s) on point, keep the guide between you and the other hunter and several paces behind the two of you. Maintain parallel courses as you walk, with the guide as the central and control point, so everyone is facing in exactly the same direction before and

when you shoot. Follow the direction of the guide in positioning yourself as you approach the pointed dog(s).

Do not push the safety on your gun to the off position until the birds are in the air, your gun is at your shoulder and you are ready to shoot.

If you are the hunter on the left, your field of fire is from 12 o'clock to 9 o'clock. If you are the hunter on the right, your field of fire is from 12 o'clock to 3 o'clock. This is your "quarter of the pie;" do not shoot outside of it. Do not shoot below eye level.

Always know where the quail buggy and/or jeep, horses and other participants in the hunt are located and never shoot in their direction.

Do not shoot low birds to avoid the risk of hitting the dogs. Listen carefully for and immediately follow commands from the guide not to shoot ("no shoot") because the birds are too low or have flown in the direction of the quail buggy, horses, etc.

Do not shoot if for any reason your field of view for the bird you intend to shoot is blocked by bushes or any other obstruction or you are looking into the sun.

After the birds have flown and/or have been shot, put your gun back on safety and then unload your gun and leave it breached unless you are directed by the guide to reload in order to shoot single birds that are close by.

If you are a participant in the hunt but are not shooting the covey rise, stay on the quail buggy or jeep until the shooters have returned. Never get off to go to the bathroom, handle a dog or do anything else that might put you in a position on the ground where the guide and/or the shooters do not expect you to be, unless you have cleared it with the guide.

A participant in a quail hunt cannot use his or her own dog(s), either pointer or retriever, in the hunt unless the quail guide approves in advance of the hunt. The guide has the absolute discretion to deny approval or to set the conditions for granting it. The guide may condition any approval on the guide handling the personal dog of the participant. The purpose of this rule is to make sure the guide is in control of all aspects of the hunt for the purpose of enforcing safety standards and reducing the risk of accidents.

Deer Hunting. All deer hunting will be still hunting done from assigned tower or movable ladder stands, or the hunter's personal climbing stand at an assigned location. No walk hunting or stalking deer is permitted. Subject to these safety rules, a hunter's preference for a particular stand will be honored in assigning stands. Persons hunting on the same day will resolve among themselves any conflicts regarding preferences for stands.

No two stands can be assigned or used for deer hunting at the same time if there is a line of sight between them.

If a staff member is not present to assign stands, and take hunters to the stands and pick them up, the hunters will perform these functions for themselves in accordance with these Safety Rules.

All hunters will go to the stands and leave from the stands at the same time. These times will be agreed to in advance by the hunters. Deer hunting must end and the deer hunters must return to camp before quail hunting in the same area can begin.

If you come out of your stand before the staff member or other person is there to pick you up and take you back to camp, stay at the base of the stand until your ride arrives. Do not wander around. The purpose of these rules is to avoid people moving into an area on the property where other people are actively hunting.

Only centerfire rifles, muzzle loaders and bows can be used for hunting deer. No shotguns or rimfire rifles are permitted.

Blaze orange hats and vests must be worn when deer hunting as required by Georgia law.

Make sure your gun is unloaded and leave it breached when you are taking it up to or down from the stand. Your gun should always be unloaded when you are out of the stand. Never bring a loaded gun back to camp.

Strap the unloaded gun across your body to take it up to or down from the stand, or raise and lower it with the cord that will be hanging from each stand, to minimize the chances that it will slip from your grip and fall. Even when you know the gun is unloaded, you should handle the gun as if it were loaded.

The head of the deer and the point of aim must be clearly visible to the hunter before a shot can be taken. Do not shoot if there is any obstruction in the bullet's line of flight between you and the deer or if the light is too poor to confidently determine the size and gender of the deer and, if a buck, the number of points and spread of the rack.

Duck Hunting. All duck hunting on the property will be done from the stand-up blinds or from temporary blinds along the shoreline of the ponds being hunted. The stand-up blinds can be occupied by one or two hunters.

Subject to these Safety Rules, a hunter's preference for a particular blind on a specific pond will be honored in assigning blinds. Persons hunting on the same day will resolve among themselves conflicts regarding preferences for blinds.

If a staff member is not present to assign blinds, and take hunters to blinds and pick them up, the hunters will perform these functions for themselves in accordance with these Safety Rules.

No duck blinds will be assigned or used at the same time that are close enough together that shots with a penetrating velocity could reach between them.

If there is a line of sight between two blinds that are being used at the same time, the hunter(s) in each blind will not shoot in the direction of the other blind no matter how great the distance between them.

Always unload your gun and leave it breached when you are taking it to and from the blind.

If you are walking to or from the blind through flooded water, use the walking sticks that are available at the edge of the water to steady yourself as you walk. The bottom, particularly in flooded corn, may be mucky and increase a risk of falling.

Duck hunters will leave all killed and crippled ducks where they fall until the hunt is over. At that time, the hunter, with the help of dogs if available, can leave the blind to retrieve the ducks.

Spring Gobbler Hunting. A maximum of four persons can hunt spring gobblers at the same time on any of the properties; provided that two persons can hunt together as a single hunting unit in the same location and on the same setup if they are both highly experienced turkey hunters and/or if one is acting as a guide and doing the primary calling and directing the shooter.

Each person hunting spring gobblers on the same day will be assigned a predetermined area of the property in which to hunt consisting of approximately 150 acres. A hunter's preference for a particular area will be honored subject to hunters resolving among themselves any conflicts in preferences.

If present, a staff member will make assignments of turkey hunting areas and will take hunters to and pick them up from these areas. Otherwise, the hunters for the hunt will perform these functions for themselves in accordance with these Safety Rules.

The hunters will go to and leave from their assigned areas at the same time as agreed to by them in advance. Hunters can use two-way radios to make exceptions to the agreed pick-up time to avoid interfering with someone else hunting a gobbler that is being actively worked.

The hunters will familiarize themselves before the hunt with the boundaries on the ground of the specific area in which they will hunt. The hunters must stay well within these boundaries when hunting.

The head, full body and beard of the gobbler must be visible to the hunter before the shot can be taken. Do not shoot if there is any obstruction between you and the bird or if the light is too poor to confidently determine the gender, size and beard length of the turkey.

If you kill a turkey, take it back to your vehicle or back to the point where you will be picked up and wait. Although justifiably proud, do not throw a turkey over your shoulder and attempt to walk back to camp, possibly through an area where another hunter is actively hunting. The safety and courtesy implications of this rule should be obvious.

Only twelve gauge or larger gauge shotguns, or bows, are permitted for spring gobbler hunting. Smaller gauge shotguns and rifles are not permitted.

TIPPING

Giving a tip to your quail guide and/or to the assistant guide/vehicle driver is encouraged **if** you get good service and enjoyed yourself on the hunt. A \$25 to \$35 per person per day tip is appropriate for the guide and a \$10 to \$15 per person per day tip is appropriate for the assistant guide/vehicle driver. If you did not get good service or enjoy yourself, you should report this to management with your suggestion of what could have and should have been done differently or better by your guide or assistant guide.

STEWARDSHIP AND SECURITY

Please treat Two Rivers, the Farm or Covey Roost as you would want others to treat your property.

Do not leave cans, plastic bottles or trash of any kind on the property. Garbage cans will be placed in convenient locations to dispose of all trash.

Drive only on the established roads. Do not drive through food plots, on planted feed trails or on mowed shooting lanes.

Do not use ATVs (4 wheelers, etc.) on the property, and do not use PWCs (jet skis, etc.) or airboats on the ponds, Clearwater Lake or the boat basin at Two Rivers. Use of electric golf carts is permitted.

On days booked for hunting or fishing, the entrance gate to the property will either be open or it will be secured with a lock to which guests will have a key or the combination. On all other days, the gate will be double locked and guests will not have access. If you unlock the gate when you come in, or if it is after 5:00 p.m. when you leave, lock the gate behind you. Do not loan or give a duplicate of the gate key or the combination to a lock to anyone else.

Call **Sonny Darley (229-221-3136)**, if you have problems with access to any of the properties or if you want to report any incident or express any concern about the condition of the property or any of the facilities or equipment.

OVERNIGHT ACCOMMODATIONS

There is a fully furnished mobile home at Two Rivers that is adequate but far from fancy. It can sleep seven persons in bunk beds and will be available to guests for a nominal per person charge per night. In addition, there are very nice two bedroom cottages that will sleep four persons comfortably (with fireplace, tv, etc.) in Lake Seminole State Park located on State Road 253 within two miles of the entrance to Two Rivers. These cottages can be reserved for \$100 to \$110 per night (depending on the time of year) with a minimum two day stay. Advance reservations are recommended – (800) 864-7275. Finally, the Trails End Resort & Marina which

has rental cabins and houseboats, and a restaurant, is located about four miles away at the western end of State Road 253 - (229) 861-2000.

At the Farm, there is the owner's two bedroom, two bath "getaway" cabin which is comfortably furnished and sleeps six. Hunters can stay here overnight to hunt at the Farm or at Two Rivers, at the same low rates applicable to the Two Rivers mobile home. In the event of a conflict in reserving the cabin, the party which is hunting at the Farm on the day following the overnight stay will have the preference.

At Covey Roost, a "shotgun house" has been moved from the entrance of the property to the pond site. Although refurbished, with electricity, running water and a functional kitchen, it is not recommended for overnight stays at this time. It is entirely suitable for enjoying a rocking chair view of the pond from a large open porch during noon breaks or, with a drink in hand, at the end of the hunt.

USE OF MOBILE HOME AND CABIN

In addition to overnight accommodations, the mobile home and cabin are available on booked days during the hunting seasons for preparing and/or eating lunch, including use of the charcoal and propane gas grills, and for use of the restroom facilities, by the guests who are using the property on that day.

After the use of the mobile home or cabin for an overnight stay, it will be vacated early enough in the morning so that it can be cleaned by the Two Rivers staff in time for it to be used by any guest(s) who has booked hunting or fishing on the property for that day. Guests are expected to clean up any mess they make in using the mobile home or cabin, just as they would if they were using a friend's vacation home, so minimum clean-up by staff is required to prepare for the next guest who will use it.

ASSUMPTION OF RISK, RELEASE AND INDEMNIFICATION AGREEMENT

The above described Agreement, in the form attached hereto as Exhibit A, must be signed by each person who participates in any hunting or fishing activity at any of the properties. As stated in the Agreement, it will be effective for the entire hunting or fishing season for which it is signed. If there is any question about what this Agreement means or how it affects your legal rights, please consult your own attorney. The requirement of signing this Agreement is an absolute condition of your participation in a hunting or fishing activity that you have booked.

MANAGEMENT AND STAFF

The property will be managed by SPMLLC (whose sole/managing member is **Bob Feagin**), just as it has been managed by SPMLLC, acting through **Sonny Darley**, for the past

seven years. Either Feagin or Darley is authorized to act for "management" where some approval or permission is required by these Policies and Guidelines. The Wildlife Biologist who has advised Two Rivers for its entire history is **Oscar Dewberry**, the former Regional Wildlife Programs Supervisor for Georgia's Department of Natural Resources. The head quail guide is **Dallas Waddell** for hunts at Two Rivers and the Farm. **John Alderson** will perform this function at Covey Roost. **Shirley Stoudt**, the Chief Administrative Officer of Two Rivers, will administer bookings, billings and customer relations for all properties.

Contact information is as follows:

Bob Feagin	(850) 766-0033	Email: bob@tworiverspreserve.com
Sonny Darley	(229) 221-3136	Email: sonny@tworiverspreserve.com
Oscar Dewberry	(229) 243-3533	Email: oscar@tworiverspreserve.com
Dallas Waddell	(229) 254-0298	Email: dallas@tworiverspreserve.com
John Alderson	(229) 881-5114	Email: john@tworiverspreserve.com
Shirley Stoudt	(850) 425-5603	Email: shirley@tworiverspreserve.com

EXHIBIT A

ASSUMPTION OF RISK, RELEASE AND INDEMNITY AGREEMENT FOR TWO RIVERS, THE FARM AND COVEY ROOST, IN SOUTHWEST GEORGIA

The Undersigned, _____ (print name), whose address is _____ (print address), is an adult and enters into this Assumption of Risk, Release and Indemnity Agreement (the "Agreement") voluntarily and with a full understanding of its meaning and legal effect.

This Agreement is an essential condition of the undersigned being allowed to hunt or fish on, or to otherwise use Two Rivers, the Farm and Covey Roost (the "Properties"). The Agreement is effective on the date specified below and thereafter for the entire _____ - _____ season. The term "Properties" as used herein includes the particular piece of property subject to this Agreement on which the Undersigned is hunting, fishing or otherwise using when a circumstance covered by this Agreement occurs.

The Undersigned is familiar with all risks associated with hunting, fishing or otherwise using the Properties and assumes full responsibility and liability for these risks as to the Undersigned or any person who is also on the Properties as a guest of the Undersigned.

The Undersigned releases Robert R. Feagin, III, Sporting Properties Management, LLC, Climax Holdings, LLC, Feagin Land Holdings LLC, Lake Seminole Georgia Holdings, LLC, and their respective employees, consultants, staff members, heirs, personal representatives and assigns (collectively the "Indemnitees"), from any and all liability from injuries or death of the Undersigned, and for damage to or destruction of personal property of the Undersigned, as the result of any cause whatsoever while the Undersigned is hunting, fishing or otherwise using or occupying the Properties.

The Undersigned indemnifies and holds harmless the Indemnitees from any and all claims, losses, liabilities or costs attributable in any way to an act or omission of the Undersigned, or of a guest of the Undersigned while on the Properties, that occurs while hunting, fishing or otherwise using the Properties.

The Undersigned has carefully read the attached Safety Rules for Two Rivers, the Farm and Covey Roost, has received oral instructions on these rules as applied to the particular hunting or fishing activity involved from the quail guide or other staff member of Two Rivers and does not have any unanswered questions about the risks involved in this activity or about the meaning and importance of the Safety Rules in managing these risks.

Dated this ____ day of _____, 201_.

Witness

Signature

Print full name

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