

2025 SEASONAL CAMPING PERMIT

Yogi Bear’s Jellystone Park Camp-Resort: South Jersey NJ

Automatic Renewal is not guaranteed. This Agreement is NON-TRANSFERRABLE.

It is understood and agreed by \_\_\_\_\_, having a permanent residence of:  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Cell \_\_\_\_\_  
E-Mail \_\_\_\_\_  
*(email will be the primary means of communication between the Seasonal and the Campground)*

that occupancy within Sun NG Hospitality Creek, LLC, d/b/a Yogi Bear’s Jellystone Park Camp-Resort: South Jersey NJ (“Campground”) shall be subject to the following terms and conditions:

All Seasonals, their families, and guests must abide by this permit including all campground rules and regulations identified in the Seasonal Handbook. Any violation will jeopardize Campground offering to renew this permit or your stay for the remainder of the camping season.

RV Manufacturer	Year	VIN#	
Type (TT, 5th Wheel, Motor Home, etc.)	Length	RV Insurance Co.	Policy #

The seasonal site fee includes up to four (4) seasonal campers (“Seasonals”). Please identify the name, age and relationship of the Seasonals to be included in this agreement, listing yourself as #1. **Use of the campsite by anyone other than a registered Seasonal is considered a guest and subject to all applicable guest fees. Each additional guest is subject to a \$450 guest fee per seasonal site. Guests and children under 18 are not permitted to use the site or campground facilities unless the Seasonal permit holder is present. Guests must register at the Office as required by State law.** **# OF SEASONAL CAMPERS** \_\_\_\_\_

Name	Age	Relationship	Additional Season Guest - \$450 per guest
1. _____			Name: _____
2. _____			Name: _____
3. _____			Name: _____
4. _____			Name: _____

**DURATION AND OCCUPANCY**  
While this seasonal permit is intended for the summer 2025 season, it is in effect from November 5, 2024 through November 9, 2025 and is subject to an executed Winter Storage Agreement during the off season. It is understood that for the duration of this permit, the undersigned has the right to access their assigned site subject to the terms and conditions of this permit. For safety reasons and other concerns, during the time when the campground is not open for business, known as the “off-season”, access to your site is limited to daylight hours and you must contact the reservation office at least 24 hours prior to arrival. There is no water or electricity during this time. Access during the off-season is only for the purpose of inspecting and maintaining your trailer. Further, access during the off-season may be limited by Campground employees at their sole discretion. It is understood that Campground has no obligation to maintain access past the office during the off-season.

The undersigned agrees that the Campground is intended for temporary recreational occupancy only; it is not a manufactured housing community and it is not a residence. This is a seasonal camping permit and not a lease. The undersigned acknowledges that this permit creates no rights of tenancy.

**The campground will be open for business from Friday, April 18, 2025 until Sunday, November 9, 2025.** The Campground reserves the right to modify the open dates in its sole discretion, or at the request of law enforcement or governmental agencies, to ensure the safety of our staff and guests due to unforeseeable or extraordinary circumstances. During the open dates, or any modification thereof, the undersigned will be given full access to the Campground, the Campground facilities, and their assigned site. Any RV or property left on site at Campground after November 9, 2025 without a signed contract for the following season and/or a Winter Storage Agreement, shall be deemed abandoned property and be charged a daily storage fee of \$60.00 per day. In addition, Campground may have such abandoned property disposed of in accordance with any applicable law.

**Transfers.** Seasonal sites may not be transferred during the camping season. Any attempted assignment or sublet of this permit or the site will be null and void and will subject Seasonal to early termination of this permit.

## EARLY TERMINATION OF PERMIT

**If the Campground Terminates Permit:** Campground shall have the right to revoke this permit for any cause, including, but not limited to: failure to abide by the terms and conditions of this permit, the Campground rules, Seasonal Handbook, or violation of local, state, or federal laws or regulations. Termination of this permit shall be cause for immediate removal from the Campground. Refunds for early termination will be prorated based on the length of occupancy during the time which the Campground is open for business, after the non-refundable seasonal deposit is deducted. Refunds will only be given after all bills are current, personal property is removed from the Campground, and the site is restored to Management's satisfaction.

**If the Seasonal Vacates the Campground Prior to the Expiration of the Permit:** If the Seasonal vacates the Campground prior to the expiration of the Permit term for any reason, the Seasonal is liable for any remaining balance. If and when the site has been occupied by a new Seasonal, the vacating Seasonal will be refunded on a prorated basis minus any non-refundable seasonal deposit, and after all utility bills or any other outstanding amounts are paid personal property is removed and the Site is restored to Management's satisfaction. If the Site is not occupied by a new Seasonal, the vacating Seasonal will not be eligible for refund.

## SITES

**General Rule:** Management's decisions on safety, appearance and compliance are final and determined at Management's sole discretion. Site requirements are detailed in the Seasonal Handbook. State specific site requirements take precedence over any regulations in the Seasonal Handbook.

## NEW JERSEY SPECIFIC SITE REQUIREMENTS:

New Jersey State Sanitary Code, Chapter XI, 8:22-8.3(B): No live wooded vegetation or other live plants shall be cut, disturbed, or removed from the area.

## PETS

Please list pets below (2 pets maximum). Pets and owners must abide by pet rules which are listed on the website and incorporated in the online Terms & Conditions. **Pets must be tied or leashed at all times!** # OF PETS \_\_\_\_\_

Name \_\_\_\_\_ Type/Breed \_\_\_\_\_ Rabies # \_\_\_\_\_

Date of expiration \_\_\_\_\_ Vet's name \_\_\_\_\_

Name \_\_\_\_\_ Type/Breed \_\_\_\_\_ Rabies # \_\_\_\_\_

Date of expiration \_\_\_\_\_ Vet's name \_\_\_\_\_

## SEASONAL FEES AND PAYMENT SCHEDULE

The 2025 seasonal fee is \$7,800. The seasonal fee includes your assigned site with water and septic. Electric usage is billed based upon the actual kWh used by the camper. Bills will be emailed monthly to the email address provided on your contract; it is your responsibility to pay these in a timely manner. Payment for utility fees is due within 10 days of receipt of the invoice. The starting meter read is: \_\_\_\_\_.

**Closing for the Season—with removal of Unit.** If you intend to remove your unit from the Campground for the winter season, and are not paying a winter storage fee to the Campground, you must remove your unit and **all** belongings from the site on or before November 9, 2025. If the unit has not been removed by that date, Management reserves the right to have the unit removed by a salvage company at your expense and the site will be added to current open inventory for the next season.

**Closing for the Season—with Winter Storage at the Campground.** RV and/or Boat winter storage is available for an additional fee and is subject to the term of a Winter Storage Agreement. See “Add On” section on the Registration Sheet attached. Please remember that sites must be free of all clutter before November 9, 2025. All of your personal items must be moved inside the unit or taken home. These items include, but are not limited to, children’s toys, lawn chairs, grills, etc. If your site is left unclean, you will be charged a cleanup fee based on the amount of time involved in cleaning the site.

**LATE FEES**

Should any of the above payments be made after the 5<sup>th</sup> of each month that it is due, a late charge of \$100 will be added to that month’s payment.

**Past Due Balances result in Abandoned Vehicles.** Any RV or vehicle left on a site for which there is an unpaid outstanding balance more than 30 days in arrears without written authorization from Campground will be deemed abandoned. Any abandoned RV or vehicle on your site will be removed from the Campground by a salvage company and towed to an impound lot. You will be billed for the costs of the towing. You will also be assessed storage fees from the date of abandonment.

**INSURANCE AND LIABILITY**

You agree to carry your own property damage and liability insurance on your recreational vehicle and personal property during the term of this permit. You agree to submit copies of your Certificate(s) of Insurance and Vehicle registration upon approval of this Permit Agreement.

You assume the risks associated with camping with the understanding that Campground permits the use of its property but cannot and does not accept responsibility for the general security of the person or property of users. You accept and assume complete responsibility for articles lost, damaged or stolen.

The use of any equipment or facilities of Campground by you, members of your family, visitors and guests is done so at your own risk and you agree to save and hold harmless and indemnify Campground from and against loss, liability, and expense that may be incurred by Campground by reason of such use or in connection therewith.

**Use of images and audio by Campground.** It is mutually acknowledged and agreed that during the season, Seasonal and Seasonal’s guests may be photographed, videotaped, audio-taped or the like for promotional purposes. Campground has the consent of Seasonal and its guests to perform such activities. You agree and consent to the use of such photographs, video or audio to be used in the future by Campground in accordance with their wishes. You waive any claims as to intrusion of privacy or the like.

I/We certify that I/We have received, read, understand, and agree to the terms and conditions of the following documents:

- Seasonal Camping Permit
- Seasonal Handbook
- Guidelines for Enforcing Camping Rules
- Seasonal Registration Fee Sheet (to be completed and returned to Office)

I/We further understand that this permit and the rules and guidelines of the Campground may be amended if necessary.

Permit Holder\_\_\_\_\_ Date\_\_\_\_\_

Permit Holder\_\_\_\_\_ Date\_\_\_\_\_

FAMILY \_\_\_\_\_ SITE NUMBER \_\_\_\_\_ RATE \$ \_\_\_\_\_  
1<sup>st</sup> Payment: \_\_\_\_\_ 2<sup>nd</sup> Payment: \_\_\_\_\_ 3<sup>rd</sup> Payment: \_\_\_\_\_ 4<sup>th</sup> Payment: \_\_\_\_\_

**Yogi Bear’s Jellystone Park Camp-Resort: South Jersey NJ**  
**2025 Seasonal Registration Fees**

I hereby select the following Site Type and agree to make the following payments to Sun NG Hospitality Creek, LLC for the 2025 Camping Season. Please check one:

Select	Site Type	2025 Rate
	Seasonal Premium	\$7800
Add-Ons	Type	Rate
	Onsite Winter Storage	\$375
	Extra Seasonal Guest Fee (\$450/pp)	\$450 x ____

**TOTAL \$** \_\_\_\_\_

No bills will be sent out; it is your responsibility to make payments in a timely manner.

Payments may be made by ACH or credit card through Campspot. All credit card transactions will incur an additional 3% non-refundable processing charge. Processing charges will automatically reflect on invoices. If payments are made by ACH or check, the fee(s) will be removed from the invoice. Adjustments to invoices will be made within a week of the aforementioned payment due dates. Payments made by mail must be post-dated 2 business days prior to the payment due date to avoid late fees. Personal checks should be made payable to: Sun NG RV Resorts, LLC.

Payments must be made as follows:

Payment Date	Amount Payable
Upon signing 2025 Seasonal Camping Permit (but no later than October 1, 2024)	¼ Installment = \$ _____ (includes \$500 non-refundable deposit)
December 1, 2024	¼ Installment = \$ _____
February 1, 2025	¼ Installment = \$ _____
April 1, 2025	BALANCE DUE \$ _____

Registered Seasonal Signature \_\_\_\_\_ Date: \_\_\_\_\_

ACCEPTED and APPROVED:

By: \_\_\_\_\_  
Manager/Operator Duly Authorized

ON-SITE WINTER STORAGE ADDENDUM

This will serve as an Addendum to the Seasonal Camping Permit dated \_\_\_\_\_, 2024 between Sun NG Hospitality Creek, LLC d/b/a Yogi Bear’s Jellystone Park Camp-Resort: South Jersey NJ (“Campground”) and \_\_\_\_\_ (“Seasonal”) to allow for **ON-SITE WINTER STORAGE** at the Campground, and specifically, at site \_\_\_\_\_, during the 2024-2025 off-season. Any term defined in the Seasonal Camping Permit also applies to this Addendum.

For safety reasons, access to your site during the off-season is limited to daylight hours and you must contact the reservation office at least 24 hours prior to arrival. There is no water or electricity during this time. Access during the off-season is only for the purpose of inspecting and maintaining your RV. Further, access during the off-season may be limited by Campground employees at their sole discretion. It is understood that Campground has no obligation to maintain access past the office during the off-season.

Winterizing:

- RV should be winterized for storage
- Propane tanks should be disconnected
- Personal items removed from the site and secured in your RV or taken home
- All food and trash should be removed and disposed of
- The storage of dangerous or toxic materials is prohibited

You assume the risks associated with storing your RV. Campground permits the use of its property pursuant to the terms of your Seasonal Camping Permit but cannot and does not accept responsibility for the general security of the person or property of users. You accept and assume complete responsibility for articles lost, damaged or stolen.

SEASONAL  
Dated: \_\_\_\_\_

CAMPGROUND REPRESENTATIVE  
Dated: \_\_\_\_\_

**SUN NG HOSPITALITY CREEK, LLC**  
**d/b/a Yogi Bear's Jellystone Park Camp-Resort: South Jersey, NJ**

**Animal Waiver**

Date: \_\_\_\_\_

I hereby agree to the following regulations and conditions relating to my dog while camping at Sun NG Hospitality Creek, LLC, d/b/a Yogi Bear's Jellystone Park Camp-Resort: South Jersey, NJ ("Campground") with my dog.

1. **Excluded Areas.** I agree to keep my dog out of the following areas including, but not limited to buildings, playground, beaches, camp store, food and beverage areas, the pool and pool deck, convenience center, and pavilions.
2. **Excluded Dogs.** I agree that the Campground has the sole discretion to exclude dogs. The basis for exclusion may include, but is not limited to the following:
  - breed-specific exclusions;
  - due to their young age are exempted from state or local law vaccination requirements;
  - are sick;
  - are in heat;
  - are aggressive, vicious, dangerous or potentially dangerous;
  - require muzzling; or
  - are easily frightened or sensitive, resulting in disruptive behavior (such as fighting or biting) in response to a stimulus.
3. **Supervision.** I agree to keep my dog on a leash or in a carrier while in all public areas of the Campground. I further agree to have my dog with me or a designated individual at all times, and understand that I may not leave the dog unattended in the cabin or at the campsite. I agree to prevent noise or any other disturbance by my dog, in the interest of other guests at the Campground.
4. **Vaccinations.** I represent and warrant that my dog is up to date on all vaccinations (including rabies and distemper) and flea treatments. Copies of current vaccination papers must be presented to Campground management.
5. **Disturbances.** I agree that, should my dog create any disturbances, which cause complaints to be made to the management by other guests or employees of the Campground, at the request of a Campground employee, I will immediately make arrangements to house my dog elsewhere outside the Campground. Additionally, I understand and agree that if I do not find alternative housing for my pet after being asked to do so, I will be asked to leave the Campground and will not be issued a refund.
6. **Assumption of Risk and Release.** I understand that my permission to have my dog at the Campground with me is a privilege and not a contractual right. Such permission is expressly conditional upon my adherence to the terms of these rules and other rules in effect at any given time. I understand that the Campground may revoke such permission at any time for any reason. Additionally, I hereby assume all responsibility for risk, injury, damage, or other harm that may occur while my dog is at the Campground or caused by my dog. Further, I hereby knowingly and voluntarily expressly release and discharge the Campground, its owner, its agents, its parent companies, members, managers, directors, officers and employees ("Released Parties") from any and all claims, damages, liabilities, injuries, demands, or causes of action, both present and future, whether known, unknown, anticipated or unanticipated, that me or my guests or invitees may have against any of the Released Parties arising out of or incident to my dog's presence in the Campground, whether arising from any act or omission, whether negligent or otherwise, of me, my dog and/or any guest or invitee. I further agree to indemnify each of the Released Parties for any and all such claims, damages, liabilities, injuries, demands, or causes of action, including costs, expenses, and attorney's fees arising as a result of or related to the presence of the dog at the Campground. This provision shall be enforceable to the fullest extent of the law.
7. **Acknowledgment.** By signing below, I acknowledge that I have read the foregoing Assumption of Risk & Release and fully understand its provisions and implications. My execution of this Release is entirely voluntary and intended to be binding on my heirs, executors, legal representatives and assigns.

*I have read this Animal Waiver and understand it is my responsibility to abide by the Rules. I further understand that only registered campers are allowed to have pets, not my guests or invitees. It is my responsibility to ensure that my guests and invitees also comply with the Rules. Failure to adhere to the policies and rules set forth herein may result in my removal from the Campground without a refund.*

**Signature of Camper:** \_\_\_\_\_

Date: \_\_\_\_\_

Site/Cabin Number: \_\_\_\_\_

# CURRENT GUIDELINES FOR ENFORCING CAMPING RULES

We sincerely hope that you enjoy your stay here. Our number one mission is to provide you, your family, and your guests with an outstanding customer experience. We also value the security and safety of our guests here at the Campground. Below are the current guidelines management will use when enforcing the Rules & Guidelines. Please review the guidelines and remember that the rules and the enforcement guidelines below are designed to help improve the quality of the camping experiences of you and your neighbors and to protect your safety and security.

## TIER 1 - *Initial warning, \$50 fee each, .5 point each*

- Open alcohol containers where prohibited
- Pets not on a leash
- Pets not cleaned up after
- Underage curfew violations/riding bikes after dark
- Children under 14yo swimming without legal guardian
- Feeding feral animals
- Use of an electric bike or electric scooter without prior approval of office

## TIER 2 - *Initial warning, \$100 fee each, 1 point each*

- Unsightly/cluttered site
- Entering pavilion areas when in use by another group or party
- Bringing in outside firewood
- Cutting or taking wood/fallen trees from Campground property
- Speeding
- Not placing garbage inside of dumpster (where applicable)
- Underage drivers on golf carts
- Quiet time violation

## TIER 3 - *\$200 fee each, 2 points each*

- Filling dumpsters with large property (such as sofas, carpeting or appliances) or guest property
- Reckless operation of motorized vehicle
- Using golf carts in areas that are off-limits
- Failure to correct "site clean-up" violation after 14 days
- Failure to correct "site clean-up" violation each 14 days after the initial 14 days. So, 28 days, 42 days, 56 days, etc.

## TIER 4 - *\$400 fee each, 3 points each and/or possible immediate expulsion*

- Dumping grey or black water on grounds
- Vandalism to Campground
- Destructive/Abusive behavior
- Tampering with electric meters
- Theft
- Sneaking a guest into Campground or Special Event
- Verbal abuse to other campers or staff

Northgate Resorts reserves the right to change these guidelines at any time and also reserves the right to apply these guidelines at its sole discretion.



**NORTHGATE**  
**RESORTS**

# **SEASONAL HANDBOOK**





# SEASONAL LOCATIONS



© & ™ Hanna-Barbera. (s24)

- Indiana
- Maine
- Massachusetts
- New Hampshire
- New Jersey
- New York
- Ohio
- Pennsylvania
- Virginia



Michigan



**WESTWARD SHORES**  
COTTAGES & RV RESORT

New Hampshire



## Table of Contents

<b>Introduction.....</b>	<b>1</b>
<b>Definition of Terms .....</b>	<b>1</b>
Seasonal .....	1
Children.....	1
Guest .....	2
Visitor .....	2
Campground .....	2
Management .....	2
Northgate Resorts .....	2
<b>Selling Your Park Model Unit .....</b>	<b>2</b>
Approval Process to Sell .....	2
Once Approved to Sell .....	3
Selling Your RV Camping Unit .....	3
<b>Rules &amp; Regulations .....</b>	<b>3</b>
Registered Seasonal Camper Entry .....	3
Guest & Visitor Entry .....	3
Wristbands .....	4
Vehicle Identification Requirements .....	4
<b>Accommodations .....</b>	<b>4</b>
Recreational Vehicles .....	4
<b>Safety &amp; Health .....</b>	<b>5</b>
Campfires.....	5
Propane Tanks.....	5
Hazardous Materials/Safety Concerns.....	5
Disposal Regulations .....	5
<b>Conduct Rules .....</b>	<b>6</b>
Alcohol .....	6
Illegal Drugs .....	6
Children.....	6
Pets.....	6
Mail .....	7
Trees.....	7
Firewood .....	7
Electricity.....	7
Quiet Hours.....	7
Feral Animals .....	7
Conduct.....	8
<b>Posting Signs &amp; Flags .....</b>	<b>8</b>
For Sale Signs .....	8
Flags .....	8
All Other types of signs .....	9
<b>Fireworks, Firearms &amp; Explosive Devices .....</b>	<b>9</b>
Fireworks .....	9

## Table of Contents

Firearms .....	9
Explosive Devices .....	9
<b>Campground Facilities Usage .....</b>	<b>9</b>
<b>Designated Parking &amp; Overflow Areas .....</b>	<b>10</b>
Designated Vehicle Parking .....	10
Overflow Vehicle Parking .....	10
<b>Vehicle &amp; Traffic Regulations .....</b>	<b>10</b>
General Rules .....	10
Golf Carts .....	11
Mopeds / Electric Scooters or Bikes / Motorcycles .....	11
Bicycles .....	12
<b>Watercraft Regulations (where applicable) .....</b>	<b>12</b>
Boat Ownership .....	12
Boat Registration .....	12
Boat Parking & Storage .....	12
<b>Lake, Pool, Beach, &amp; Designated Swimming Area Regulations .....</b>	<b>12</b>
Lake Regulations (where applicable) .....	13
Pool Regulations .....	13
Beach Regulations .....	13
<b>Rules Enforcement .....</b>	<b>14</b>
Penalties .....	14
Enforcement .....	14
<b>Site Regulations .....</b>	<b>14</b>
Permits .....	14
Grandfathered Status Policy .....	15
Contractor .....	15
Campground Permit .....	15
Local Agency Permit (where applicable - when in doubt, contact the Office to confirm) .....	15
<b>Site Upkeep &amp; Regulations .....</b>	<b>15</b>
Site alterations .....	15
Landscaping & Trees .....	16
Tarps .....	16
Care of Yard .....	16
Clotheslines - Are not permitted .....	16
Fences .....	16
Woodpiles .....	16
Exterior Lighting and Cameras .....	17
Structures .....	17
<b>Cleanup of Sites .....</b>	<b>17</b>
<b>Camping Units (RV &amp; Park Models) .....</b>	<b>18</b>
Washing Camping Units .....	19
Replacing your RV .....	19

Table of Contents

Maximum Age for Camping Units ..... 19

**Campground Permits ..... 19**

Site Alterations ..... 19

Patios ..... 20

Landscaping ..... 20

Storage Sheds ..... 20

Firepits ..... 20

Kayak / Canoe storage rack ..... 20

Reshingling Roofs ..... 20

Awnings ..... 21

Screened/Porch Enclosures (where allowed) ..... 21

Concrete Pads ..... 21

Decks, Railings and Steps ..... 22

**Items Not Requiring a Campground Permit ..... 22**

Skirting ..... 22

Walkways ..... 22

Potted Landscaping ..... 22

Antennas and Satellite Dishes ..... 22

# Introduction

Welcome to the Northgate family of campgrounds! On behalf of the entire team, we extend our warmest welcome and our sincere wish for a quality recreational experience.

We realize that the happiness of our seasonal campers is instrumental to our continued growth, and we are committed to providing a best-in-class recreational experience in a clean, safe, and secure environment. This Handbook will outline the rules and policies that we will enforce to ensure that all Seasonals enjoy their camping season.

Seasonals are responsible for the actions of their children and their guests. Individuals who violate the policies in this Handbook are subject to fines, up to and including immediate termination. This Handbook is intended to make clear the rules and procedures that Seasonals are expected to follow. When reference is made to the General Manager, it also applies to their designee. Regardless of what any staff member may say, every Seasonal will be held responsible for following the rules as stated in this Handbook.

Further, any individual who violates these rules and regulations by their actions or words, disturbs the peace, creates conflict whether on their site, in the Campground, social media or online, or otherwise creates a situation not in keeping with the family environment of the Campground, will be deemed to be engaging in improper behavior and will be instructed to leave the Campground. You shall indemnify and save harmless the Campground and their officers, agents, employees, members, and all other persons or entities associated with those businesses, against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save harmless the Campground, and their officers, agents, employees, and members, and all other persons or entities associated with those businesses, from any and all claims, demands, suits, actions or proceedings of any kind of nature, of or by anyone whomsoever, in any way resulting from or arising out of you or your guest's improper behavior at the Campground.

# Definition of Terms

## Seasonal

Is defined as any camper who is a party to a Seasonal Site Agreement for a particular campsite for the length of the camping season.

## Children

Dependents of Seasonals or guests under the age of 18.

## Guest

An individual who is legally admitted to the campground and identified on the Seasonal Site Agreement. Guests are permitted to stay on the Campground overnight and are subject to additional seasonal fees.

## Visitor

A Visitor is defined as a non-seasonal guest, or person(s) staying for the day only. Visitors are subject to a day fee for use of the premises. Visitors are not permitted to bring any pets onto the premises.

## Campground

The Camp-Resort / Park is referred to as "Campground" in this Handbook.

## Management

Refers to campground Management. Often this may include, but is not limited to, the General Manager or other Department Managers of the Campground.

## Northgate Resorts

Northgate Resorts is the Michigan-based Property Management company for the Campground.

# Selling Your Park Model Unit

## Approval Process to Sell

- Contact Park Management.
- Review age of sale guidelines.
- Request Application form for sale of unit.
- Any site violations must be corrected to the satisfaction of the Campground Inspector prior to approval to sell.
- Any prior, allowable, grandfathered items (aside from grandfathered structures attached to an RV/Park Model RV at WWS) must be removed prior to application submission.<sup>1</sup>
- Application forms must be submitted for review and approval.

---

<sup>1</sup> May not be applicable to WWS seasonals. Your site agreement controls.

## Once Approved to Sell

- Seller, Buyer, and the General Manager must meet to acknowledge the following:
  - The Seller is not conveying any right to the real property or the campsite. Only the personal property (Park Model Unit) is being conveyed. The Campground owns the real property on which the Park Model sits.
  - The Campground Management/Staff are not real estate agents or brokers. Management/Staff are acting solely in the interest of the Campground.
  - Site Agreements are not assignable without the General Manager's consent. The Buyer has "first dibs" on the Seasonal campsite on which the Park Model currently sits, subject to the terms contained in a signed Seasonal Site Agreement in Buyer's name.
- A signed purchase agreement / bill of sale between the Seller and Buyer is received by the Campground.
- Work orders are issued for a final inspection and meter reading, and parties are informed of the same.
- Campground receives a copy of insurance and title or equivalent paperwork if it is bank owned.
- Seller pays \$150 nonrefundable administrative fee to the Campground.

## Selling Your RV Camping Unit

A Seller is required to remove any non Park Model RV from their site to sell it. There are to be no non Park Model RV sales at the Campground.

# Rules & Regulations

## Registered Seasonal Camper Entry

To enter the Campground, the Seasonal must be in good standing (no amounts due on account) and the individual must possess a wristband / current gate card and/or ID and Campground vehicle registration sticker.

## Guest & Visitor Entry

Seasonal campers must register all guests in order for those guests to enter the Campground. Up to four (4) Seasonal guests are allowed per campsite. Visitors must also be registered and pay a daily entry fee.

- The maximum number of people allowed at a site is 8 people at any time. This includes the number of Seasonals and their guests/visitors.
- All guests/visitors must sign the liability waiver upon entry.
- The Seasonal Permit holder must be present during the guest/visitor stay at the Campground.

- The guest/visitor must wear a wristband for the duration of their stay.
- The Seasonal agrees to be responsible for the conduct of their guests and/or visitors and is responsible for any damages, injuries, violations or fines. Guests/visitors are required to abide by all Campground rules.
- Campground Management may refuse admittance or eject any guest/visitor whose conduct has been or is objectionable.
- Guests/visitors may not bring personal vehicles such as: boats, mini bikes, mopeds, golf carts, or other motorized vehicles into the campground with the exception of cars, trucks, or licensed motorcycles, used as a primary means of transportation.
- Illegal Entry: A fine will be imposed for Seasonals who allow illegal entry into the Campground by a guest.
- 

## Wristbands

- Silicone, reusable wristbands are included in your Seasonal Permit for the number of persons listed on your agreement. Wristbands may NOT be shared with guests or anyone other than those registered on the agreement.
- Wristbands must be worn by Seasonals, dependents, guests, etc. anytime in the campground and may be refused access to campground amenities or activities when not worn.
- There is a \$150 replacement fee if a Seasonal wristband is lost.
- Guests/visitors will receive a non-reusable tyvek wristband.

## Vehicle Identification Requirements

- A vehicle registration sticker will be issued to Seasonal campers for a maximum of 2 vehicles per site. All registration stickers are non-transferrable.
- Guests/visitors must register with the office and will receive a temporary paper car pass to be displayed in the rearview mirror that will reflect their departure date.
- Seasonal golf carts that are registered with the appropriate paperwork and requirements will receive a golf cart registration sticker that must be displayed in the upper right hand corner of the windshield (opposite of the driver's view).
- Seasonal boats and personal watercraft (PWC) that are registered with the appropriate paperwork and requirements will receive a boat/PWC registration sticker that must be displayed prominently on the boat/PWC.

# Accommodations

## Recreational Vehicles

- Recreation vehicles ("RV") are defined as travel trailers, Park Models, motor homes, and fifth wheels. Park Models are a specific type of Recreational Vehicle and are referred to specifically in this document as Park Models. Some restrictions will apply to Park Models that will not / may not apply to other types of RV's.
- Only one RV is allowed per campsite.
- A copy of a title to the RV must be provided to Reservations and maintained in the Seasonal's file.



- Every RV must be accessible and towable in case of an emergency that necessitates its immediate removal or elevated and anchored in accordance with applicable regulations.

## Safety & Health

The Campground may impose restrictions for the safety, health, or well-being of persons and property.

### Campfires

- All fires must be in Campground approved fire pits, portable fire pits, or barbecue devices.
- Children under 16 cannot have a fire without an adult present.
- Quiet hours are strictly enforced!
- All fires must be controlled in a safe manner and must be attended at all times.

### Propane Tanks

- All propane tanks must be properly anchored with a chain & post, tank stand, or trailer bracket.
- Propane tanks may not be disposed of on Campground property.

### Hazardous Materials/Safety Concerns

- Items that may be a threat to the environment, the safety or health of others, or to property must be used and stored in a safe manner.
- Seasonal shall not cause or permit any flammable or explosive material, oil, radioactive material or hazardous or toxic waste substance to be brought upon, used, stored or dumped on the site or within the Campground. Seasonal is responsible for any required repair, clean-up or detoxification of the property caused by Seasonal and shall indemnify Campground from any liability, claim or expense relating thereto.
- Refrigerators or freezers must be in a Management approved enclosed structure. Maximum of 5.7 cubic feet allowed. Only 1 is allowed per site. Refrigerators or freezers must be locked at night and when you are not on site. In addition, all alcohol must be locked or otherwise secured inside a unit and not left outdoors. Approved enclosed structures are:
  - Trailers
  - Porch Enclosures
  - Storage Shed
- Wood burning stoves are not permitted in structures.

### Disposal Regulations

- Sewage disposal:
  - Direct discharge of sewage is prohibited.
  - All sewage or gray water must be emptied at the dump station (if available).
  - Seasonals are responsible for any spills or the cost of the cleanup.

- Trash:
  - Seasonals must place all trash or refuse in the Campground trash receptacles.
  - To deter wildlife in the Campground, never leave trash outside your camping unit
  - No Seasonal shall bring trash of any kind into the campground.
  - Large items such as sofas, old carpeting, sheds, and appliances may NOT be disposed of at the Campground. Violations will result in a fine assessment.
  - Hazardous materials or chemicals such as golf cart batteries or paint may not be disposed of in the Campground.
  - Garbage, trash, and other refuse may not be burned at any time.
- Leaf, brush, and vegetation disposal:
  - Leaves, pine needles, brush, and vegetation may not be disposed of in trash receptacles or in the wooded/common areas.
  - Seasonal is responsible for fall and spring cleanup of Campsite, including removal of leaves, pine needles, brush, and vegetation.
  - Appliances Disposal:
    - May not be disposed of at the campground unless otherwise specified by Management.

## Conduct Rules

### Alcohol

- Alcohol may be available for purchase and consumption in designated and licensed areas.
- Alcohol must be consumed in a responsible manner. Drunkenness and disorderly conduct will not be tolerated.
- It is the Seasonal's responsibility to take action to prevent a minor from having access to alcohol on a Seasonal's site or in a Seasonal's camping unit.
- Operation of any mode of transportation (including golf carts) under the influence, or with an open container of beverage containing alcohol, is strictly prohibited.

### Illegal Drugs

Illegal drugs are prohibited. Violators will be prosecuted to the fullest extent of the law and will result in suspension or termination of the Seasonal Site Agreement.

### Children

- Children under 18 years of age may not stay in the Campground without adult supervision.
- Children, at all times, remain the responsibility of their parents or guardians.
- Curfew is 10:00 PM for persons under the age of 18 years of age, and they are required to be on a Seasonal Site with adult supervision after 10:00 PM.

### Pets

- Maximum of 2 pets allowed per site.
- Must be maintained and controlled on a leash for both cats and dogs.
- Seasonals are responsible for cleaning up after their pets.
- Pet pens, houses, and runs are not allowed.
- Pets may not be tied or staked in common areas, at facilities, beaches, or on other sites.
- Pets must be confined to the Seasonal's Site when staked or tied up.

- No pets will be allowed in Campground buildings.
- No pets are allowed in designated swimming areas or restricted areas.
- The Campground reserves the right to eject pets that are a threat to the safety or peace of others.
- Management has a right to contact Animal Control regarding any animals that are left unattended for more than 24 hours.

## Mail

The Campground may not be used as a postal mailing address. The Campground does not accept mail or packages for Seasonal campers. Packages received by the office will be returned to the sender.

## Trees

Trees are a natural beauty. Please do not harm the trees and vegetation at the Campground. Firewood is available at the office. Do not cut, mutilate, debark, drive nails, ax, or saw into dead or live trees. You may not hang anything from trees, including but not limited to: clotheslines, rope lights, or cables.

## Firewood

No outside firewood may be brought into the Campground. Firewood must be purchased from the Campground.

## Electricity

Charging electric vehicles (EVs) at campsites is STRICTLY PROHIBITED as our circuitry is not rated nor intended to withstand the constant electrical draw that occurs with such use. Doing so has the potential to damage our electrical infrastructure, your vehicle, or both. We respectfully ask that you refrain from plugging in. Violators will be directed to immediately unplug their vehicle, are subject to any damages and/or will be asked to leave the campground without refund.

## Quiet Hours

Quiet hours are from 10:00 p.m. to 8:00 a.m. Sunday through Thursday and 11:00 p.m. to 8:00 a.m. on Friday and Saturday. All quiet hours are strictly enforced.

## Feral Animals

A feral animal is one that is living in the wild that is untamed and not domesticated.

- Seasonals may not feed any feral animals outside or inside their RV's or porches. Doing so will result in fines and/or suspension from the Campground.
- Feral animals include, but are not limited to, skunks, opossum, raccoons, rabbits, ducks, bears, squirrels, deer, stray cats or dogs and any other undomesticated animal.

## Conduct

- No offensive or tumultuous activities, disorderly conduct, objectionable or disruptive behavior will be permitted.
- Verbal or physical abuse, harassment, intimidation, threats, domestic violence or stalking of Seasonals, staff, guests or other campers is prohibited and subjects Seasonal to immediate removal.
- Vandalism in any form is prohibited, and Seasonals are responsible for all expenses incurred for damages for which they or their guests are responsible.
- Theft or unauthorized use of utilities, cable TV or electricity is prohibited. Seasonals will be subject to Campground fines, and payment for use and fines imposed by local law enforcement or court systems.
- Trespassing on others' sites or in restricted areas is prohibited.
- Peddling and/or soliciting, leaflet distribution and door-to-door sales are prohibited.
- Display of items/goods, business, craft or wares are prohibited on site. Any garage sale or flea market requires Campground approval.
- Any Seasonal that permits or invites a previously banned person on site shall be subject to removal.

## Posting Signs & Flags

Signs may not be posted on Campground buildings, trees, or property without Management's prior consent.

### For Sale Signs

- For Sale signs are permitted that are 8 ½ x 11 inches.
- For Sale signs must be attached to the item that is for sale and must be located at the Seasonal's site.
- For Sale signs may not be attached to trees or Campground property.

### Flags

The following flags are the only flags that are allowed to be displayed at your site and throughout the Campground:

- American
- Canadian
- Military (including Air Force, Army, Marine Corps, Navy, Coast Guard, POW, MIA, and veterans)
- Sports, and decorative flags such as holiday, seasonal, or garden

## All Other types of signs

- All other signs must have consent from the Campground Management or Campground Inspector to be displayed.
- No alcohol signs, road signs, or inappropriate types of signage.

## Fireworks, Firearms & Explosive Devices

### Fireworks

Fireworks and/or any explosive or incendiary devices are prohibited.

### Firearms

Seasonals and their guests shall obey all federal, state, and local laws regarding the ownership and possession of firearms. Firearms are not permitted in any Campground buildings or common areas. The only exception is that a Seasonal may have a firearm in a locked, private vehicle in parking areas if permitted by law. The discharge of firearms, BB guns, air guns/rifles, or similar devices is strictly prohibited.

### Explosive Devices

All explosive devices are strictly prohibited.

## Campground Facilities Usage

Some Campground facilities may be rented and reserved in advance by a Seasonal for a private party.

- Contact Reservations or Office for information on fees, facilities availability, equipment available, required deposits, and available dates.
- Alcohol may be allowed at the rental facilities. Seasonal is required to discuss the rules and alcohol requirements with Management prior to bringing or consuming alcohol on the premises.
- Seasonal is responsible for any damages or cleanup costs.
- Campground property may not be removed from facilities.
- Smoking is prohibited in Campground buildings.
- Rollerblades, roller skates, skateboards, and bikes are not permitted on tennis or basketball courts.

# Designated Parking & Overflow Areas

## Designated Vehicle Parking

- Vehicles must be parked on your site behind the site markers or in the designated guest parking areas only. Parking is NOT permitted on roadways, lawn or landscaped areas.
- A combination of 2 automobiles and 2 other vehicles (i.e., golf carts, mopeds, motorcycles) are allowed to be parked at each site and must be wholly parked within the confines of your campsite. **Boats and boat trailers as well as utility trailers may not be parked at your site.**

## Overflow Vehicle Parking

- Seasonals may not park on vacant transient campsites.
- Overflow parking is not intended for storage or sale of vehicles or equipment.
- Boats and trailers may not be stored overnight in overflow parking areas.
- The Campground reserves the right to permit parking in areas when needed.
- Guests may park at the campsite if there is room. Any additional vehicles must be parked in the overflow parking lot.

# Vehicle & Traffic Regulations

## General Rules

Automobiles, Golf Carts, Motorcycles, and Watercraft:

All motorized vehicles operated or stored in the Campground:

- Shall comply with Campground rules and regulations and State laws and regulations.
- Must have insurance required by Campground and in accordance with the State.
- Be driven in a safe manner. All modes of transportation may not be driven in a careless or reckless manner.
- Display a current Campground registration sticker/pass, be operable and be in good condition.
- Be driven by a person with a valid State operator's permit/driver's license.
- Not be driven in excess of the Campground speed limit.
- Not be operated in areas not designated as roadway or parking.
- Have all passengers safely seated.
- Have operable headlights and taillights, if driven from dusk to dawn. Flashlights are not a substitute.
- Be stored properly, or may be removed at the owner's expense.
- Not emit excessive sound or create a nuisance.
- Not block exits, drives, be parked on the sites of others, near fire hydrants, be parked on roadways, block trash receptacles, restrict traffic flow, be parked or driven on beaches or common areas.
- Report all accidents to Campground Management and/or local law enforcement.

- Yield to pedestrians. Pedestrians have the right of way.
- All-Terrain Vehicle (ATV's), Utility Vehicles (UTV's), and Side-by-Side Vehicle use is prohibited in the campground, except for work being performed by the Campground or Contractors.
- Autos, trucks, motor homes, and motorcycles must be properly registered.

## Golf Carts

- Seasonals, if permitted to have personal golf carts at the Campground, must register their personal golf carts with the Campground and pay the seasonal fee per golf cart. Refer to your Site Agreement for current rate. If no rate is available, golf carts are not permitted.
- Seasonal assumes full responsibility for the safe operation of the golf cart, the supervision of the person(s) on or operating their golf cart, and any damages to property or persons related to the operation of the golf cart within the Campground.
- Individual's golf cart privileges may be suspended or revoked by Campground Management as a result of unsafe operation, complaints, violations, careless or reckless driving, accidents or conduct.
- All persons must be properly seated and may not stand on the golf cart when in motion. Feet and legs must be kept inside the golf cart while in motion. Passengers may not sit on the laps of drivers. Seating is limited to the capacity design of the golf cart, as determined by the manufacturer.
- No more than one golf cart per Seasonal Permit.
- Must have \$500,000 or more in liability insurance.
- The height of a golf cart shall not be altered to exceed 20" from the ground level to the top of the golf cart floorboard. Three wheeled golf carts may not be raised.
- Rental carts must be driven by persons at least 18 years of age with a valid operator's license.
- Golf carts may not be driven on state or county roadways. Local law enforcement may issue citations and/or impound golf carts driven outside the Campground on County and State roadways.
- ALL golf carts may only be driven on campground roads where indicated. No driving or parking the golf cart in a restricted area, including employee-only areas, foot paths, nature trails, beaches, fields, or other campsites.

## Mopeds / Electric Scooters or Bikes / Motorcycles

I understand that motorcycles and mopeds may be driven from site to road by licensed drivers only and that no mini bikes, motorbikes, motorscooters, or mopeds are allowed in the Campground. I further understand that electric scooters or e-bikes are only allowed as Other Power Driven Mobility Devices (OPDMD) with pre-authorization from the office. Failure to adhere to the policies and rules set forth herein may result in my removal from the Campground without a refund.

## Bicycles

- Must obey all traffic regulations within the Campground.
- For the safety of our campers, bikes may not be ridden after dusk.
- Must be parked in bike racks when provided.
- May not be parked on sidewalks, near building entrances and exits, or block drives, and are not permitted in buildings.
- May not be towed by other means of transportation.
- Campground is not responsible for lost or stolen bicycles or other personal property.

## Watercraft Regulations (where applicable)

### Boat Ownership

Paddleboards, kayaks, and canoes are not motorized and do not require a Campground registration sticker.

### Boat Registration

Watercraft stored in storage, at the docks, or on the lake are subject to a yearly seasonal fee and must be registered with the Campground and display a current Campground watercraft sticker.

### Boat Parking & Storage

- Boats and personal watercraft may not be stored on your site.
- Rental space may be available to store your boat/watercraft. A rental agreement must be obtained from Reservations.
- All stored items must be properly registered, have applicable registration stickers, have proper site numbers, and liability and property insurance coverage. A copy of these items must be presented when registering for storage.
- All items must be operable, moveable, and in good repair. If the stored item is not on wheels (Boats, watercrafts, etc.) it must be kept on a trailer. All items in the Storage area must be owned by the Seasonal.
- While the Campground staff will periodically monitor the storage area, it is understood and agreed that the Campground will not be responsible for theft or vandalism of anything stored in the storage area.
- If a Seasonal defaults under the rental agreement, the Campground reserves the right to take action to remove, dispose of, or to take legal steps to gain ownership and sell the item in storage.

## Lake, Pool, Beach, & Designated Swimming Area Regulations

Parents or guardians are responsible for the safety, supervision, and conduct of their children while swimming in the lake or pool.



**All persons swim at their own risk, at all times, even when there is a lifeguard present.**

## Lake Regulations (where applicable)

- Children under 16 years of age are not permitted in the lake without adult supervision.
- No swimming after dusk.
- All floating devices must stay within marked swimlines if applicable.

## Pool Regulations

- Obey signs posted at swimming areas. Not all pools are staffed by lifeguards.
- All children under 16 years of age must have adult supervision when in the pool
- All swimmers must take a shower before entering the pool.
- Only persons wearing proper swimming attire will be permitted in the pool.
- No pets, food, gum, glass, breakable objects, smoking, or glass bottles are permitted in the pool area.
- No person with a communicable disease or infectious condition such as a cold, skin eruption, diarrhea, or open blisters, will be permitted in the pool,
- Babies and toddlers who are not potty trained must wear swim diapers.
- Shoes must be removed before entering the pool area.
- Use of the pool after consumption of alcohol is prohibited. Lifeguards or Campground staff may deny the use of the pool to any person(s) suspected of being under the influence of alcohol or drugs.
- Running, pushing, unauthorized diving, flips, hanging on divider ropes, sitting on anyone's shoulders, or other dangerous rough play or unsafe activity is prohibited.
- The Campground reserves the right to deny the use of a pool to anyone at any time.

## Beach Regulations

- Posted rules or notices must be obeyed.
- All trash must be placed in trash receptacles. Please carry out what you brought in.
- Smoking is prohibited.
- Fires are not permitted.
- Glass containers are not permitted.
- Pets are not permitted in the beach area unless otherwise specified.
- Beach areas and the lake may be closed at the discretion of the Campground Management for health or safety reasons.

# Rules Enforcement

## Penalties

- Violations have a predetermined minimum amount of points and fines for a specific type of violation. Fines can be paid at the Reservations Office.
- Violation points are issued toward a Seasonal Permit for 12 months from the date of issuance of the violation(s). Seasonal permits accumulating six (6) or more points in a 12-month period are subject to assessments, probation, fines, suspension or termination.
- The fine amounts for violations are subject to periodic review and change.
- A current schedule of fines is posted prominently at the Reservations Office.
- The Campground also reserves the right to deviate from these guidelines, when appropriate, in the Campground Management's sole discretion. In addition, the Campground may impose other forms of discipline including, but not limited to, written reprimand, probation, fines, special assessments for damage, suspension of privileges or termination of Seasonal Permits. The appropriateness of the penalty in any particular case will be determined by the General Manager, based on their judgment as to the seriousness of the offense, the Seasonal's past record, and other relevant circumstances.

## Enforcement

Campground Management has the authority to impose any of the disciplinary actions, including immediate removal, against any Seasonal, guest, visitor, children or grandchildren.

# Site Regulations

**Refer to your executed Seasonal Site Agreement for state-specific site regulations.**

## Permits

**No structure may be built or placed on a campsite except as permitted in this Handbook and your Seasonal Site Agreement.** Permits are necessary to assure all Seasonals the right to enjoy their Seasonal Permits. The permit items set forth in this Handbook are for the benefit of the Campground as a whole. The Campground Inspector will issue all permits uniformly. Failure to obtain a permit will be in violation of this Handbook and will result in a fine. It should be understood that when a dispute occurs with the Campground Inspector, the General Manager will be called upon to settle said disputes.

The Campground Inspector and/or General Manager has authority to:

- Approve contractors.
- Determine whether there has been a violation of any rule or the terms and conditions of the permit by a contractor or Seasonal.
- Order corrective action to be taken if, in the opinion of the Campground Inspector, there

has been a violation of any rule or the terms and conditions of the permit by a contractor or Seasonal.

- Impose fines on a contractor or Seasonal for violation of any rule, or the terms and conditions of a permit.
- Suspend a contractor's privileges to do any work in the Campground.
- Withhold permits and take such other action with respect to contractors as the Campground Inspector believes is necessary or appropriate to enforce the rules or the terms and conditions of a permit.

## Grandfathered Status Policy

- Violations pertaining to revised or new Campground rules may not be grandfathered under certain terms.
- Should any applicable local laws or rules related to the Campground change, said change will take effect immediately.
- If a grandfathered trailer, deck, gazebo, pergola or shed is replaced, then that item must be brought into compliance with any applicable local requirements and/or Campground Handbook.
- If a camping unit is sold; any prior granted grandfathered status will expire immediately upon the sale.
- All Federal (including FEMA), State, County, Township, and/or local agency rules and regulations must be complied with and will override a grandfathered status.

## Contractor

Contractor is an individual or firm who is properly registered and insured with the Campground to perform the necessary work required to complete a permit.

## Campground Permit

A Campground Permit is a document that is needed to do specific work in the Campground. Permits are exclusively issued by the Campground Inspector. Any violations of this permit will require immediate removal of said construction.

## Local Agency Permit (where applicable - when in doubt, contact the Office to confirm)

A Local Agency Permit is a governmental agency issued permit required by the local agency for a Seasonal and/or contractor to complete specific work in the Campground. Any violations of this permit will require immediate removal of said construction/alteration and may result in termination of the site agreement.

# Site Upkeep & Regulations

## Site alterations

The size and shape of Campsites vary greatly, but these regulations apply to all:

- The site area includes the gravel area of the site.

- Seasonals may not expand into the wood line and may not add gravel to expand the site.
- Trees, saplings, shrubs, and brush may not be cut or removed for any reason.
- All camping units and structures attached to them may not be placed in a setback or buffer area.
- Site alterations are not allowed without prior, written approval of Management. It is your responsibility to get approval for any change to your site.

## Landscaping & Trees

- Annual flowers or plants may be added to your site.
- Planting any trees or shrubs requires a Campground Permit.
- Automatic watering systems are not allowed.
- Any landscaping added to the site will remain Campground property upon termination of the site agreement.
- Trees may not be removed or trimmed. If a tree is interfering with your campsite, please contact the Maintenance Department. Do not cut, mutilate, debark, drive nails, ax or saw into dead or live trees. You may not hang anything from trees, including, but not limited to: clotheslines, rope lights, or cables.

## Tarps

- Tarps are not permitted on RV's while the park is open. Any tarp must be removed by opening day.
- Tarps and other coverings must be anchored to an item or the ground and cannot be supported by any means other than object protected.
- Only dark green or brown/tan tarps are permitted.

## Care of Yard

- All yards must have their initial mowing and raking done within 14 days following opening day each year.
- Lawns must be maintained throughout the season and grass kept cut to a length no longer than 5 inches. Failure to comply will result in potential fines and/or points per policy.
- Photo proof shall be provided to the Campground Inspector in order to cure any fine imposed.

## Clotheslines - Are not permitted

## Fences

- Are not permitted unless previously approved by Management. This includes temporary pet fences.

## Woodpiles

Maximum of 4' by 2' allowed and must be neatly stacked.

## Exterior Lighting and Cameras

- Private security cameras are allowed ONLY on the interior of your RV. No exterior cameras are allowed.
- String lighting and solar lighting are the only exterior lighting options that are permitted and may NOT be permanently affixed to anything. All exterior lighting must be removed prior to the season end date.

## Structures

- EZ ups may be used on a temporary basis, such as an event, and may not be up for more than 7 consecutive days unless being used as a carport. If EZ ups are being used for the purpose of a carport, they must be kept clean and taken down during the off season.
- No carports, Shelter Logics, or Rhinos are allowed.
- Snow roofs or structures similar in nature to snow roofs are not permitted under any circumstance.
- Gazebos and pergolas, unless they are easily removable in Management's sole discretion, are not permitted.
- No electric/water may be run to a gazebo/EZ up and neither structure can have solid walls
- Any current stick-built structures that are damaged due to weather, snow, etc. cannot be rebuilt without Management's approval.

## Cleanup of Sites

The General Manager, the Campground Inspector, or their designee, has the authority to require any unsightly site to be cleaned up and maintained to a standard as required by the campground rules and violations policy. This shall include but is not limited to:

\_\_\_ PARK MODEL/TRAILER/CAMPING UNIT OF ANY TYPE: Excessive dirt, mold, mildew, moss, stains, leaves/branches on roof, rain gutters with vegetation visible.

\_\_\_ PORCHES: Excessive dirt, mold, mildew, moss, stains, leaves/branches on roof, rain gutters with vegetation visible.

\_\_\_ DECKS: Excessive dirt, mold, mildew, moss, leaves/branches on decking.

\_\_\_ SHEDS/EZ UP STYLE TENTS: Excessive dirt, mold, mildew, moss, stains, leaves/branches on roof. No holes or rips in the tent material, collapsed sides or roof, broken zipper or tarps for roofs.

\_\_\_ YARDS: Excessive leaves not picked up, branches left laying on ground, grass/weeds over 5" tall. No excessive lawn ornaments or lawn decorations. Weeds must not be visible.

\_\_\_ TRASH ON SITE: no old batteries, tires, garbage bags laying in yard or on deck, lumber, used windows, weathered/frayed tarps, bricks/blocks, etc.

\_\_\_ TRAILER OR PORCH must have tarps off roof by opening.

\_\_\_ SITE DESIGNATION: Storing items beyond your site designation is prohibited.

OFF SEASON SITE PREPARATION: All sites must be free of all clutter before the end of the season (refer to your Seasonal Site Permit for dates). All personal items must be moved inside the RV, or taken home. These items include, but are not limited to, children's toys, lawn chairs, grills, etc.

For the purposes of the site checklist, excessive is defined as visible from a reasonable distance, i.e., the road or pathway. This does not preclude the Campground Inspector from on-site inspections if deemed necessary.

This clean up shall be finished and up to standards as described above within 14 calendar days following opening day each year. All sites shall be maintained throughout the summer season through Labor Day, every year, to the aforementioned standards. Following 14 days after opening day each year, any site found in violation will be issued a violation ticket and a fee of \$100 will be assessed against the site.

Notification of the violation and copies of these documents will be provided to the Seasonal per your contact information in the Campground records (preference is e-mail). Seasonal must provide photo proof showing the violation has been corrected to stop the violation process. If the violation has not been corrected within 14 calendar days of the first violation notice, a second violation notice will be issued that carries a \$200 fine, plus two (2) points added to the Seasonal's account. Every 14 calendar days thereafter, a \$200 fine and two (2) points will be added to the Seasonal's account. It is the responsibility of the Seasonal to ensure their site is kept to standards.

This shall serve as proper notice to all Seasonals of the site clean-up requirements and/or site clean-up date. The campground will not employ private contractors to perform site clean ups for any Seasonal sites.

## Camping Units (RV & Park Models)

No camping unit will be allowed to enter the Campground unless:

- It carries a RVIA or RPTIA seal and/or the ANSI 119.2 and ANSI 119.5 code construction
- Camping units are to be built on a single chassis, not to exceed 400 square feet. Camping units are to be measured at the largest horizontal projections when erected on site. This includes siding or exterior finish, but will not include corner trim, eaves, porches and other similar protrusions. Overhang may not exceed more than 24 inches on the ends and no more than 12 inches on either side. A camping unit may have vinyl siding and a seal tab type roof.
- A marine toilet is required and the holding tank may not exceed 50 gallons.
- No hot tubs are allowed.
- Water heaters are limited to no more than **16** gallons.
- No converted school buses or homemade vans will be permitted in the campground.
- A camping unit placement will not be approved if the unit does not conform to all regulations.
- Wheels and tires must remain on the axle unless the unit elevated and anchored per FEMA regulations.

## Washing Camping Units

Camping units may be washed during non-peak periods [May 13 – June 16; and August 28 – October 15]. Please use environmentally friendly (bacteria or enzymes based) holding tank products, which are approved by the office. The use of tank cleaning wands or RV hydroflush attachments are prohibited as they are apt to cause cross contamination.

## Replacing your RV

If you plan to replace your RV, please notify Campground Management immediately.

## Maximum Age for Camping Units

- Park Model/ Destination Trailer: 20 Years
  - Last Sellable Age within the campground 10 Years.
  - At 10 years old, the Park Model or Destination Trailer will be reviewed annually for a waiver to stay up to 20 years as approved by the Campground Inspector.
  - Maximum entry to the Campground for Park Model or Destination Trailer is 10 years or younger.
- RVs: up to 15 Years
  - At 10 years old, the RV will be reviewed annually for a waiver to stay up to 15 years as approved by the Campground Inspector.
  - Maximum entry to the resort for RV is 10 years or younger.

**All camping units regardless of age restrictions above, must be maintained and are pending campground approval annually.**

## Campground Permits

All campsite development and/or structures permitted under this section require a permit issued by the Campground Inspector. Campground Permit application processing will require (7) seven to (10) ten business days. All applications for permits must be accompanied by a list of materials to be used, and drawings for the structure indicating the outside dimensions, and sufficient detail of the structure to determine whether it will comply with these rules. All structures must be built in accordance with the permit, approved drawings and lists of materials. The Campground Inspector may order the Seasonal to take such action as is necessary to conform the structure to the permit and approved drawings and list of materials, or removal of any construction approved by a permit when the work is not done properly. All structures will be subject to applicable building codes and each Seasonal or contractor is responsible for complying with them. NOTE: an additional permit may be required by the local municipality. Check with the Campground Inspector.

## Site Alterations

Any alterations to your site must obtain a campground permit.

## Patios

- The design and size of the patio is left to the Seasonal. The patio may only be constructed of cement patio blocks or bricks.
- No patios in areas outside of the campsite.
- Will remain the property of the Campground.

## Landscaping

- The planting of annual flowers and plants is allowed, but do not plant on lot lines, or cause a visual obstruction.
- The planting of any tree or shrub requires a Campground Permit before planting can be approved.
- No planting of any kind outside of the campsite area, or around pedestals or water risers, unless approved by the Campground Inspector.
- All planted landscape will remain property of the Campground.

## Storage Sheds

Sheds may vary in size and shape, materials must be approved by Campground Inspector, but construction must follow these guidelines:

- Must be no larger than 7' x 7' max. Only 1 shed allowed.
- Specific material must follow Campground guidelines.
- Sheds are to be used for storage only.
- Color of the shed should blend with site development. Must follow Campground guidelines.
- Permit must show accurate placement on site. Replacement sheds require permits and must meet current setback requirements.
- No washers/dryers, hard wired electricity, or water hookup are permitted to be run to the shed.

## Firepits

- Firepits may be constructed of stone, brick, cement blocks or metal.
- No hollow cinderblocks.
- May not be higher than 2 ft on each side.
- Safety area around pit must be of non-burnable materials and have a 5' radius measured from outside edge of pit.

## Kayak / Canoe storage rack

Design & construction requires a Campground Permit.

## Reshingling Roofs

Requires a permit before work can begin. Material to be used may be asphalt shingles, wood shingles, metal, aluminum or current material being used on Campground Park



Models.

## Awnings

Awnings will vary in size, shape or design, but the following guidelines will provide information for a Seasonal to make a selection and provide the Campground Inspector with sufficient detail to determine if an awning is acceptable.

- All awnings must be commercially manufactured by a reputable manufacturer such as Dura Built or Silver-Top.
- A retractable awning can be attached to a porch and may not exceed the length of said porch.
- An awning attached to the RV cannot exceed 10' in width, cannot extend above the lowest point of the roof of the camping unit, cannot be longer than the box portion of the camping unit, and cannot extend beyond either the front or rear of the camping unit.
- Every RV must be accessible in case of an emergency that necessitates its immediate removal.

## Screened/Porch Enclosures (where allowed)

Screen and porch enclosures may vary in style or design, but the following information provides adequate guidelines for the member to select and include appropriate detail for the Campground Inspector's review.

- All screen and porch enclosures must be commercially manufactured by a reputable manufacturer such as Dura Built or Silver-Top and designed to be detached from the RV.
- All pre-engineered porch enclosures must be accompanied by engineered building plans. The permit request must provide a full description of the size of screens and/or windows. Aluminum frames are the only construction material permitted.
- Screen and porch enclosures may be no more than 10' wide and may not exceed the base floor of the unit.
- If the porch enclosure and awning are of one continuous structure, they may be no more than 11' wide and may not exceed the base floor of the unit.
- No bedrooms or enclosed rooms on the porch.
- Porch enclosures will not be permitted if any of the trailer's venting systems opens into the enclosure.
- No power/electricity is permitted in screened/porch enclosures located in the floodplain unless the RV is elevated and anchored per applicable regulations.

## Concrete Pads

Concrete Pads may be allowed on sites to park your camping unit on. Pads must be at least four (4) inches thick, and each must be individually approved by the Campground Inspector. The following conditions must be completed before you will be allowed to add a cement slab:

- Cement slab is intended for parking the camping unit only.
- Must have a Campground Permit and a Contractor.
- Must have a Local Agency Permit (if applicable).
- Provide drawing of area to have cement; must provide type and size of camping unit to be placed on cement.
- Must stake out area where cement will be added.
- Cement trucks will not be allowed on campground roadways during peak season or during

“mud season” when the park is closed.

- Must have approval of the Campground Inspector to begin work after the above are completed.
- Concrete pad remains the property of the Campground at the end of the Seasonal Permit.

## Decks, Railings and Steps

- Decks cannot exceed 10' in width, cannot be longer than the box portion of the RV and cannot extend beyond either the front or the rear of the RV. All deck plans must be submitted with request for a Campground Permit and a Local Agency Permit (if applicable).
- A complete description of the deck is required, i.e. size, construction, placement and relationship to trailer and site lines.
- Deck framing must be constructed of wolmanized treated wood. The deck floor may be of wolmanized or exterior grade material.
- All decks must be able to support at least 50 lbs. of weight per square foot.
- It is the responsibility of the Seasonal to comply with all local building codes.
- Decks will remain the property of the Campground at the end of the Seasonal Permit.

## Items Not Requiring a Campground Permit

### Skirting

Must use the following approved materials: vinyl, wooden, board and batten, cedarwood with gap underneath for flood water flow. Must blend with site development.

### Walkways

- Walkways may be made of stone, brick, or patio blocks. The border for the walkway must be wolmanized wood and a minimum of four feet from the road.
- No walkways outside of the approved campsite unless approved by the Campground Inspector.

### Potted Landscaping

Any potted / moveable plant is allowed without a permit. Potted plants must be sightly and well maintained and not cause pest control issues.

### Antennas and Satellite Dishes

No antennas or satellite dishes are permitted outside of the approved campsite area.

*All rules and regulations are subject to change. Updates will be emailed to Seasonals when this happens.*