

## PINE LAKE CAMPGROUND & RV PARK, INC. 2019 POLICY FOR SEASONAL RESIDENTS

Welcome to Pine Lake Campground & RV Park. We hope your stay here will be most enjoyable. The following *Guidelines and Policy* are intended to insure the comfort and safety of ALL residents

**CAMPGROUND SITE:** The site is rented to persons registered at the campground office. Keeping the site neat and clean is the responsibility of the seasonal resident. Only ONE camping unit (trailer, motor home, etc.) is permitted on each site. Residents are required to have their camping trailer, motor home, etc. insured for fire and physical damage. **Trailers must be washed each season. No tent can be placed on any site unless approved by management. Approved tents are for minor children only, and should be of the small umbrella type and placed in the back of the site. Unapproved tents will be automatically billed to your account at \$30 per day.**

**VISITORS:** This year all day/single overnight visitors will be free of charge with two notable exceptions. **On the dates of July 3<sup>rd</sup> and July 4<sup>th</sup>, a visitor fee of \$5 per vehicle will be charged for ALL visitors.** During the weekdays, the gate will remain open between 10AM and 6 PM. **After this time, you will need to meet your visitors to grant them access.** We will not be available to open the gate for visitors after this hour. On weekends, the gate will remain closed for the duration, so please plan to once again meet your guests at the entrance. If guests arrive and you are not available to grant them access, they will be instructed to park their car and walk in to your site. There is limited parking across from the laundromat and when that is full other visitors will need to park in the beach lot. Again, it is important that you plan to meet your guests at the entrance to the campground. Please limit your site to **no more than two vehicles**, assuming that you can accommodate this number on your site. Please insure that vehicles are not blocking any roadway or access to the bathroom buildings. If you are planning a birthday party etc. that will require parking for multiple vehicles, please contact the office so that arrangements can be made. Please remember that any overnight guest must stay in your RV with you. The use of extra tents, truck campers, or a spare car for housing your overnight guest(s) is strictly prohibited. Failure to comply with this regulation will result in the addition of camping charges to your account. If you plan to entertain an overnight guest for more than one night the charge will be \$3 per night per visitor. Please notify the office immediately so that arrangements can be made.

**SECURITY GATE:** We will have a NEW security gate in place for the 2019 season. Details on passes and use will be forthcoming. Thank you for your understanding and cooperation. It will be important that you meet any guest at the entrance to allow admittance other than the two dates noted above in the section labeled VISTORS.

**ELECTRIC POWER:** Power is provided to each site for use of *electrical equipment* as provided by the manufacture of your camping unit. **Grounded type, 12 gauge power cords are required on your camping unit.** Resident installed electric cable, service disconnects and other equipment on park property becomes park equipment and cannot be removed without management permission. **The Park assumes NO responsibility for any damage to customer electric devices, appliances, converters, etc. used in the campground. We suggest that you use "surge protection devices" on all electronic equipment.**

**ADDITIONS AND/OR OTHER CONSTRUCTION:** Residents **may NOT construct** any type of addition to their camping trailer. Commercial "add-a-room", screen rooms, awnings, etc. are permitted with the approval of the management. **All plastic tarps are prohibited for use as an awning, covering the camper or screen room.** You must secure approval from management before you START building decks and/or docks. All approved decks/docks must be constructed with treated lumber and galvanized nails/screws. **Wood pallets and lattice are PROHIBITED in the park and may not be used for any purpose.** Unless required for safety reasons, fences and railings are prohibited. Any constructed item on a site may not be transferred to another site without inspection and approval. **DECK SIZE IS NOT TO EXCEED** the length of the trailer and a width of 12 feet. **DOCK SIZE IS LIMITED TO** A 3 – 4 foot width and a 40' length. Sun Decks must be approved by management and are limited to a size of 12' by 12'.

**SANITARY REQUIREMENTS:** You may use a MAXIMUM of a 1 inch line from your gray waste water tank to the drain tank on your site. A 3" sewer hose connection to the drain system is PROHIBITED and a violation of NYS health laws. Dumping raw sewage and/or gray water on the ground is prohibited. *Dumping stations are located at each rest room building.*

**BOAT DOCKS:** Residents using campground docks will have to reserve a space at the office. Lakefront residents constructing boat docks need approval from management before starting construction. Docks must be constructed of treated lumber and galvanized nails/screws/bolts and maintained in a safe condition. A copy of your NYS registration and proof of insurance must be provided when renting a boat slip. Damage to boat docks will be billed to your seasonal account. Pine Lake Campground assumes no liability for boats moored at our docks.

**SALE OF CAMPING TRAILERS IN THE PARK:** You may sell your camping trailer in the park if you: [1] Notify management that the unit is for sale. [2] State the asking price. [3] Inform all interested buyers that you are selling only the trailer, NOT THE SITE !! [4] All charges must be paid in full before the trailer can be removed from the park *Management reserves the right to determine if the trailer can remain on its site and/or in the Park.* Failure to comply with the above items will require that the trailer be removed from the park to be sold.

**GOLF CARTS:** Beginning with the 2019 season, all customers must REGISTER their golf cart in the office. You are required to submit proof of insurance and sign off on the rules governing the use of golf carts. You will be issued a numbered golf cart sticker, which must be affixed to the back of your cart. Please keep in mind that any person operating your golf cart will be subject to the rules for using a golf cart. Only adults or minors who possess a NYS driver's license may operate a golf cart on park property. If an unlicensed minor is caught operating a golf cart on park property, the owner of the cart will receive a warning for a first offense. If there is any subsequent violation, you will be required to remove the golf cart from park property and your golf-cart privileges will be suspended. **GOLF CARTS MAY NOT BE OPERATED** after sunset unless equipped with appropriate lighting. **ABSOLUTELY NO GOLF CARTS MAY BE USED AFTER 11 PM.** A first violation of the rules governing the use of golf carts will result in a warning and a second violation will result in the suspension of your cart privileges for the remainder of the season. If the nature of the violation warrants, management reserves the right to suspend privileges on a first offense.

**BOAT TRAILERS. UTILITY TRAILERS. ETC.:** These trailers MAY NOT be stored on any site or roadway. The park will provide you a space in our storage area at no cost. Please stop in the office. It is important that your last name is on the trailer

**SUPERVISING MINOR CHILDREN!:** Parents and/or guardians are legally responsible for minor children under their care and must supervise the minor's activities in the park. **All children under the age of 10 must be accompanied by an adult. All children under 17 years of age MUST be on site by 10 PM unless accompanied by a parent or guardian.** The use of *alcoholic beverages and/or illegal drugs by minors in the campground is prohibited!!* Violations of the above policy will incur a \$50 noncompliance fee for each incident and may result in eviction from the park. An arcade will be open until 8 PM Sunday through Thursday and 9 PM on Friday & Saturday.

**GARBAGE DISPOSAL:** Dumpsters are available May through September for garbage disposal. **Do not place recyclables, metals, pine needles or leaves in the dumpster.** Residents are **RESPONSIBLE** for taking grills, refrigerators, lawn chairs and other similar items to the Town Transfer Station. Your rent provides you with garbage disposal, NOT trash and junk disposal. In the off season, when dumpsters are not available, take garbage, etc. home with you or to the transfer station. **A \$50 NON-COMPLIANCE fee will be added to your account for placing recyclables, trash or metals in the dumpster.**

**RECYCLING MATERIALS:** All recyclables must be taken home with you for proper disposal.

**PUBLIC BATHING BEACH:** The no-charge use of the Pine Lake Park Beach is provided to persons registered for each site at the campground office. Obtain beach passes at the office. If you do not have a completed registration form on file, you will not receive your beach passes. Beach is open each day from 11 AM to 6 PM, weather permitting. Minors under the age of 16 must be accompanied by an adult. **Each person in your party must have a pass to be admitted to the beach.**

**CAMPGROUND BEACH** No lifeguard on duty at this beach. Swim only in the roped area. *Children must be supervised by 2 or more adults (over 18 years of age).* No bottles, glass, or PETS are permitted on the beach. Beach is open 9 AM to 7 PM. Swimming outside of the beach area in the campground is prohibited. **No swimming after 7 PM.**

**PLAYGROUND:** The playground is open daily from 10 AM until sunset. Children under the age of 10 must be supervised by an adult. Unsupervised children will be sent back to their site and parents will be notified.

**BICYCLES:** Children must wear an approved helmet riding a bicycle if under age 14. No bike riding after sunset. Failure to obey these rules may result in termination of biking privileges within the park.

**SKATE BOARDS, IN-LINE SKATES, ROLLER SKATES and SCOOTERS** are strictly Prohibited in all areas of the campground!!!

**QUIET HOURS:** 10 PM to 9 AM each day. *Radios, TV & stereos are restricted in use and should NOT disturb other residents.*

**PETS/DOGS:** Most dogs and pets are welcome BUT they must be on a leash and can NOT run loose in the Park. *If you leave the Park for two or more hours, take your dog with you. Don't leave your dog BARKING while you are gone!!* Limit of 2 small dogs per site. Rottweilers, pit bulls and Dobermans are NOT permitted in the park. ALL PETS MUST HAVE ALL NECESSARY VACCINATIONS. Although we do not require you to submit proof of vaccination, please keep documentation in your trailer in the event that there is any sort of incident.

**TREES:** Do not cut or otherwise damage trees. Do not drive nails into trees or tie ropes/cables around trees. Screw hooks/eyes can be used to fasten rope to trees. Removal and trimming trees is the responsibility of the park.

**FIRES:** All fires must be in a fireplace or ring. Do not burn pine needles in the spring or fall. Check with management if you need to dispose of leaves or pine needles. Keep fireplace over 15 feet from all R V's and tents.

**CHAIN SAWS:** Do not use a gas powered chainsaw without prior approval of management.

**FIREARMS:** Firearms are not permitted in the campground (licensed or otherwise).

**FIREWOOD:** Firewood should be stacked in the back of the site and the top may be covered with a clear or camo tarp. You **may not** bring in firewood from home. Names and numbers of approved local vendors are available in the office.

**SATELLITE TV SYSTEMS:** No satellite dish can be installed in the park without first obtaining approval from management. If approved, the dish must be located in the back of the site and not detract from the appearance of the site.

**SPEED LIMIT:** All motor vehicles and bicycles are to observe the 10 MPH SPEED LIMIT!!

**NOT PERMITTED:** Unregistered cars/trucks/motorcycle/ATV's and/or guns and unlicensed vehicle /cycle operators. *FIREWORKS are not permitted in the park.*

**NOISE VIOLATIONS:** Quiet hours are from 10 PM until 9 AM. **ALL RADIOS MUST BE TURNED OFF BY 10 PM.** Violators will be given a verbal warning for the first offense and subsequent offenses will result in fines and/or eviction from the park.

**SITE INSPECTIONS:** During the summer, all sites will be inspected for cleanliness, proper electrical and water connections, and storage of wood and other items. If there are issues with your site, you will notified in writing and will have one week to correct the issue. Failure to correct the issue will result in a mandatory non-compliance fee and possible eviction from the park.

**NON-COMPLIANCE FEE:** A \$50 fee will automatically added to your account for violations of park rules listed in Guidelines & policy.

**PAYMENT OF RENTAL CHARGES:** All accounts must pay rent charges must be as outlined in the included bill An initial \$25 late charge and \$10 per week thereafter will be added to all accounts not paid on time. Delinquent accounts will be subject to EVICTION from the park.

I [we] have read and do understand the Guidelines and Policy of the PINE LAKE CAMPGROUND & RV PARK ,INC. and that by my signature on the registration form, agree to abide by the GUIDELINE AND POLICY. I [we] also understand that failure to follow the Guidelines and Policy will result in TERMINATION of our tenancy at the PINE LAKE CAMPGROUND & RV PARK.