



2018 SEASONAL RULES

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## 1. Seasonal Qualifications

- a. All rates are based on one family. A family consists of two adult partners and three unmarried dependants under the age of 21 and living at home.
  - i. Anyone having more than three dependants (under 21) or any grandchildren may add them on for \$100 per person.
  - ii. Dependants 21 and older as well as other adults and children not included in the above statements may be added on as seasonal visitors for \$200 per person
  - iii. You must be here for seasonal visitors to visit. If they come in while you are not here, they must pay the regular camping fee.
- b. New Seasonal Campers: Your trailer or RV must be **twelve years old or newer (2006)** at the time you move on to your site. The ten year rule still applies to lake sites. (updated 7/15/17).
- c. Existing equipment over the age of 10 will be allowed and this rule only pertains to incoming RVs.
- d. **Seasonal campsites must maintain only one camping unit** (updated 7/15/17).

## 2. Seasonal Rates, Fees and Payment Schedule

- a. A deposit of \$400 is due on August 15<sup>th</sup>
- b. A second deposit of \$500 is due on January 1<sup>st</sup>
- c. A winter storage fee of \$250 is due by October 1<sup>st</sup>
- d. There is no refund of deposits for seasonal sites or storage fees.
- e. It is the responsibility of each seasonal to maintain a current account balance.
  - i. All bills (site fees, labor, electric, etc.) are kept on hand at the campground office and will not be mailed
  - ii. Please stop in at least monthly in order to maintain a current account balance
  - iii. At the end of the season it is your responsibility to see to it that all bills have been paid
  - iv. Final electric bill of the season is for the month of September. Electricity used after that months reading will be carried forward and included in your first electric bill of the following season. (example: a typical first electric bill for a returning seasonal will include charges for the last 2 weeks of last season and also the first 2 weeks of this season.)
- f. Late Fees
  - i. Late fees will be applied to all types of unpaid charges (including labor bills) on your account. Please make an attempt to pay off your site fee before April 15<sup>th</sup> to avoid late fees.
  - ii. Any outstanding balance will be charged an initial \$100 late fee on May 1<sup>st</sup>
  - iii. An additional 10% of the remaining balance on the first of each month thereafter.

### g. Site Allowance

- i. **Seasonal and non-seasonal sites are allowed one camping unit only (trailer, motorhome, tent etc). Any additional camping unit parked or set up on a site will result in a second site fee. (updated 7/15/17)**

### h. Visitors

- i. Visitor Fees:
  1. Sunday – Thursday: Day visitors will be charged the daily fee
  2. Friday – Saturday (and holidays): Day visitors will be charged the overnight fee; half of that fee will be returned to them if they leave prior to the office closing for that evening.
  3. Children 0-3: Free
  4. Children 4-15: \$8 Overnight/\$4 Day
  5. Adults 16+: \$10 Overnight/\$5 Day
- ii. Overnight visitors when you are here at the campground:
  1. If you have overnight guests who are staying with you in your camper, the overnight visitor registration and fees apply - \$10 per person (16 and over) and \$8 per child (4-15).
  2. If you have overnight adult guests (21 and over) who are setting up a tent, a pop up or a camper on your site, they must pay regular site fees.
- iii. Persons camping on your site when you are not at the campground:
  1. If you are not going to be here and want to let someone use your camper, they must register and pay site fees. They are not visiting you. They are actually camping. You must notify the office prior to their arrival. You may not let them use your gate cards. They will follow the same procedure as any week-end camping family. This privilege is

only for a limited length of time – a weekend. You may not let another party use your camper for an extended period of time. If you have seasonal guests (21 and over) who are going to be at your camper when you are not here, they must pay the regular site fees. A seasonal guest is someone who has paid the additional \$200 to be added to your site.

- iv. Please inform your guests of our visitor fees before their visit. This will avoid unnecessary embarrassment to them.
- v. You are responsible for your guests. Please be sure that they are aware of the park rules.
- vi. All visitors must be registered in the office immediately upon their arrival. Visitors that illegally enter the park and are caught will be charged double.

### 3. General Rules

- a. We are a family oriented campground and we will not tolerate:
  - i. drunken behavior
  - ii. foul language
  - iii. driving under the influence
- b. Fireworks and firearms are not permitted at any time. Also, the use of bow and arrow is prohibited.
- c. You may wash your camper twice per season (Monday through Thursday only)
- d. No auto washing permitted
- e. No lawn sprinklers permitted. This restriction applies ALL YEAR LONG (not just during dry spells)!
- f. Gas powered chainsaws are not allowed on weekends.
- g. Do not cut any trees, living or dead.
- h. No **"FOR SALE"** signs allowed. A bulletin board is available in the office for people trying to sell their campers.
- i. No keg beer
- j. No skids
- k. Boat trailers (registered and unregistered) must be approved by campground owner.
- l. Water's Edge reserves the right to refuse service to anyone, seasonal or otherwise. Water's Edge also reserves the right to terminate any reservation without notice.
- m. Water's Edge will not be held responsible for personal injury or loss of money, property or valuables of any kind.

### 4. Sites

- a. Improvements to your site such as trees, shrubs, crushed stone, etc. must be approved by management to ensure they fall within all campground guidelines
- b. Improvements made to sites may not be removed if you leave or change sites
- c. All campsites must be kept clean, mowed, and attractive looking.
  - i. If we have to mow your grass, a \$30 fee will be added on to your site fee.
- d. No propane tanks larger than 40lbs. are allowed
- e. Storage Units
  - i. No wooden or metal sheds or storage tents.
  - ii. Plastic (Rubbermaid, etc.) type storage units are allowed.
  - iii. Total area of storage units must not exceed 144 Square feet (12' x 12')
- f. No wooden structures allowed. "Wooden structures" includes wood-framed screen rooms, sheds, awnings, etc.
- g. Decks
  - i. Must be built in 4'x8' sections in accordance with Lebanon Town Hall Guidelines
- h. Structures installed on your RV must be manufactured specifically for RVs due to Connecticut State law. This includes awnings, screen rooms, etc.
- i. Do not paint rocks.
- j. Extra Trailers
  - i. Only one trailer per site
  - ii. Storage trailers and flat-beds are not allowed
  - iii. One registered boat trailer and boat may be kept at your site
- k. In the event that you will be giving up your campsite, Water's Edge resumes management and upkeep of the campsite upon your "check-out". Water's Edge reserves the right to rent campsites to other parties at this time.
- l. Do not expand your site without prior permission. For most campsites, the boundaries are obvious and

should be respected. If you need site boundaries defined, please see the office and we will schedule someone to show you the boundaries of your campsite. If we see questionable activity, you will be asked to remove those items from the area in question.

m. Lakefront Sites

- i. We will also notify you if any lakeside sites have become available
- ii. Anyone having been a seasonal at Water's Edge for at least 1 full season may put in their names for that lakeside site and a lottery drawing will be held
- iii. Your RV must be no older than 10 years old at the time you move onto the lakefront site

## 5. Services

a. Pump-outs

- i. must sign up in advance by Sunday afternoons
- ii. will be done during that week (usually Monday)
- iii. \$12 per schedule pump-out
- iv. Will be considered an emergency if any day or time other than the standard weekly schedule is requested. The fee will be \$40.

b. Trash

- i. All garbage and recycle trash must be brought to the dumpster area at the end of the parking lot.
- ii. All household trash must be separated properly. Instructions are available at the office.
- iii. No appliances, televisions, tires, batteries, old propane tanks, gas grills, bicycles, etc. are allowed to be left in the dumpster area. Please take them home.

c. Firewood

i. Purchased

1. Firewood may be purchased from Water's Edge for delivery to your site
2. Payment in full must be made at the time of order being placed

ii. Self Supplied

1. Firewood may be brought in from outside the campground for your own personal use
2. Firewood brought in must not be from outside of the state of Connecticut (State Law)
3. Firewood being brought into the campground must be registered at the office as you bring it in
4. Stored wood on the site must measure no more than 2'(D)x4'(H)x8'(L)
5. The sale of firewood between guests is prohibited

d. Crushed Stone

- i. Crushed Stone may be purchased from Water's Edge for delivery to your site
- ii. Payment in full must be made at the time of order being placed

e. Outside vendors

- i. No outside services will be allowed without prior permission from Water's Edge. This includes firewood, crushed stone, lumber, RV service, auto service, etc.
  1. If you are considering hiring an outside service, check with our office staff prior to your commitment.
- ii. Water's Edge will not prohibit seasonal campers from purchasing and carrying these items into the campground themselves, but will not allow competition without prior permission.
- iii. RV service provided by a dealer and covered under an RV warranty or service contract is always allowed.

## 6. Gate Cards

- a. There is a maximum of 2 gate cards per site
- b. Each gate cards requires a \$10 cash deposit; each deposit will be returned to you should you discontinue being a seasonal camper at Water's Edge and as soon as you have surrendered your gate card(s).
- c. Cards remain the property of Water's Edge
- d. Cards will be deactivated at the end of each season, and then reactivated at the beginning of the following season.
- e. Visitors of any kind are prohibited from using your gate card(s). Misuse will result in card de-activation.
- f. If you have forgotten your card, or it will not work:
  - i. Do not honk your horn at the security gate
  - ii. Pull aside from the gate
  - iii. Walk up to the office or call us from your car

## 7. Pets

- a. Maximum 2 pets per site.
- b. All pets must be:
  - i. kept on a leash
  - ii. picked up after
  - iii. not left unattended
- c. Excessive barking annoys other campers and will not be tolerated.
- d. Per Connecticut State law, no pets are allowed in the rec-hall during food functions. This includes when the snack bar is open.

## 8. Vehicles

- a. The Speed Limit is 5 MPH. Please drive slowly for the safety of our kids. Persistent speeding will result in parking outside the front gate and walking to your site.
- b. Only holders of a valid driver's license may operate a motor vehicle in the park.
- c. Motorcycles and/or scooters may be used only to get in and out of the campground, to and from your site. Please do not pass motorcycles under the security gate.... Use the space to the right of the gate on your way in, to the left on the way out.

## 9. Bicycles

- a. Bicycle riding is allowed during daylight hours only
- b. Helmets are recommended for all riders.
- c. Bicycles may not be left unattended in front of the office, and must be "stored" in the bike rack supplied.

## 10. Playground Rules

- a. Our playscape and playground are designed for children 12 and under
- b. Small children must be accompanied by parents.
- c. Playgrounds must not be used after dark

## 11. Swimming/Boating

- a. Swimming (Lake or Pool)
  - i. All children 14 and under must be accompanied by an adult
  - ii. Swimming is at your own risk
  - iii. No lake swimming after dark
  - iv. All posted rules and guidelines must be followed
- b. Boating
  - i. There must be one life preserver available for each person in all boats (personally owned or campground owned & rented)
  - ii. The use of gas powered motors is strictly forbidden
  - iii. Anchored floats such as milk jugs, etc. are not allowed
  - iv. No boating after dark

## 12. Hours

- a. Quiet hours are 11:00 PM until 8:00 AM. No loud talking, radios, televisions or other loud noise will be tolerated during those hours. This is for the enjoyment and benefit of the majority of our campers. There will be no exceptions. If you cannot abide by this rule you will be asked to leave.
- b. All children must be back to their sites by 10:30 PM or immediately following the dances unless accompanied by a parent or guardian
- c. Campfires are allowed between the hours of 8:00 AM and 11:00 PM.

## 13. Winter Storage

- a. You may keep your trailer and other materials on your site over the winter for a \$250 fee
- b. If you do not pay the \$250 storage fee, all personal property must be removed from your site. This includes trailer, deck, storage units and all other miscellaneous items. This is due to campground liability and there will be no exceptions made.

Water's Edge reserves the right to refuse service to anyone, seasonal or otherwise. Water's Edge also reserves the right to terminate any reservation without notice.

Water's Edge will not be held responsible for personal injury or loss of money, property or valuables of any kind.