



2025 SEASONAL RULES

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

1. Seasonal Qualifications

- a. All rates are based on one family. A family consists of two adult domestic partners and three unmarried dependents under the age of 21 and living at home.
 - i. Anyone having more than three dependents (under 21) or any grandchildren may add them on for \$150 per person.
 - ii. Dependents 21 and older as well as other adults and children not included in the above statements may be added on as seasonal visitors for \$250 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 (2013) at the time you move on to your site. The ten-year rule still applies to lake sites.
- c. Existing equipment over the age of 12 will be allowed as rule 1b only pertains to incoming RVs.
- d. Seasonal campsites must maintain only one camping unit.
- e. Any current seasonal selling their camper must inform the office. If the potential buyer would like to keep the unit on an existing site (except for Lakeside sites) or at WEC, they must get prior approval from the Office. New potential guests will be subject to completion of our Information Sheet along with the acceptance of our Rules, subject to a reference and background check prior to approval.

2. Seasonal Rates, Fees, and Payment Schedule

- a. A deposit of \$800 is due on August 15th
- b. A second deposit of \$800 is due on January 1st
- c. A winter storage fee of \$450 is due by September 30th
- 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 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. The final electric bill of the season will be billed around October 15th.
- f. Seasonal Rate
 - i. The Seasonal Rate is offered at a significantly discounted rate, thus requiring payment in full by April 15th each season. If your site is not paid for in full by May 1st each season, you will be required to remove your unit and all belongings from your current seasonal site to a non-seasonal site to be billed and subject to the then current applicable monthly site fee. Once a guest is placed on a non-seasonal site, they will not be eligible for a seasonal site for the remainder of the season.
 - ii. Thereafter, any guest that remains in default will be required to remove their unit and all possessions immediately from Water's Edge Campground. If the unit and all possessions are not removed when requested and if Water's Edge Campground deems it necessary to remove your unit and all possessions, any charges/costs will be at the unit owners' expense. Unit owner/guest will not hold Water's Edge Campground and/or its affiliates responsible for any damage that may occur.
 - iii. As well as, on May 1, 2025, anyone still having an outstanding site balance will have a \$100.00 or 10% (whichever is greater) Late Charge added to their site fee. In addition, on June 1, 2025 (and the first of every month thereafter), you will be charged a \$25.00 or 10% (whichever is greater) late fee on any outstanding site balance.
- g. Late Fees
 - i. Any type of unpaid balance (electric bills, labor bills, etc.) more than 30 days overdue will be subject to a \$25.00 or 10% Late Fee whichever is greater.
- h. Site Departure
 - i. In the event you voluntarily or involuntarily leave the campground at any time prior to the end of the season, it will result in termination of the seasonal rate and will revert the site rate back to non-long-term rates. However, you may remove your unit for a period (i.e., vacation). We ask that you contact the Office ahead of time to let us know the dates that your unit will be removed.

- i. Site Allowance
 - ii. Seasonal and non-seasonal sites are allowed one camping unit only (trailer, motorhome). Any additional camping unit parked or set up on a site will result in a second site fee.

- j. Visitors
 - i. All Visitors must register and pay applicable fees before entering the campground. Visitors permitted during Office hours only. Failure to register visitors is against the law and campground policy and may result in the loss of camping privileges of all campers on site in question from the property without repayment of fees.
 - ii. Most campers fail to understand why a campground owner requires their visitors to pay a fee for entering and using the facilities. Due to extra liability and utility expenses, coupled with the additional strain placed on the grounds and facilities, visitors are required to pay a visitor's fee.
 - iii. No visitor pets are permitted. As much as we love pets, please leave them at home.
 - iv. As this pertains to visitors, on Friday's, Saturday's, and Holiday Weekends (which may include Sunday), maximum occupancy per site is 10. NO EXCEPTIONS!!!! For example, if you have two adults and three children registered to your site, then you will be allowed 5 outside visitors. If you have two adults registered to your site, then you will be allowed 8 outside visitors. Campers registered to other sites do not need to be included in these counts.
 - v. Visitor Policy is the same as stated above (section iv) on Sunday's, Monday's, Tuesday's, Wednesday's, and Thursday's (except Holidays). For Small Gatherings see section (xi) below.
 - vi. Visitor Fees:
 - 1. Children 0-3: Free
 - 2. Children 4-15: \$10 per person per day
 - 3. Adults 16+: \$12 per person per day
 - vii. Day Visitors, please depart the campground by 9:00pm. If you have visitors staying overnight in your camper, they MUST depart the campground by 12:00 noon. If they wish to stay past 12:00 noon they will need to re-register and pay to stay.
 - viii. If you have overnight visitors who are setting up a tent, a pop-up, or a camper on your site, they must pay regular site fees and depart the campground by our regular designated check out time.
 - ix. 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 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 weekend 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. If you have seasonal visitors (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 visitor is someone who has paid the additional \$250 to be added to your site.
 - x. Please inform your guests of our visitor fees and policy before their visit. This will avoid unnecessary embarrassment to them.
 - xi. You are responsible for your guests.
 - xii. Small Gatherings:
 - 1. For those wishing to have a Small Gathering (no overnight gatherings) may do so with prior approval (at least two weeks advance notice) from the Office Manager. If approved, you will be allowed a maximum occupancy of 20 per site on Sunday afternoons, Monday's, Tuesday's, Wednesday's, and Thursday's (except Holidays) only. For example, if you have two adults and three children registered to your site, then you will be allowed 15 outside visitors. If you have two adults registered to your site, then you will be allowed 18 outside visitors. Campers registered to other sites do not need to be included in these counts.

- k. 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. Being disrespectful to your neighbors will not be tolerated. This includes keeping your radio volume to a minimum and not in earshot of neighboring guests any time of day. Persistent offenders will be asked to leave.
- c. Fireworks and firearms are not permitted at any time. Also, the use of bow and arrow is prohibited.
- d. You may wash your camper twice per season (Monday through Thursday only)
- e. No auto washing permitted
- f. No lawn sprinklers permitted. This restriction applies ALL YEAR LONG (not just during dry spells)!
- g. Gas powered chainsaws are not allowed on weekends.
- h. Do not cut any trees, living or dead.
- i. No **"FOR SALE"** signs allowed. A bulletin board is available in the office for people trying to sell their campers.
- j. No keg beer
- k. No skids/pallets to be used for decks or used for burning.
- l. Boat trailers (registered and unregistered) must be approved by campground owner.
- m. 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 or refund if rules are broken.
- n. Water's Edge will not be held responsible for personal injury or loss of money, property, or valuables of any kind.
- o. The mistreatment of any animal (wild or tame) will not be tolerated.
- p. Fishing allowed on a "catch & release" basis only. Please return the fish to the lake as soon as possible.

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 must mow your grass, remove your leaves, complete weed whacking or any general site tidiness you will be charged \$125 (plus tax) per man hour which will be added on to your site fee.
- d. No propane tanks larger than 40lbs. are allowed, except for the WEC Propane Company installed 56-gallon tanks.
- e. No under or behind camper storage allowed. Under and behind campers must be free and clear.
- f. 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')
- g. Water's Edge Campground and/or its Insurance Carrier will not be liable for damage to any unnecessary item(s) for camping that is added by you to your site (IE. screen rooms, carports, sheds etc.). If you opt to have any of these items on your site, you opt to cover any damage to it by any tree dead or alive.
- h. It is the responsibility of all Seasonals to report any dead tree or tree branches that could possibly cause damage to their RV. Failure to report a dead tree or tree branch that falls and causes damage to their RV will release Water's Edge Campground or Water's Edge Campground's insurance provider from being liable for that damage. Seasonals may be required to move their RV or hire someone to move the RV to remove the tree or branch in question.
- i. No wooden structures allowed. "Wooden structures" includes wood-framed screen rooms, sheds, awnings, etc.
- j. Decks
 - i. Must be built in no larger than 4'x8' sections in accordance with Lebanon Town Hall Guidelines
- k. Docks
 - i. Must be built in no larger than 4'X8' sections
 - ii. Docks may not extend out more than 12' from the shore
- l. Structures installed on your RV must be manufactured specifically for RVs due to Connecticut State law. This includes awnings, screen rooms, etc.

- m. Picnic Tables
 - i. Picnic Tables will no longer be supplied by the campground. If you would like to purchase a picnic table from the campground it will be at the then current applicable fee.
- n. Do not paint rocks.
- o. No clotheslines except the specially designed RV clotheslines that attach to the back of your camper will be permitted.
- p. Do not nail/screw or tie items to our trees as it will cause damage to the trees as well as to our equipment if the tree needs to be taken down.
- q. 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
- r. 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.
- s. 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.
- t. Lakefront Sites
 - i. We will notify you if any lakeside sites have become available
 - ii. Anyone having been a seasonal at Water's Edge for at least one 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. Black Water + Gray Water
 - 1. will be done on Mondays (holiday weekends may cause variance)
 - 2. must sign up in advance by Sunday office closing
 - 3. \$20 per black tank for pump outs scheduled by Sunday office closing
 - 4. \$40 per black tank for pump outs scheduled on the day of actual pump outs
 - ii. Gray Water only
 - 1. will be done on Thursdays
 - 2. must sign up in advance by Wednesday office closing
 - 3. \$10 per gray tank for scheduled pump outs
 - 4. \$20 per gray tank for pump outs scheduled on the day of actual pump outs
 - iii. If you have a separate connection for a gray tank, there is an additional charge of \$10
 - iv. If you require a pump out on any other day for either black or gray water, it will be considered an emergency pump out and the fee will be \$45, payable prior to the pump out.
 - v. Flushing of Tanks
 - 1. Tank Flushing Service will not be available with your pump-outs following holiday weekends
- b. Trash
 - i. All garbage and recycled 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. can be left in the dumpster area. Please take them home.
- c. Firewood
 - i. Purchased
 - 1. ¼ cord of 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
 - iii. If you wish to purchase on your own, we only allow ¾" Crushed Stone and must be purchased from our vendor (Windham Materials, Willimantic, CT) ONLY.
- 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 two gate cards per site
- b. Each gate card 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

7. Pets

- a. Maximum two 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. Dog Lead Runners are not permitted
- e. Do not tie leads/ropes/chains to our trees
- f. 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. Speeding will result with the following:
 - i. Warning
 - ii. Loss of privileges for one week.
 - iii. Permanent loss of privileges
- c. Only holders of a valid driver's license may operate a motor vehicle in the park.
- d. Street legal 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. Absolutely no storage of Motorcycles.

9. Golf Carts

- a. Speed limits for Golf Carts are no different than for cars, **5MPH**.
- b. Only licensed drivers listed on our Registration Form and proof of insurance can operate the Golf Cart.
- c. Golf carts must be insured for a minimum of \$100,000 liability insurance and drivers must be listed on our Registration Form.
- d. Maximum two passengers' front seat and maximum two passengers back seat.
- e. No riding on the Golf Cart anywhere other than a seat. No Standing.
- f. No operating a Golf Cart under the influence of alcoholic beverages. **DON'T DRINK AND DRIVE!**
- g. You may wash your Golf Cart up to two times per month (Monday through Thursday only)
- h. Violation of our rules will result with the following:
 - i. Warning
 - ii. Loss of privileges for one week.
 - iii. Permanent loss of privileges
- i. See additional rules as outlined in our Golf Cart Rules and Registration Form.

10. 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.
- d. Children must use caution when riding bikes especially when there is oncoming traffic.

11. Playground Rules

- a. Our playscape and playground are designed for children 12 and under
- b. Parents must accompany small children.
- c. Upper Playground (near Office) must not be used after dark and not before 8:00am
- d. Lower Playground must not be used after 10:00pm and not before 8:00am.

12. 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

13. 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 most of our campers. There will be no exceptions. Persistent offenders will be asked to leave.
- b. All children must be back at 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, April 15th through October 14th.

14. Winter Storage

- a. You may keep your trailer and other materials on your site over the winter for a \$450 fee
- b. If you do not pay the \$450 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.
- c. You may not place your personal property on another seasonal guest's site for storage to avoid paying the \$450 storage fee. If this happens, a second charge of \$450 will be added to the seasonal guest that is storing the personal property.