



Riverside
Campground

2024 SEASONAL ADMISSION AGREEMENT

ADMISSIONS AGREEMENT COMMENCING / ENDING MAY 1, 2024 - APRIL 30, 2025

IN SEASON CAMPING FROM MAY 1, 2024 TO OCTOBER 31, 2024

Agreement for Renewal and Payment Due Back Signed by April 30, 2024

SITE#		ADMISSION FEE:		SITE DEPOSIT:	
NAMES					
DEPENDANTS / AGES					
ADDRESS					
E-MAIL			PHONE:		
CAMPER YEAR/ LENGTH			GOLF CART: Y / N GOLF CART INSURANCE: Y / N DOG INSURANCE: Y / N		

By signing this Agreement, I (we) am (are) hereby acknowledging that all Campers, Occupants, family members, guests and invitees have read and understand the Campground Rules & Regulations as well as the Seasonal Admission Agreement for 2024, and that all Such individuals agree to be bound by and comply with the terms of this Agreement and such Rules & Regulations.

SIGNATURES

CAMPER:		DATE:	
CAMPER:		DATE:	
MANAGEMENT:		DATE:	



2024 SEASONAL ADMISSION AGREEMENT

THIS SEASONAL ADMISSION AGREEMENT(the "Agreement"), made and entered into by and between Summit Ridge Properties, LLC; DBA Gamler's Riverside Campground. (Hereinafter referred to as the "Campground") and the individuals identified on Page 1, jointly and severally, hereinafter referred to as "Camper" (subject to the further requirements below);

The parties hereto freely and voluntarily enter into the following agreement:

1. Notwithstanding anything to the contrary set forth herein, the term "Camper" shall be further defined and interpreted to mean no more than two adults and their dependent children. 2. A "Camping Unit" is defined as a RVIA Approved Recreational Vehicle.

a. All Camping Units which are 15 years old or older must be pre-approved by Campground Management prior to moving same onto Campsite.

b. It is strictly prohibited that any Camping Unit 15 years or older be situated upon the Campsite without Managements approval.

3. "Site" or "Campsite", as used herein, specifically refers to the Site Number referenced on page 1.

4. "Campground" shall mean Gamler's Riverside Campground.

5. THIS IS NOT A Lease. This is an Agreement which is binding on both the Campground and the Camper. This Agreement is not a lease of real estate. The Camper is not a tenant. This Agreement is, for legal purposes, a license to use the property of the Campground on the conditions which are stated in this Agreement.

6. Terms

a. Campground does hereby allow Camper Admission to Site during the term referenced on Page 1 for no more than a 2 week continuous time period between May 1st and October 31.



b. Camper must notify Campground 30 days prior to Agreement expiration if they have no intention of renewing Agreement. Failure to notify campground within 30 days, results in camper forfeit of the \$150.00 deposit.

c. Upon expiration or termination of this Agreement, Camper shall quietly and peacefully return the site to in good condition ordinary wear and tear excepted.

d. Two weeks prior to the expiration or termination of this Agreement, Camper shall remove any and all of its personal property from the Campsite including the Camping Unit. If Camper shall fail to timely remove from the Campsite any and all of its personal property, Campground shall have the right to remove said personal property from the Campsite, with a lien upon said personal property for the actual and reasonable costs of removal and costs of storage which shall be not less than \$20.00 per day. Campground shall not be liable for any damage incurred in moving said personal property and camping unit, nor for the safekeeping of same

e. If Camper requires the assistance of the Campground in moving Camper's Camping Unit and/or other personal property (ie: decks, sheds, etc), such service will be provided at the convenience of the Campground, without assuming any responsibility for any damage to the Camping Unit and/or other personal property, at a rate of \$65.00 per hour (one hour minimum). Such rate shall include an operator and necessary equipment normal to such moves. Campground's equipment shall not be loaned.

7. Seasonal Admission Fee

a. Campers shall pay, in full, a non-refundable "Seasonal Admission Fee" in the amount stated on Page 1 of this agreement on the date of execution of this Agreement ("Due Date"). In addition to any and all remedies available to the Campground under this Agreement and/or pursuant to the applicable law, the campground shall have the right to take the following actions and collect or recover damages as follows:

i. Assess the Camper a late fee of \$50.00 on the 5th day from the Due Date if any portion of the Seasonal Admission Fee remains unpaid, and \$5 daily thereafter. ("Late Fee"); and

ii. On the 10th day from the Due Date, if any portion of the Seasonal Admission Fee remains unpaid, this Agreement will automatically terminate and camper shall forfeit the \$150.00 deposit.



iii. Collect from Camper any and all costs or fees incurred by campground associated with collecting any or all costs, Additional Late Fee and Termination Fee due under this Agreement; and

iv. Collect from Camper any and all attorney's fees incurred by the campground associated with collecting any or all of the Late Fee, Additional Late Fee and Termination Fee due under this Agreement.

8. Campsite Deposit

Campers shall pay, in full upon execution of this Agreement, a campsite deposit of \$150.00, which such "Campsite Deposit" shall be subject to the following terms and conditions:

a. Said campsite deposit shall be held as security for the prompt, full and faithful performance by Camper of each and every provision of this Agreement.

b. The Campground is not required to hold the Campsite Deposit in any special or trust account, but may commingle the Campsite Deposit with other funds of the Campground. No interest shall be paid to the Camper on the Campsite Deposit.

c. If the Camper fails to perform any of its obligations under this Agreement, Campground may (but shall not be obligated to) apply part or all of the Campsite Deposit to cover:

(i) the Seasonal Admission Fee,

(ii) Any sum expended by the campground on Camper's behalf in accordance with the provisions of this Agreement, or

(iii) Failure to notify management 30 days prior to departure,

(iv) Seasonal admission fee outstanding for more than 10 days, or

(v) Campground's costs or expenses resulting from Camper's default. The Campground's application of the Campsite Deposit shall not prevent the Campground from exercising any or all of its rights and remedies provided in this Agreement, at law or in equity.



d. If the campground applies the Campsite Deposit for any of the above purposes, Camper shall pay additional funds to the campground to restore the Campsite Deposit to its original amount within ten (10) days of the Campground's written demand. Provided that the Camper meets all its obligations under this Agreement, the Campground shall return the Campsite Deposit upon the later of:

(i) The expiration or termination of this Agreement,

(ii) Camper's surrender of the Campsite in accordance with this Agreement, or (iii) Camper's timely payment of all amounts due under this Agreement.

9. Sale of Camping Unit; Sublease/Assignment of Campsite

a. Sale of Camping Unit from the Site without prior consent of the Campground will immediately VOID this Agreement, no refund or proration of the Seasonal Fee will be made and Camper shall have no further rights or interests with regard to the Site after the date of such unauthorized transaction. Camper and Campground agree and acknowledge that the Campground may immediately attempt to fill the Site following the voiding of this Agreement.

b. Any attempt by Camper to assign this Agreement or substitute another person as camper of the Campsite shall be null, void and of no effect.

c. In the event that Camper removes the Camping Unit from the Site without intent to return to Site (provided in writing to the Campground) with another comparable Camping Unit without prior authorization from the Campground, this Agreement will terminate on the date that the Camping Unit is removed, no refund or proration of the Seasonal Fee will be made and Camper shall have no further rights or interests with regard to the Site after the date of such unauthorized removal. Camper and Campground agree and acknowledge that the Campground may immediately attempt to fill the Site following the voiding of this Agreement

d. "For Sale" signs shall not be posted at the Campsite or in or on said Camping Unit without prior consent from Campground.

10. Electricity

a. Each Camping Unit is to be plugged into the campground electric box that is located on Camper's Campsite.



b. The shared electric meters will be read on a monthly basis and Camper will have 15 days with which to pay the electric usage fee. Campground shall provide an invoice to Camper at the above address or email address setting forth the amount owed. If fee is not timely paid by the date provided on the written invoice, electricity to the Camping Unit may be disconnected by the Campground.

When electricity is disconnected due to non- payment or in arrears 30 days, an additional reconnection fee or late fee will be assessed of \$30.00 per every 30 days past due and all unpaid electric fees must be paid prior to the electrical service being restored.

c. All electrical fees must be paid up to date, prior to the removal of the Camping Unit from the Campground.

d. No generators may be used except during utility power outages.

11. Pump-Out Services

a. Full Season Sewage pump-out services are provided at the rate of \$165

b. As needed pump-out requests are available for \$15 . This fee be must be received and paid prior weekly service for pump-out. If request is received late, it shall be deemed a special request and subject to a fee of \$25.

c. Prior to pump-out, Camper shall inspect and warrant that all valves, drains, hoses, holding tanks and related equipment on the Camping Unit are in proper working order. If the same are not in proper order, Campground shall have the right to refuse to pump out Camping Unit until Camper notifies the Campground that all necessary repairs are made.

d. Campground assumes no responsibility for the condition of the holding tank on any Camping Unit or for any damage caused by or arising from said pump-out services.

12. Campers

a. Noise at any time day or night must not be a bother to your neighbors. Radios, TV's, etc. noise must be contained to your campsite.

b. Camper quiet time is from 11:00pm to 8:00am (strictly enforced). Quiet time includes, but is not limited to, TV/Radio Volume, Loud Talking / Laughing.



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- c. Alcohol use by underage campers in the park is not tolerated, and violators will be asked to leave the park.
- d. All Campers must place household garbage in the dumpster at the main entrance. Do not place garbage beside road, outside your camper, or in community trash bins at bathhouses. No hazardous waste or large items are to be disposed of in Campground dumpster.
- e. No one under the age of 18 may be left unsupervised on the property. Parents or legal guardians are responsible for the whereabouts, actions, and safety of their child(ren) while at Gamler's Riverside Campground. Any children under the age of 13 must be accompanied by an adult at all times.

13. Camping Unit / Grounds

- a. All campers must have their site number clearly posted on their unit (6' off the ground, 3" reflective letters, and contrasting colors) and golf carts if applicable (3" reflective).
- b. Fire may be built in designated areas only. Fire must be completely extinguished before leaving site, or unattended.
- c. No additions to units. No fences
- d. All seasonal campers must carry year-round insurance and liability for their camping units, contents, pets, and golf cart if applicable.

14. Vehicles

- a. Camper and any guests must be a legally licensed driver to drive any vehicle on Campground property, this includes golf carts.
- b. Camper must have proof of insurance on any vehicle or golf cart driven on Campground property.
- c. SPEED LIMIT THROUGHOUT THE PARK IN 5MPH.
- d. Golf carts, motorcycles, etc. are NOT to be operated after 11pm or before 8am. Absolutely no vehicles are to be driven after dusk unless they have headlights.



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- e. All vehicles are to be parked on your designated campsite (1 vehicle maximum), not on the road or on your neighbor's site. Guest vehicles must have a visible car pass on the rear view mirror and be parked on the corresponding lots only. No vehicles shall be parked in the road at any time. Additional vehicles can be parked in the designated visitor parking areas.

15. Safety

- a. Safety is the Park's #1 priority. Do not sit or stand on fences or railings and observe all signs that are posted around the facility. Lack of common sense is not an excuse for not following safety precautions.
- b. Management will determine "offensive conduct" as each instance arises, and Management's decision will be final. If Management's decision is not followed, local authorities will be contacted and will have the right to issue a ticket/warning to the person(s) not cooperating. The person(s) may also be banned from the Park, which is private property.
- c. Management has the right to terminate admission in order to protect other campers and Management from unruly campers and their visitors/invitees. Campers are ultimately responsible for their actions as well as those of their child(ren), visitors and/or invitees.
- d. We reserve the right to restrict children to their site if their behavior or actions are unacceptable.
- e. Campers and their guests will follow all state, county and federal laws. Authorities will be contacted to investigate any suspected drugs or illegal acts. If law enforcement is called to a site for domestic disturbance or unruly behavior, the Park has the ability to not renew the Seasonal Admission Agreement.
- f. All guests must follow the rules and regulations listed in the contract as well as those posted around the facility.
- g. Vandalism, disturbances, etc. will be grounds for immediate and permanent Admission Termination from the Campground.



- h. Any person whose conduct is offensive or disorderly to other campers, residents, park personnel or Management, will be required to leave the premise or be restricted to their campsite.

12. Guests

- a. The Camper is responsible for the conduct of their day and overnight guests, and shall be personally liable for any injuries or property damage arising from the actions of such guests. Campers guests are not to remain on property without Campers being also present.
- b. All guests must be signed in by the Camper prior to their arrival, and a visible parking pass must be on display for each guest vehicle, and must leave campground prior to 11:59 pm. Any day guests failing to leave the Campground prior to such time will be deemed overnight guests and subject to the applicable fees or will be subject to Trespassing Laws. Guest fees will posted on the information board or available at the office.
- c. Overnight guests must sleep in Campers own Camping Unit. Failure to do so could result in an additional fee.
- d. Campers guest privileges may be revoked by the Campground for failure to comply with the rules of this agreement.

13. Condition of Site

- a. Camper has had an opportunity to inspect the Site. Camper has determined that the Site is suitable for the Camper's Camping Unit and accepts the Site in an "AS-IS", "WHERE-IS" condition with all faults.
- b. Camper acknowledges and agrees that the Campground has made no representations or warranties, written or oral, express or implied, concerning the Campsite.
- c. Camper shall keep the Campsite and any and all personal property located thereon in a state of cleanliness and healthy sanitation and shall, at all times, comply with all governmental laws, statutes, ordinances, rules, regulations or requirements now or hereafter in force relating to or affecting the condition, use or occupancy of the Campsite.



d. Camper shall be responsible for the maintenance and repair of any and all personal property (Including the Camping Unit) located upon the Campsite and for the maintenance of the Campsite.

e. In the event Camper fails to keep the site properly maintained (mow, weed trimming, trash) Campground may give Camper notice of the deficiency (mail, email, phone) and 10 days to fulfill Camper's obligations. If such maintenance is not performed within such time, then Campground may, but shall have no obligation to, perform such maintenance and the Camper shall pay the following maintenance: Rubbish and Trash Removal: \$25-\$100 per incident; Lawn Care:\$20 per incident; Boat/trailer removal/storage: \$5/day per incident.

14. Use of Site

a. Camper shall not use the Campsite for any illegal activity or activity which would injure the reputation or the business of Owner or the Campground. Camper shall, at its sole cost, comply with all governmental laws, statutes, ordinances, rules, regulations or requirements now or hereafter in force relating to or affecting the condition, use or occupancy of the Campsite. Camper may not claim the campground as camper's residence nor receive mail at the campground.

b. Camper shall not commit nor suffer any waste to be committed upon the Campsite. All waste water (gray or black) must be safely contained within the camping unit tank or transfer tank. Camper may not dump waste water on the ground. Wipes, paper towels, and feminine products are not to be deposited into any Campground sewer, dump stations, bathhouses, or Campers holding tanks. Campers and their guests with sewer sites are prohibited from using the bathhouses.

c. There shall not be left outside on the Campsite any household appliances of any type except a portable cooking grill and locking refrigerator labeled with site number. Cabins are prohibited from having exterior refrigerators.

d. All pets must be kept inside the Camping Unit or on a leash or in a kennel whether on or off the Campsite. Excessive barking or failure of the Camper to keep their pet leashed when outside the Camping Unit, or leaving the pet unattended will give campground cause to require the pet to be removed from the Campground. Camper must clean-up after their pets. No pets are allowed in / around the Bathhouses, Office,



Playgrounds, Activity Areas and Pavilion / Barn. All Campers and their guests with pets must provide proof of liability insurance. No more than 2 dogs per campsite.

- e. No trespassing on properties surrounding Gamler's Riverside Campground
- f. No fireworks / firearms may be possessed or used on the Campsite or anywhere else in the Campground.
- g. No washing of any kind on holiday weekends. Water to camping unit should be turned off when leaving.
- h. Camper shall get permission from the campground before any type of digging or stake nailing is done. This is to eliminate any problems with utility lines. If digging occurs without permission from campground, the Camper shall be responsible for the costs of any and all necessary repairs or replacements. The Campground is not responsible for personal injury or property damage that may result due to digging by Camper whether or not authorized.
- i. Only upon prior written consent of the Campground may Camper, at its own expense, construct a deck upon the Campsite. The requirements applicable to any deck so constructed are pursuant to campground's specifications.
- j. Only upon prior written consent of the Campground, may Camper, at its own expense, construct one storage shed upon the Campsite pursuant to the Campground's specifications. (See Management for applicable details.)
- k. No cutting or transplanting of trees by Camper without prior written approval of the Campground. No nails, hangers, or screws are to be used to fasten anything to Campground property (trees, water posts, electrical posts, etc). Any and all landscaping improvements made to the Campsite by Camper, including without limitation, pavers, patio blocks, concrete pads, stepping stones, retaining walls, blocks, tiles, trees, flowers or bushes, become the property of the Campground.

15. Insurance

- a. Camper shall maintain public liability, and fire, wind and other hazard insurances upon their personal property (including the Camping Unit and Golf Carts) situated upon the Campsite and for their acts or omissions occurring while occupying the Campsite, which such insurance policy shall indemnify Campground as an additional



insured, in amounts acceptable to Campground, said acceptance shall not be unreasonably withheld.

b. Within ten (10) days of written demand by Campground, Camper shall provide evidence to the Campground, said insurance is in full force and effect.

c. No insurance policy required of Camper under this Agreement shall be cancelable or subject to reduction of coverage or modification except after thirty (30) days' prior written notice to Campground.

d. If Camper fails to comply with the requirements of this section, Campground may terminate Seasonal Admission Agreement.

16. Indemnification

Camper shall indemnify Campground and shall hold Campground harmless from and against any and all claims, actions, damages, liabilities and expenses, including attorneys' fees, in connection with any occupant, invitee or guest in, upon or at the Campsite arising out of or caused by the occupancy or use of the Campsite or any part thereof when the same is occasioned, wholly or in part, by an act or omission of Camper, its occupant, invitee or guest including, without limitation, any accident, injury, or damage to any person or property, or by reason of Camper's breach or default in the performance of Camper's obligations under this Agreement. If the Campground shall, without fault on its part, be made a party to any litigation commenced by or against Camper, the Camper shall protect and hold the Campground harmless and pay all costs, expenses and attorneys' fees incurred or paid by Campground in connection with such litigation. Camper's indemnification of Campground under this section shall survive the expiration or termination of this Agreement.

17. Damage and Campground Liability

Campground shall not be liable to Camper, and Camper hereby waives all claims against Campground, for: any injury or damage to any person or property in or about the Campsite, or any equipment becoming out of repair or for the interruption of electrical service or any other utility service to the Campsite; any act or neglect of Campground or of other campers or occupants or employees in the Campground; or any other thing or circumstance whatsoever. All property in or about the Campsite belonging to Camper, its guests or invitees shall be there solely at the risk of Camper. If



Campground fails to perform any of Campground's obligation under this Agreement and, as a consequence, Camper recovers a money judgment against Campground, the judgment shall be satisfied only out of the proceeds of sale (received upon execution of the judgment) of Campground's title in the Campground, and no officer or member of Campground shall be personally liable for any deficiency.

18. Notices

Any notices necessary under the provisions of this Agreement may be served personally upon the parties or by email to the addresses written above.

19. Rules of the Campground

Campground may make such reasonable "Rules" governing the Campground and use of the Campsite, as Campground deems necessary from time to time. A copy of the Rules shall be available in the office of the campground. Camper agrees to observe and comply with all such rules. Any violations of the Rules shall be deemed a breach of this Agreement. Campground may make changes to the Rules without notice. Camper acknowledges receipt of said existing Rules annexed to this Agreement.

20. Failure of Campground to Act

Failure of Campground to insist upon compliance with the terms of this Agreement shall not constitute a waiver of any violation. No waiver by Campground of any provision of this Agreement shall be deemed a waiver of any other provision hereof or of any subsequent breach by Camper of the same or any other provision.

21. Defaults

- a. The occurrence of any one or more of the following events shall constitute a default and breach of this Agreement by Camper:
- b. The failure of Camper to make any payment of Seasonal Admission Fee or any other payment required to be made by Camper under this Agreement, when due, and such failure shall continue for a period of Five (5) days after the due date.
- c. The failure by Camper to repair any waste or to observe or perform any of the terms, covenants or conditions of this Agreement to be observed or performed by Camper where such failure shall continue for a period of ten (10) days after notice (mail, email or phone) thereof from Campground to Camper.



d. This Agreement passes to any other person or entity by act of Camper, by operation of law or otherwise.

e. Camper becomes insolvent or bankrupt or makes an assignment for the benefit of creditors or a receiver or trustee of Camper's property is appointed and is not discharged within thirty (30) days, or

(i) The making by Camper of any general assignment or general arrangement for the benefit of creditors; (ii) the filing by or against Camper of a petition to have Camper adjudged bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Camper, the same is dismissed within sixty (60) days); (iii) the appointment of a trustee or receiver to take possession of substantially all of Camper's assets located at the Campsite or of Camper's interest in this Agreement, where possession is not restored to Camper within sixty (60) days; or (iv) the attachment, execution or other judicial seizure of substantially all of Camper's assets located at the Campsite or of Camper's interest in this Agreement, where such seizure is not discharged within sixty (60) days.]

f. Camper abandons or vacates the Campsite.

g. Irreconcilable Differences with Management: Admission and use of a campsite, is at the sole discretion of Gamler's Riverside Campground Management. The Campground may determine, for any reason in its sole discretion, that it is necessary for the Camper to leave the premises of the Campground prior to the scheduled end of the Period. In such an event, the Campground will direct the Camper to leave the Unit and the Campground. The Camper will be given one (1) day to cease to occupy the Unit and Campground, and five (5) days to remove the unit from the campground. In the event of a disturbance of the peace and order of the Campground, the Campground reserves the right to require the Camper to leave immediately.

22. Campground's Remedies

If any default by Camper shall continue uncured for the applicable period stated above, Campground shall have all rights and remedies provided by law or equity, to which Campground may resort cumulatively or in the alternative. Additionally, Campground shall be entitled to recover from Camper, in addition to the Seasonal Admission Fee and any other charges due under this Agreement or related in any way to the Seasonal Admission Fee, all other damages sustained by Campground on account of the breach



of this Agreement, including, but not limited to, the costs, expenses and attorneys' fees incurred by Campground in enforcing the terms and provisions hereof and in reentering and recovering possession of the Campsite and, if applicable, for the cost of repairs, alterations and attorneys' fees connected with the refilling of the Campsite. Further, Campground has the following remedies, in addition to all other rights and remedies provided by law or equity, to which Campground may resort cumulatively or in the alternative:

a. Termination of Seasonal Admission Fee Agreement: Campground may at Campground's election terminate this Agreement at any time immediately upon giving Camper a notice of termination. On the giving of the notice, all further obligations of Campground under this Agreement shall terminate (see g above), Camper shall surrender and vacate the Campsite in a clean and orderly condition, and Campground may reenter and take possession of the Campsite and eject all parties in possession or eject some and not others or eject none, and remove any and all personal property (including the Camping Unit) from the Campsite. Termination under this paragraph shall not relieve Camper from the payment of any sum then due to Campground or from any claim for damages previously accrued or then accruing against Camper. Should Camper abandon the Campsite and Campground elect to reenter as herein provided, or if Camper's right to possession is terminated by Campground because of a breach of the Agreement by Camper, this Agreement shall, at Campground's written election, terminate and Campground shall be entitled to recover from the Camper

(i) Unpaid Seasonal Admission Fee's which has been earned at the time of termination,

(ii) As liquidated damages, and not as a penalty, a sum of money equal to the total Seasonal Admission Fee's and any additional loss of Seasonal Admission Fee's to be paid by Camper to Campground for the remainder of the term of this Agreement.

b. Storage: Campground may at Campground's election remove the Camper's personal property (including the Camping Unit) from the Campsite and store same at the cost of Camper. After 30 days, the unit will be considered abandoned.

c. Re-letting Upon termination of this Agreement, Campground shall have the right, but not the obligation; to immediately fill the Site with a third party.



23. Severability

The invalidity or unenforceability of any provision of this Agreement shall not affect or impair any other provision, and such invalid or unenforceable provision shall be severable from the remaining provisions which shall continue in full force and effect.

24. Governing Law

This Seasonal Admission Agreement shall be governed by and construed in accordance with the laws of the State of Pennsylvania.

25. Binding Effect

This Agreement shall be binding on all persons using the Camper's Campsite.

26. Camper shall pay all costs, expenses and reasonable attorneys' fees that may be incurred or paid by Campground in enforcing the terms and conditions of this Agreement as permitted by law.

27. By signing this Agreement (page 1), I (we) am (are) hereby acknowledging that all Campers, occupants, and family members, guests and invitees have read and understand the Campground Rules, as well as this Agreement, and that all such individuals agree to be bound by and comply with the terms of this Agreement and Campground Rules and Regulations. Gamler's Riverside Campground Rules and Regulations



SEASONAL CAMPSITE RULES

ARCHITECTURAL

All fire rings must be located above ground. Cabins on the "A" side must have an enclosed fire ring approved by management. **There will be no fires in the off season due to the lack of accessible water. Do not bring in whole pallets for burning, they must be broken down first.** Decks and steps (over 30" above ground must have railings and wood pallets are not acceptable), **storage boxes and sheds** (one 4X4X8 per site) ,**must have individual approval from management prior to any construction as well as any type of modification to campground property (cabins, docks, etc.).** Do not put nails or hardware of any type in trees. Satellite dishes may be installed on decks or campers, but are not allowed to be attached to poles stuck in the ground or on campground property (cabins, buildings, etc.) Fences of any kind are not allowed. See management **before** digging!

IDENTIFICATION AND SITE

For D.E.P. utility companies and emergency response teams, put the site number and family name on camping unit or lot, as well as propane tanks. You are responsible for mowing and/or spraying your site and around your boat. Failure to do so will result in Management taking care of it and billing you without prior notice. **Avoid all unnecessary clutter.** Do not put indoor furniture outside (TV cabinets, couches, etc.). One outdoor refrigerator (except for cabins) with lock, marked with site number is allowed per lot. All electrical cords & water hoses should be buried to avoid trip hazards.

GARBAGE, SEWAGE, SEPTIC TANKS

All trash must be put in tied garbage bags and disposed of in dumpster located outside gate after each visit. No hazardous materials. **See management if you have large items, do not put them in or around dumpster.** Recycle container is located next to ice machine. **ALL WASTEWATER MUST BE PUT INTO A BLUE TANK AND THEN EMPTIED AFTER EACH VISIT INTO DUMP STATION.** This includes cabins. **Do not allow wastewater to sit in blue tank for more than a week as it becomes rancid.** Management has safe RV enzyme for sale. Campers on sewer lots will use the facilities in their camping units, bath houses are for non-sewer only. **Do not put "flushable" wipes or paper products, other than camping toilet paper, into the septic.**

RULES FOR CHILDREN

Keep off other campsites unless invited. No throwing stones anytime. **Children under the age of 9 require adult supervision while using the bathhouse.** If you have visiting children, you supervise them. Do not leave small children unattended, especially around the waterfront. They must wear life jackets while on docks or be with parents. Children's curfew is 11:00 p.m. State law requires children under the age of 12 to wear a helmet while riding a bicycle. No bike riding after dark.

PETS

Pets are to be leashed, cleaned up after, and not left behind to be a noisy nuisance. You are responsible for your pet's actions. **Children must be accompanied by an adult**



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when walking pets. All dog owners have to maintain and provide management a copy of their personal liability insurance for their dog(s) in order to have them in camp. This is also if you have guest and they bring dog(s). If you do not have a valid copy of insurance on file in the office, you will be asked to take your pet home. **No more than two dogs per site.**

GOLF CARTS

Carts will obey the 5 mph speed limit. Operator must have valid drivers license. Cart owners must maintain and provide management with a copy of their liability insurance. If you do not have a valid copy of your insurance on file in the office, you must park the cart until insurance is provided. All carts must have the site number in a visible spot. Modified carts must have a letter from their insurance agent acknowledging all modifications. Carts must have working headlights to operate at night. Keep carts out of wet fields, unwanted camp sites, and pedestrian trails. **Carts must be noise compliant as deemed by Management. Golf-cart privileges can be revoked.** There is a fee for golf carts on premises, in-use months and winter storage. **No new contracts will be written for 2-cycle golf-carts. Campers with 2-cycle carts will have their contract renewed, but only for the life of that cart. ATV's are not considered golf-carts and therefore are not permitted.**

CAR TRAFFIC

Keep gate key secure, do not "loan out." Do not stop in electric gate's path. **Speed limit is 5 m.p.h.** Do not drive through cabin row, unless you live there. Parking at campsite for ONE car only. **Do not park on any lot other than your own.** Additional cars and visitors are to park in designated visitor parking.

USE OF WATER

No camp water is to be used for washing or hosing off vehicles, also no hot pools. Trailers, golf-carts and boats may be washed, but not five days before or after a holiday weekend. **Always shut off your water when leaving for the week.**

GUEST AND VISITOR POLICY

If you have free guest privileges, we do not charge for the first two adults and their minor children. Any excess over this amount cost **\$2.00 per head per calendar day except for holidays; all guests will pay \$10.00 per head per calendar day.**

Holidays are as follows:

Memorial Day weekend
Fourth of July weekend
Labor Day weekend

Possible guest fees for Halloween weekend.

Please register your guest on registration form, **sign at bottom**, and put in box at gate - 24 hours per day. Also fill out car pass and give it to your guest for placement on their rear view mirror. We do not accept "drop-in" company. You must have them signed in. **You are responsible for your guests. Should you leave campground property, by vehicle or boat, your guests must go with you. Guests spending the night must sleep in your own camping unit or you will be charged for a tent site. It is also your responsibility to let your guest in, as gate is not always tended. Failure to comply will result in guest privileges being revoked.**

WATER CRAFT, RAMPS AND DOCKS

**Riverside
Campground**

There is a fee for more than one watercraft per lot regardless of indoor or outdoor storage. Watercrafts on the premises in the off season will be charged. Watercrafts on trailers are only to be parked on campsites while cleaning or loading/unloading. **Only manufactured chocks may be used for boat trailers. Label boat trailer and chocks with site number. No rocks, cement blocks or pieces of wood, etc. Please mow around boats or move to a mowed spot.** Unless you have rented a space in the Boat Yard, you cannot park there. Watercrafts in storage buildings and garages may park at the top of the Boat Yard. You knowingly assume a risk on ramps (slippery) and docks. Launch watercraft from ramps only; do not use shoreline. **Docks slips are private. Use only designated areas closest to the ramps for launching, loading and unloading.** Fishing from docks is permitted when there is no boating activity. **No wading or swimming from our shoreline, docks, or ramps. We are not responsible for accidents.**

MISCELLANEOUS

No discharging of firearms or fireworks. There is no smoking in any of campground owned buildings. No depositing of oil or hazardous waste on property. **There may be a fee for extra trailers brought in, please check with management upon arrival.** Camping units can not stay on campsite if sold. **Office hours are 8:00 a.m. to 8:00 p.m. unless otherwise stated or in the event of an emergency.** Quiet hours are from 11:00 p.m. until 8:00 a.m. Scheduled activities may run past these hours with prior approval. Radios must be turned off after 11:00 p.m. Please do not feed the wild animals. **Check bulletin boards for updates and news.** Any services provided by management may be subject to a charge such as moving trailers, boats, labor, etc. When moving one's property (camper, boat, golf-cart, etc.), Gamler's campground cannot be held liable for damages to the property or other belongings and decks. **Any one behind on payment will not be allowed to camp until paid in full. Access to the premises will only be allowed to maintain the site.** There will be a late fee charged to all accounts not paid by due date. **Checks are not accepted for late payment or fees.** Also there will be a \$30 fee for all returned checks. We do accept credit cards, a 3% convenience fee will be applied.

REGULATIONS SUBJECT TO CHANGE WITHOUT NOTICE