

COZY HILLS CAMPGROUND

2010 RULES & REGULATIONS

Sites are designed to accommodate one camping unit at a time. Each site is limited to 2 adults and 3 children. Campers are restricted to 2 vehicles per site. Additional vehicles for your guests must be parked in the overflow parking area due to space restrictions. The use of electric heaters or air conditions in the 30 amp sites is prohibited.

The following items are not permitted in the park:

- Washing machines or dryers
- Garbage disposals
- Household toilets-Marine type toilets or low flow toilets
- Propane tanks with a fill capacity exceeding 100 pounds
- Antennas, including television antennas, with an excess height of 3' above unit. Satellite dishes are permitted provided they do not exceed 18" in diameter and meet height guidelines.
- Signs of any type, except those displaying the name and/or space number. "For Sale" signs are not permitted on individual units, instead all "For Sale" units will be displayed on the resale bulletin board located in the office.
- Boat or trailer storage on camping sites

Speed Limit: The speed limit is 5 MPH and is strictly enforced.

Quiet Time: Quiet Time is from 11:00 P.M. through 8:00 A.M., in keeping with the family environment; campers are asked to refrain from any loud behavior or disturbances during this period. **Minors must be on their site and/or under direct adult supervision by 11:00 P.M.**

Golf Carts: All golf carts must be registered at the office and need to have a golf cart permit clearly visible. All persons driving a golf cart need to have a valid Driver's License (NOT a permit). All carts need to have fixed headlights and 1 tail light. Drivers under the age of 21 are limited to daylight hours. Site numbers must be clearly displayed on both sides of your cart in 3" or larger numbers/letters. Passengers are limited to the number of seats on the golf cart. Golf carts cannot be driven after quiet hours. Golf carts are to be operated in a safe and reasonable manner at all times. Please stay on common roads at all times and abide by all posted speed limits. All golf carts must be maintained in good working order. Management reserves the right to refuse registration to carts that are deemed unsafe. Charging of golf carts is limited to your own site only. Violation of these rules will result in fees and/or suspension of golf cart privileges.

Camp fires: Live trees are not to be cut for firewood or for any other reason. All camp fires are to be contained in metal fire rings/fire pits to minimize danger. Campers are not to use camp fires to burn trash. Camp fires must be completely extinguished before retiring for the evening or departing the park. No fire shall ever be unattended.

Pets: There is a limit of two (2) pets per camp site. Your guests are not permitted to bring pets into the park. All pets must be kept on a leash under the control of the pet owner at all times. Please dispose of all pet droppings immediately. Please do not tie up pets at site and leave the unattended. Absolutely NO permanent dog pens are permitted on camp sites. Pets are no permitted in any public buildings or the swimming pool area. Owners are responsible for the actions of their pets. Cozy Hills Campground shall be held harmless and assumes no liability, implied or otherwise, for animal bites or injury. You, as a pet owner, specifically agree to carry your own insurance and agree to indemnify Cozy Hills Campground to cover any injury or damage which may occur. Proof of insurance is required at registration.

1311 Bantam Road (Route 202) • Bantam, Connecticut 06750

Tel: 860-567-2119 Fax: 860-567-8117

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Improper Behavior: For the protection and benefit of all campers and guests, anyone who willfully or negligently destroys or defaces the property of another camper or park property will be held liable for the full value of replacement cost and may be subject to eviction. No firearms, B.B. guns, bow and arrows, slingshots, air guns or fireworks may be discharged or permitted on premises. Further, any individual who violates these guidelines, or by their actions or words disturbs the peace, creates conflict, or otherwise creates a situation not in keeping with the family environment, will be engaging in improper behavior and may be instructed to leave the park.

Parental Responsibility: Please provide proper supervision for your children while in the park. All children must be under direct adult supervision. Children under 18 years of age must have adult supervision while in the beach or swim areas. Parents will be held responsible for the actions of minor children. **Minors must be on their site and under direct adult supervision by 11:00 P.M.**

Alcohol Policy: In keeping with the family environment, excessive use of alcoholic beverages is not tolerated. Violators will be requested to leave the park.

Guests: All guests must register at the Office prior to visiting. The fees are as follows: \$5.00 per day and \$10.00 for overnight. Seasonal passes are available for purchase at a cost of \$150.00.

Decks, Storage Buildings & General Construction: No construction of any kind is permitted without written permission from Management. If any work is completed by an outside contractor, the contractor must be a licensed contractor with proof of insurance. Proof of insurance must be provided to the Office before work can begin. Sheds are to be made from wood. **No plastic or aluminum sheds will be permitted.** A shed must be no larger than 6'x8', and receive Management approval prior to placement on the site. They must be kept in good repair. Only prefabricated patio rooms (aka screen, sun or Florida rooms) designed for use with an RV or park model are allowed (Silver-Top® or Dura-Bilt® brands for example). Built-on shelters, wooden shelters, stick-built (wooden) patio rooms, carports and fencing around campsite areas are not allowed. Decks must be constructed in 8' x 10' removable sections. Decks may not be more than 10' wide and no longer than the length of the trailer and may not be anchored in the ground; they must be sitting on floating blocks.

Site Requirements: Any permitted deck or screen house must have access to sewer connection. A sewer donut is required around your sewer hose at the point of connection to the sewer pipe. If you do not have one of these, we will arrange for installation and charge you accordingly. Your sewer hose must be sloped downward from your trailer's sewer connection to the park sewer hookup to prevent any clogging or spillage on the ground.

Neatness Policy: No display of any large appliances on decks or sites. Campsites and decks must be kept NEAT. Decks are NOT to be used as storage areas. Campers are responsible for keeping their site area clean and free of debris. All tarps must be removed from campers. Auto repair of any kind will not be allowed on your campsite.

Tree Policy: If a wooded site is chosen, it is understood that the trees are part of the landscape and beauty of the area. Should a tree need to be removed in order for the camper to come on site Management will approve and then arrange for removal if necessary. Under no circumstances should you remove the tree yourself or hire someone else to remove it. Any and all tree removal must be arranged by Management.

Landscaping: Seasonal campers will be responsible for the upkeep and maintenance of their site including weed removal. Seasonal campers are required to rake all leaves and general debris from their site and place at the road edge for pick-up on designated dates. Sites, which are not raked by May 15th, will be cited and Management will perform necessary lot cleanup for a fee. If you are not able to perform these duties due to physical limitations, please contact the Office to make other arrangements.

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Washing Campers/Vehicles: Units remaining year round must be washed at least once a year. Please refrain from washing campers on the weekends, preferably weekdays only. Personal automobiles cannot be washed in the park at any time.

Clotheslines: For the safety of all campers, permanent clotheslines are not permitted on sites. Temporary clotheslines may be used to dry swimwear only. Clotheslines should not be strung from trees and should be taken down immediately after use, as they may pose a safety hazard, especially after dark.

Electricity: Please help conserve electricity, turn off all lights, A/C and Heaters when leaving the park for an extended period. This includes inside and outside lights. Dusk-to-Dawn lights must be turned off between stays.

Trash: Garbage is not picked up at individual campsites. Please dispose of all trash in the dumpsters provided. Do not dispose of hazardous materials in trash containers. Burning of trash is not permitted at your campsite. Trash cans at the bathhouses are for loose trash only, not bagged trash.

Gate Keys: Gate keys are issued to campers for the use of their immediate family only. If a Gate Key is found in possession of someone not listed on the contract, it will be revoked and a fee assessed. Gate Keys are limited to 2 per site. There will be a fee for lost cards.

Selling Your Camper: Anyone wanting to sell their RV please contact Management

Age and Condition of Camper: Park models with peaked roofs have a 15 year policy now in effect. All other 11-12' wide park model homes with peaked roofs have a 12-year policy now in effect. The Ten Year Policy (in effect for all units) states that if your RV or Park Model is 10 years or older needs inspection and approval to remain on site. Any seasonal RV older than 10 years will be inspected for aesthetics. Any unit not approved by Owners will be asked to be repaired, replaced or removed from the site.

Infrastructure Repairs: We assume no responsibility for damages to your site such as lawns, shrubs, stone driveways, walkways, lights, etc. when repairing problems or installations and associated with water, sewer, cable, electrical, or other utility lines.

Boats: Kayaks and canoes are allowed. No rafts and absolutely no motors of any kind are permitted. All boaters are to abide by the State of Connecticut boating rules and regulations.

Swimming Pool:

Please abide by the following rules when using the swimming areas:

- **No lifeguards on duty-swim at your own risk**
- **An adult must accompany all children under the age of 18 while at the pool**
- Observe all signs posted
- Swimming pool will be closed at dusk
- Glass containers and alcohol are not allowed in the swimming pool area
- Pets are not allowed in the swimming pool or swimming pool area

Miscellaneous Items:

- This is a family park; minors under the age of 21 will not be allowed to register to camp without direct adult supervision.
- Disorderly conduct directed toward staff, management or other guests will not be tolerated and will result in immediate termination of your camping privileges as well as removal from the park.
- No powered mini bikes, ATV's, or mopeds are allowed in the park. Motorcycles used for transportation are to be registered at the Office when you check in. Vehicles of this type may be ridden only from the Park

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entrance to your site, and may not be ridden around the park. All operators must be at least 18 years of age with a valid driver's license.

- Bicycle riding after dusk is not permitted. All bicyclists must wear a helmet when riding. Anyone caught violating these rules may face confiscation of their bicycle and revocation of riding privileges.
- Please see the Office to make arrangements for removal and disposal of bulk items. Any fee quoted must be paid in advance of removal.
- There will be no refunds on rent for voluntary departure, acts of nature or removal by eviction.
- Cozy Hills Campground owners, management and or its associates are not liable for any damage, theft, or injury to person or property occurring within these premises. Management is not responsible for damage by lightning, electrical surges, or any other act of nature. Therefore, campers should maintain their own personal property and liability insurance. Seasonal campers will need to provide proof of insurance upon registration.
- The Management reserves the option to remove persons from the park at their sole discretion.
- This document is in no way to be construed as a lease or creating a tenant landlord situation. The Management reserves the right to amend or supplement the guidelines without notice.

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Rules & Regulations Acknowledgement

I fully understand that the initial deposit of \$750.00 for my seasonal site is completely non-refundable. ____ (initial)

I fully understand that there will be no refunds on fees for voluntary departure, acts of nature or removal by eviction. ____ (initial)

I fully understand that I will not be able to check into the park at the beginning of the season unless all charges to my site have been paid in full. ____ (initial)

I fully understand the Rules and Regulations and agree to abide by them. ____ (initial)

I have read, understand and hereby agree to the terms and conditions of this agreement and understand I am bound by those terms. I will not hold Cozy Hills Campground, management and or its associates liable for any damage, theft, or injury to person or property occurring within the premises. Management is not responsible for damage by lightning, electrical surges, or any other act of nature. Therefore, I am responsible for my own property and liability insurance.

Signature: _____

Date: _____ Site: _____