

# COZY HILLS CAMPGROUND

## 2011 SEASONAL CAMPING 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. Camping units are to remain on your site during the camping season. Removal of your camping unit for longer than a 14 day period without prior management notification and approval will void your seasonal contract. We will consider the site open and available after 14 days.

The following items are not permitted in the park

- Keg beer
- Battery operated children's vehicles, such as jeeps, mini bikes, quads, etc
- Washing machines or dryers
- Bird feeders
- Out side refrigerators
- Use of generators
- 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
- Hot Tubs

**Speed Limit:** The speed limit is 5 MPH and is strictly enforced. This applies to all vehicles including golf carts, and bicycles.

**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:** *No two stroke gas or 3 wheeled golf carts allowed.* All golf carts must be registered at the office. 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. Use of golf carts is not allowed during quiet hours.

**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

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immediately. Please do not tie up pets at site and leave them unattended. Absolutely NO permanent dog pens are permitted on camp sites. Pets are not 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. Copy of current rabies vaccinations is required at registration.

**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 16 years of age must have adult supervision while in the pool area. 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 / Illegal Drug Policy:** In keeping with the family environment, excessive use of alcoholic beverages is not tolerated. Violators will be requested to leave the park. **No kegs allowed.** Alcoholic beverage containers are to be covered everywhere on campground property. Please use "koozie" type coverings for bottles and cans. Any seasonal camper or guest caught in possession of or using any illegal drug will immediately lose camping privileges permanently. You will be required to remove all belongings from the campground, no refunds will be given, and proper authorities will be notified.

**Guests:** All guests must register at the front gate or office prior to visiting. The fees are as follows: \$5.00 per day, per person, and \$10.00 overnight, per person. To avoid fees when dropping off or picking up people or items, please meet your guest at the front gate. Charges will be applied in all other circumstances. Guests are not allowed in campground without seasonal camper present. No sub-letting of camper allowed.

**Seasonal Passes:** Passes can be purchased for \$150.00 each. This entitles one (1) person per pass to visit without extra charge. Passes will be kept in a file at the store or gate house. A record will be kept for each pass documenting date, time and name of the person using the pass. It is the Seasonal Camper's responsibility to make sure the pass is returned to store or gate house. The name of the person returning the pass as well as the date and time will be recorded on the record sheet when it is return. It is the Seasonal Camper's responsibility to let their guests know if a visitor pass is available. Otherwise, all day visitors will be charged the **NON-REFUNDABLE** visitors fee of \$5.00 per day or \$10.00 for overnight visitors as they pass through the entrance gate. Checkout time for Day visitors is 10:00pm. Overnight visitors must check out by 10:00am the following morning. After 10:00 am a new visitor fee will apply. Guest must come to the store to re-register if staying past 10:00 am. If a Seasonal Pass is not in the file for any reason the visitor will be charged the appropriate fees. **NO EXCEPTIONS.** Seasonal Passes will not be replaced by Cozy Hills if lost or unreturned. Be sure when the pass is returned that is properly documented in the file. Please notify Duane or Jeff **immediately** if there is a concern. Problems cannot be effectively resolved after time has passed. All vehicles must display proper visitor pass in the windshield when on the campground property. To avoid visitor fees when dropping off or picking up people or items "quickly", please meet your guest at the front gate. Charges will be applied in all other circumstances.

**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

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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. Weekend construction or site maintenance work is permitted prior to Memorial Day or after Labor Day Weekends only between the hours of 8:00am and 6:00 pm. Construction work may be performed on weekdays only during the remainder of the season.

**Septic pump out service:** Pump out service will be provided only for sites that are not equipped with septic system connections. Please use sign up sheet located at camp office when service is needed. Any permitted deck or screen house must have access to sewer connection. A clear path from the road to the trailer septic connection is required **or pump out service will not be completed.** Absolutely no pump outs between 12 pm Friday and 8 am Monday. Each camper is required to have a sewer cap that converts to a garden hose for draining gray water. Hoses are to be inserted into grey water drains provided on site. Absolutely no dumping of grey water onto the ground. Any fittings or adapters needed for connecting pump out equipment to individual trailers is the responsibility of the seasonal camper. One pump out service per week is included in the seasonal fee, there will be a \$20.00 charge for additional pump outs.

**Sites with sewer connections:** Camping units may be connected to the sewer connection using flexible sewer hose, 3" pvc, or 3" abs piping. Sewer donut gaskets **must** be used. These gaskets are available for purchase in the camp store. Please fill holding tank completely prior to dumping. This aids in complete draining of the holding tank and prevents blockages in the sewer system. Always have some water in the "grey" holding tank to flush line after emptying the "black" tank. **Do Not** leave black tank drain valve in the open position. Holding tank deodorizers are still required to be used. Please consider use of the "all natural" deodorizers as opposed to the "blue" chemical types that contain formaldehyde.

**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. Brown colored tarps only allowed to be used during the camping season. 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 15<sup>th</sup>, 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. Landscaping materials, such as stone, mulch, or topsoil, is to be left on the site once it is applied.

**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.

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**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. Electric meters are read on the first of each month. (or the Monday following if the first is on a weekend). Electric bills will be in your seasonal mailbox the next weekend. Electric bills are to be paid in full by the 15<sup>th</sup> of the month, a \$10.00 late fee will be charged if payment is not received by the 15<sup>th</sup> of that month.

**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 with a \$20.00 deposit per gate key. 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. Deposit will be forfeited for lost cards, please notify office immediately if a gate key is lost or stolen

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

**Age and Condition of Camper:** Seasonal camping units older than 10 years old require management approval and are subject to yearly inspection and approval. Units will be inspected for general safety and appearance concerns.

**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:** Row boats, kayaks and canoes are allowed. No inflatable swimming rafts and absolutely no motors of any kind are permitted. All boaters are to abide by the State of Connecticut boating rules and regulations. Site number are to be clearly displayed on all boats. Boats are to be stored by the dock area during camping season. No storage of boats allowed on campsite. Camper may chain and lock their boat to a tree for security.

## **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 16 while at the pool**
- Observe all signs posted
- Swimming pool hours are posted at the pool gate
- Glass containers 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 motorized mini bikes, ATV's, or mopeds are allowed in the park. Motorcycles are allowed to be ridden to and from your site only, cannot be used for transportation around the campground. 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.

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- There will be no refunds of camping fees 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.

### **Use Of Photos and Videos:**

I hereby grant Cozy Hills Campground permission to use photos or videos in which I or any family member or guest appear in for any of its publicly displayed products such as but not limited to websites, internet postings, and advertisement prints, without payment or any other consideration.

I hereby irrevocable authorize the Cozy Hills Campground to edit, alter, copy, exhibit, publish or distribute these photos/video for purposes of publicizing the Cozy Hills Campground or for any other lawful purpose of Cozy Hills Campground.

In addition, I waive the right to inspect or approve the finished product, including written or electronic copy, wherein I appear.

Additionally, I waive any right to royalties or other compensation arising or related to the use of the photo/video.

I hereby hold harmless and release and forever discharge the Cozy Hills Campground from all claims, demands, and causes of action which I, my heirs, representatives, executors, administrators, or any other persons acting on my behalf or on behalf of my estate have or may have by reason of this authorization. It is the responsibility of the registered seasonal camper to inform their guests of this photo use policy.

I am at least 18 years of age and am competent to contract in my own name. I have read this release before signing and I fully understand the contents, meaning, and impact of this release.

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## Rules & Regulations Acknowledgement

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: \_\_\_\_\_