

## **LONE PINE CAMPSITES RULES AND REGULATIONS, USE AGREEMENT, ASSUMPTION OF RISK, AND WAIVER OF LIABILITY**

Welcome to Lone Pine Campsites! To ensure a safe, enjoyable experience for all guests, we ask that you adhere to the following rules and regulations. Your cooperation is essential for maintaining a pleasant environment for everyone. Violations may result in expulsion.

### **1. GENERAL POLICIES**

- **Responsibility:** Lone Pine Campsites is not responsible for accidents or injuries resulting from non-compliance with these rules. We ask all campers to prioritize safety and follow these guidelines.
- **Seasonal Operation:** Our campground operates from May 1 to October 15. The nature of our sites is temporary and mobile. Items such as fences, permanent structures, or extensive decorations require prior approval from management.

### **2. RESERVATIONS**

- **Deposit:** A 50% deposit is required at the time of reservation. The remaining balance is due 30 days before your arrival. For reservations made within 30 days of arrival, full payment is required.

### **3. REGISTRATION**

- **Check-In/Check-Out:**
  - Campsites: Check-in at 1:00 PM; Check-out at 12:00 PM
  - Cabin Rentals: Check-in at 3:00 PM; Check-out at 12:00 PM
- **Age Requirements:** Minimum check-in age is 18 years.
- **Family Unit:** Considered to be 2 adults and 2 children. Additional adults \$8 per night, additional children \$4 per night, maximum of 6 total guests per site. Guests aged 16 and under are considered children.
- **Late Arrivals:** Contact the office at 802-878-5447 for late arrival arrangements.

### **4. CANCELLATION POLICY**

- **Standard Reservations:** Cancel at least 2 weeks before arrival for a refund minus a \$35 fee. Cancellations within 2 weeks will forfeit the deposit and any payments.
- **Holiday Reservations:** Cancel at least 30 days before arrival for a refund minus the \$35 fee. Cancellations within 30 days will forfeit the deposit and any payments.
- **Multiple Bookings:** Each cancelled campsite will incur the above penalties.

### **5. VALUABLES**

- **Responsibility:** Lone Pine Campsites is not liable for lost, damaged, or stolen items.

### **6. VISITORS**

- **Registration:** Campers are responsible for their visitors, including ensuring they register at the office, sign waivers upon arrival, and the \$5 per person visitor fee is paid.
- **Visitor Hours:** 9am to 9pm
- **Parties at Campsites:** Management must be notified, and all guests must register at the office regardless of age.

## 7. TENTS:

- **Tent Sites:** One family unit per site. One large and one small tent are allowed. Additional tents need management approval. There is a maximum stay of one week.
- **RV Sites:** No tents are allowed except an occasional pup tent for children to “camp out”

## 8. VEHICLES

- **Speed Limit:** The maximum speed limit is 8 MPH.
- **Vehicle Limit:** A maximum of two cars per site. Other large vehicles (boats, trucks) will be regulated based on site specifics.
- **Prohibited Vehicles:** Mini-bikes, and motorized scooters are not allowed. Motorcycles are permitted only for entering and exiting the park.
- **Vehicle Repairs:** On-site vehicle repairs are not allowed.

## 9. UTILITY AND BOAT TRAILERS

- **Storage:** Storage of utility and boat trailers is regulated and incurs an additional fee.

## 10. GOLF CARTS

- **Insurance:** Provide proof of insurance for golf carts before use. A sticker will be issued for your golf cart after proof is verified.
- **Licensing:** A valid driver’s license is required to operate golf carts. Golf carts are not permitted between 12:00 AM and 5:00 AM.

## 11. CAMPSITE RULES

- **General Rules:**
  - Do not cut through other campsites.
  - Campsite boundaries are defined by sewer-to-sewer connections and road to electric/water posts. Parking over sewer connections is prohibited.
  - No outside refrigerators or permanent fixtures allowed.
  - Electrical connections must be 10/3 with a ground.
  - No dumping gray water on the ground. Sites must be kept clean and neat.
  - No signage, flags, or clothes lines on trees.
  - Signs and flags must be non-offensive.

## 12. APPROVED RV TYPES

- Only factory manufactured RVs are permitted, including motorhomes (Class A, B, or C), travel trailers, and fifth wheels produced by recognized manufacturers.
- The following are not permitted within the campground.
  - Converted school buses ("Skoolies")
  - Homemade or self-built RV conversions.
  - Vehicles not originally designed or manufactured for recreational camping use.
  - Units deemed to be in poor condition, unsafe, or not roadworthy.
- All RVs must be well-maintained, in good working order, and present a clean, finished exterior appearance.
- Campground management retains sole discretion in determining whether a vehicle meets eligibility requirements and reserves the right to deny entry to any unit that does not meet the above standards.

- Guests may be asked to provide photos of their RV prior to booking.
- Guests arriving with prohibited or non-compliant vehicles may be denied entry without refund.
- By making a reservation, guests agree to comply with this policy.

### 13. CABIN RENTALS

- Upon check in, you will be provided with the key to your cabin.
- Upon check in, you authorize us to place a \$300 hold against your credit or debit card to guarantee payment for any damage, missing items or deep cleaning. This hold will not be released by the issuing bank for up to 7 business days after your departure.
- An inventory check list will be provided. Please take the time and use the list to ensure everything is present and not damaged.
  - If anything is missing or damaged, please report it to the office on the day you check in.
  - An inventory inspection is done after the rental unit is vacated, and you will be billed for missing items.
- Cabins must be left clean, dishes washed, trash removed and placed in barrels outside.
  - A \$100 deep cleaning fee will be charged if excessive cleaning is needed
- Smoking is not allowed in the cabin.
  - A \$300 deep cleaning fee will be charged if there is evidence that there has been smoking inside your cabin
- Pets are not allowed inside or around the cabin.
  - A \$300 deep cleaning fee will be charged if there is evidence that a pet has been inside your cabin.
- You are liable for all damages to the cabin, or its contents, caused by you or your guests/visitors during your stay
- All cabins must be kept in a neat and orderly appearance, inside and outside.
- If there are any maintenance problems with your rental unit, please contact the office at 802-878-5447 during regular business hours or after hours at **802-734-5233**

### 14. QUIET HOURS

- **Hours:** Quiet time is from 10:00 PM to 7:00 AM. Unaccompanied children under 18 must be at their registered campsite during these hours. Keep noise to a minimum to respect fellow campers.

### 15. SWIMMING, RENTALS, ACTIVITIES

- **General Water Sports Rules & Safety:**
  - No lifeguard provided; participation in swimming and sport activities are at your own risk.
  - Adults must supervise children. **THERE IS NO SUBSTITUTE FOR ADEQUATE SUPERVISION.**
  - Parents or guardians must accompany children under 14 years of age.
  - Do not swim alone. At least two adults (18 years or older) must be present when using the swimming facilities.
  - No diving, flips, or floating devices (except safety devices) in the pool.
  - You must always accompany your visitors at the pools.
  - Do not consume alcohol and swim or participate in water sports.
  - Rescue equipment is available poolside. Report any issues with water quality or rescue equipment immediately.
- **Rental and Activities Safety Precautions:**

- Bicycles, rollerblades, skateboards, etc., must stay on roadways and used responsibly, and never in or around pool areas or rec hall.
- No biking, rollerblading, or skateboarding after dark.
- Electric bikes/scooters must abide by 8 mph speed limit.
- Use pedal karts only on paved surfaces within the campground, no riding on grass, through campsites, walkways, or off the property.

## 16. CAMPSITE SAFETY

- **Campfires:**
  - No unattended campfires. Do not use gasoline to start fires. Extinguish all campfires by midnight.
  - Out-of-state firewood is prohibited by Vermont law. Do not remove any wood or vegetation from our property. Firewood is available for purchase in the store.
- **Safety Regulations:**
  - No firearms, fireworks, drones, or other devices management deems dangerous.
  - Children must always be supervised.
  - Only soft rubber balls on playgrounds.
  - Electric or motorized toys are not allowed on roadways.

## 17. PET POLICY

- **Limits and Control:**
  - Two domestic pets per site, always leashed, and under control.
  - Current vaccination records must be available in case of incident.
  - Pets must be attended, never left alone or tied to trees.
  - Clean up after pets, including in the designated dog park.
  - Pets are prohibited from buildings or swimming areas.
  - Pets are not allowed in or outside rental unit.
  - Dogs with a history of aggressive behavior, and those without current vaccination records are prohibited.

## 18. COMMON FACILITIES

- **Bathrooms:**
  - Keep bathrooms clean. Children under 10 must be accompanied by an adult.
  - Do not throw paper towels, condoms, wipes or sanitary napkins in toilets.
  - Do not wash dishes in or remove water from bathrooms.
- **Office and other facilities:**
  - No playing or loitering allowed in and around bathrooms, store, or laundry rooms.

## 19. GARBAGE

- **Disposal:**
  - Use dumpsters for household trash that was generated while camping only. Extra charges incurred for violation.
  - Do not dispose of large items or non-campsite waste in dumpsters.
  - Small dumpsters are for recycling only.
  - Do not dispose of waste materials in fireplaces or wooded areas.

## 20. ALCOHOL CONSUMPTION

**Restrictions:** Alcohol consumption is permitted only at your campsite. Alcohol is not allowed in any buildings, roads, pool area, or common areas. Driving any motorized vehicle, including cars, trucks, and golf carts, while under the influence of alcohol or while consuming alcohol is strictly prohibited. Violation of this policy will result in immediate eviction from the campground without a refund.

## 21. DISTURBANCES

- **Behavior:**
  - No speeding, loud noises, drunkenness, fighting, or disturbing behavior.
  - Abusive language or unsafe fires will not be tolerated.
  - No open cannabis use.

## 22. PHOTOGRAPHY AND EMERGENCY SERVICES

- **Photography:** Entrance onto the property grants Lone Pine Campsites permission to photograph visitors and use those images for any lawful purpose without compensation.
- **Emergency Procedures:** Lone Pine Campsites does not provide emergency service personnel. In case of an emergency, dial 911 and notify the office or the after-hours emergency phone **802-734-5233** (also posted on the office door).

## 23. USE AGREEMENT

- **Rules and Regulations:** You agree to comply with all Lone Pine Campsites Rules and Regulations above, which are also available at the Campground's office or on its website. Failure to follow these rules may result in immediate eviction from the Campground without refund.
- **Reservation and Fees:** You agree to pay the required deposits, balances, and any additional charges associated with your reservation. You agree to the Lone Pine Campsites cancellation policies.
- **Camping Site:** Lone Pine Campsites management reserves the right to assign and change camping sites to similar sites to manage availability as necessary. You will be notified of any changes. For a \$20 site lock fee, we will guarantee your chosen site.
- **Photography:** Entrance onto the property grants Lone Pine Campsites permission to photograph visitors and use those images for any lawful purpose without compensation.
- **Pet Regulations:** You agree to abide by the strict pet policies, including vaccination requirements, outlined in the Rules and Regulations.

## 24. ASSUMPTION OF RISK

- **Acknowledgment of Risks:** You acknowledge that camping and participating in outdoor activities involves inherent risks, including but not limited to injury or death caused by fire, wildlife, weather, falling limbs or trees, terrain, and any other unforeseen activities. You voluntarily assume all risks associated with your stay.
- **Facilities:** You acknowledge that Lone Pine Campsites does not provide lifeguards and that you swim and participate in water sports at your own risk.
- **Emergency Procedures:** You acknowledge that Lone Pine Campsites does not provide emergency service personnel. In case of an emergency, dial 911 first, then notify the office or the after-hours emergency phone **802-734-5233**, also listed on the office door.
- **Medical Emergency:** In case of medical emergency, you consent to receive emergency medical treatment. You are responsible for any costs associated with such treatment.

- **Personal Property:** Lone Pine Campsites is not responsible for loss, theft, or damage to personal property. You are responsible for securing your belongings.

## 25. WAIVER OF LIABILITY

- **Release of Liability:** You release and hold harmless the Lone Pine Campsites, its owners, employees, agents, and representatives from any and all claims, liabilities, damages, or losses arising from or related to your use of the campground and its facilities, including but not limited to personal injury, death, or property damage.

## 26. ACKNOWLEDGMENT AND AGREEMENT

By signing this document, you acknowledge that:

- You have received, read, and understood the safety rules, general information, and rules & regulations of Lone Pine Campsites.
- You agree to abide by these rules and accept full responsibility for yourself, your registered guests, and visitors during your stay.
- You accept the risks associated with participating in activities at Lone Pine Campsites.
- You have read, understand, and agree to the terms of this Use Agreement, Assumption of Risk, and Waiver of Liability.
- I am signing on behalf of myself, my family members, and my guests.

If you have any questions, please contact us before signing.

**Printed Name (self or minor):** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Thank you for your cooperation and understanding. Modifications or amendments to the Rules and Regulations may be adopted as necessary with or without notice. If you have questions or need further clarification, please contact the management. We hope you have a safe and enjoyable stay at Lone Pine Campsites.