

LONE PINE CAMPSITES 2026 SEASONAL RULES AND REGULATIONS

Lone Pine Campsites are for campers who adhere to the rules, regulations and guidelines which have been developed to ensure an enjoyable experience for all.

Lone Pine Campsites assumes no responsibility for any accident or injury to person or property resulting from any non-compliance with these rules and regulations and requests that campers make every effort to keep all campers safe.

Lone Pine Campsites operates a seasonal campground and RV park, and the seasonal ambiance must be maintained. Basically, that means that there must be a “temporary” or a “mobile” nature to every site. Therefore, items such as fences, plants, TV dishes, decks, skirting, storage sheds and other such items that might appear to be permanent fixtures or out of the ordinary for a campsite, are strictly regulated by management. **Any modification to a campsite requires prior management approval.**

The camping season begins on May 1 and concludes on October 15. Any seasonal camper may be required to leave the park, and remove their camper or recreational vehicle at any time during the season for violations of these Rules and Regulations. Lone Pine is only for tents, campers, and recreational mobile vehicles. Mobile homes are prohibited. No one shall identify Lone Pine as their legal residence. From October 16th through April 30th, campers and recreational vehicles may be stored for a fee. Access to campers or recreational vehicles, while they are stored, is solely at the management’s discretion.

The following rules are designed to give Lone Pine campers a safe, clean, and pleasant experience. Modifications or amendments to these rules and regulations may be adopted as necessary with or without notice to campers.

Absolutely no exterior improvements are permitted without being approved in advance and in writing by the park manager. Seasonal Camper is required to complete and submit a Project Request Form.

REGISTRATION

Cancellation Policy

- Cancellations on seasonal reservations in November will result in forfeiting 20% of your deposit, cancellations in December will result in forfeiting 30% of your deposit, January will be 40%, February will be 50%, March will be 60%, April will be 70% and cancellations in May will result in forfeiting 80% of your deposit. No refunds after May 31.

Seasonal registration fee

- A one-time registration fee of **\$450 is required of all new seasonal campers. This fee is due whether the seasonal is purchasing a camper on site or bringing in a camper from off site.** RV’s and park models older than 20 years old are not permitted to be brought into Lone Pine and placed on a seasonal campsite. A seasonal camper is permitted to occupy a RV or park model that is older than 20 years old provided that the unit was less than 20 years old when it brought into Lone Pine. **Existing units in Lone Pine 20 years or older being sold are not permitted to stay in Lone Pine without written permission from Management.**

Seasonal payments

- 2026 seasonal payments are due November 1, 2025, January 15, 2026, March 1, 2026, and May 1, 2026. Seasonal electric bills are due by the 10th of each month. There will be a \$25 per month late fee assessed for any late payment.

Family unit

- Generally, a family unit is considered two (2) adults and two (2) children ages 18 years and under. You must receive written approval from management for additional family members. There is no renting out your seasonal campsite. If family or friends are staying in your stead they must register and give office all required information.

Valuables

- Lone Pine Campsites is not responsible for any items damaged, lost, or stolen from Lone Pine Campsites.

Visitors

- Campers are always responsible for their guest(s) as well as their children and their pets.
- There is no charge for seasonal camper visitors, but they **MUST** stop and register at the office. You are responsible to see that they do. This is strictly enforced. Lone Pine requests that seasonal campers respect the right to have visitors at no additional charge. Management reserves the right to charge individual seasonal campers for their visitors if this privilege is abused. Seasonal campers are responsible for their guests at all times as well as their children and their pets.
- Large parties (seven (7) or more visitors) must be approved by the manager. Approval will not be given if there is no plan to handle extra vehicles within our guidelines.

Additional tents

- Although additional tents on sites are not allowed, on infrequent occasions immediate family members can “camp out” in pup tents on seasonal sites with management approval. These tents must be taken down when not in use and cannot exceed a one-week period.

Vehicles

- The **MAXIMUM** speed limit is **8 MPH**.
- Only three (3) cars are allowed per site. Extra cars, with the manager’s permission, can be parked in open areas.
- Campsites must be configured in such a manner to accommodate at least 2 vehicles.
- Boats, trucks and other large vehicles will be regulated according to individual site circumstances.
- Mini-bikes, motor bikes, and motorized scooters are prohibited.
- Motorcycles may be used to exit and enter the park only.
- Two (2) vehicle stickers will be given to every seasonal camper. **The stickers are to be displayed on the windshield (lower passenger’s side). Each additional sticker is \$10 per sticker.**
- On-site vehicle repairs are prohibited.
- Seasonal campers are required to park their vehicles on their campsite unless given permission by the manager to park elsewhere.
- Electric bikes, scooters and golf carts must abide by the 8 MPH speed limit.

Utility and Boat Trailers

- Storage of utility and boat trailers on site is strictly regulated at management’s discretion and for an additional fee.

Golf Carts

- Campers must provide Lone Pine Campsites with a copy of proof of insurance for their golf cart prior to driving it on the property.
- Seasonal campers will be issued a sticker to be placed on golf cart after proof of insurance has been provided.
- Campers must have a valid driver’s license to operate golf carts at Lone Pine.
- No golf carts 12AM – 5AM.

STORAGE

- Winter storage is \$200.00 for Seasonal campers. If you choose not to store your camper all belongings must be removed from the site except for decks, stairs, approved storage sheds.

CAMPSITE RULES

General Rules

- Do **NOT** cut through other campsites.
- Campsite perimeters are defined by sewer connection to sewer connection and road to electric/water posts. Parking your unit over the sewer connection is prohibited.
- No outside refrigerators.
- All electrical must be 10/3 with a ground.
- No dumping gray water on the ground.
- Campsites must always be kept neat and clean.
- No attaching signage or flags to trees.

Quiet Hours

- Quiet time is observed from 10 p.m. to 7 a.m. every night. Anyone under the age of 18 not accompanied by an adult must return to their registered campsite during quiet hours. Voices and noise must be at a minimum during these hours. All activities during this time should not interfere with the comfort and well-being of other campers.

Campfires, fireplaces, firewood and fire safety

- **NO UNATTENDED CAMPFIRES ARE ALLOWED. GASOLINE SHALL NOT BE USED TO START FIRES. DISPOSE OF ASHES PROPERLY. A fireplace must be always used.** If not using the Lone Pine provided fireplace, replacement units must be enclosed with a screen. No open rims or open units. Check with management for approved models. Seasonal campers are required to clean their own fireplaces. Firewood must be stored neatly under one's camper. As of July 1, 2016, it is Vermont State law that no out of state firewood be brought in to help control the spread of invasive pests. Do not remove any wood or any type of vegetation from our forest. Bundles of wood are for sale at the store.

Utility Connections

- Seasonal Campers must bury electric, water, telephone, and other lines to facilitate the smooth operation of the campgrounds. No other holes or trenches could be dug on any campsite.

Clothes lines

- Clothes lines that are set in the ground on a single pole do not have to be taken out of the ground as long as they are folded and appear neat on the site when not in use.

TV dish antennas

- This type of TV antennae should be attached to or mounted very close to one's camper. The location of such an antenna must never interfere with the smooth operation and maintenance of the campground. Further, anyone wishing to install a TV dish **MUST** obtain approval from the Manager. Lone Pine Campsites will not be liable for any damage to a TV dish (or related equipment) that might occur during the normal operation of the campground.

Sewer Connections

- All seasonal sewer connections are required to be hard piped or inside a sleeve.

Stairs

- The building of wooden stairs is permissible with an approved project request form. However, the stairs should be constructed of pressure treated wood or covered with outdoor carpeting and must never exceed forty (40) inches in any direction.

Storage sheds

- Storage sheds should be uniform in appearance and should measure no more than thirty-two (32) cubic feet. Suggested type is a Rubbermaid, 5' X 2' 8" X 3' 11". Further, every attempt should be made to place storage sheds as inconspicuously as possible on each site keeping in mind the variables of each unit and each site. Storage sheds must be kept on campsites.

Screen rooms / canopies

- Units must not exceed 12 feet wide by 12 feet long by 9 feet high (no carports). They must have a heavy-duty sturdy metal frame and heavy-duty vinyl or canvas material and be anchored to the ground. Only one screen room / canopy is permitted per campsite. Screen rooms are not permitted to be closed in with plastic or tarps. Unstable structures, and Pop-ups/easy up type structures are not permitted on seasonal sites.

Decks

- The building of decks is strictly controlled with an approved project request form. The design, the purchase of lumber and hardware and the actual building of the deck can be done by Lone Pine Campsites's designated subcontractor, or a contractor of your choice provided they follow the Lone Pine deck specifications.

Selling campers and RV's

- The sales of all campers and RVs are strictly monitored. "For Sale" signs on campers or RVs are strictly regulated. Lone Pine Campsites reserves the right to remove any signage not approved by management. A non-refundable up-front fee of \$200 is required to be paid to Lone Pine Campsites to advertise a camper or RV for sale on site at Lone Pine Campsites. After the advertising fee has been paid an 18"X18" area in the Lone Pine Campsites store will be designated for advertising your Camper or RV. A "For Sale" sign approved by Lone Pine Campsites will also be permitted to be placed on your campsite. No representation regarding the use of any Lone Pine Campsite for the camper or RV shall be made since campsite reservations are not transferable without management's prior approval. **Management must be notified of any sale of a camper or RV on a campsite paid for the season.** You are permitted to use any other methods of advertising (i.e., newspaper) and not pay the \$200 advertising fee to Lone Pine.

Borrowing tools

- Campers are permitted to borrow small hand tools (i.e., rakes, screw drivers) at the discretion of management. Power tools cannot be borrowed.

Pets

- Only Domestic Pets are allowed.
- There is a two (2) pet limit per campsite.
- Pets must always be **under control** and leashed.
- Dogs must always be attended to and **never left alone**.
- Dogs must be walked along the dog walk, and owners must clean up after their dogs throughout the campground.
- All pets are prohibited from entering swimming pools, swimming pool areas, laundry room, bathrooms, rec hall, and store, and any designated pet-free zones.
- Any dog who has a history of aggression is prohibited.
- Campers are required to have current vaccination records on site in the event of an incident.

Neatness

- It is expected that seasonal campers will maintain a neat and orderly appearance to their sites. Lone Pine Campsites wishes to maintain its status as a clean, safe, and well-kept park. Only outside patio style furniture is permitted outside.
- All utility poles must be free and clear 2ft. in every direction of any grills, fences, signs, plants, furniture, etc... This includes all water connections and electric connections.

COMMON FACILITIES

Pool and Rec Hall

- Campers assume and acknowledge the risks associated with all recreational and sports activities they participate in at Lone Pine Campsites.
- No lifeguard is provided. Children's safety and behavior are the responsibilities of their parents or guardians.
- All adults should set a good example for others (especially the children) that use these facilities.
- You must always accompany your visitors at the pool.
- For obvious safety reasons, everyone is asked to walk in and around these areas.
- No floating devices are permitted in swimming pools, except for life/safety devices such as life jackets and floaties.
- No diving or flips in the pools.
- Children under the age of 14 must always be accompanied by an adult 18 years of age or older in the pool area.

Bathrooms

- Everyone is responsible for keeping the bathrooms clean.
- Children under ten (10) must always be accompanied by an adult.
- No playing or loitering is allowed in and around the bathrooms, store, or laundry room.
- Do not throw paper towels, condoms, wipes or sanitary napkins into the toilets.
- Do not wash dishes in the bathrooms.
- Do not take water (hot or cold) out of the bathrooms.

Garbage

- The dumpsters are for regular household trash that is generated daily on your site. You will be asked to leave the park or charged for disposing of any items that are not generated from the daily use of your campsite.
- The manager will advise you on the disposal of all other waste materials on an individualized basis.
- Do not throw any waste materials in the fireplace.
- Do not throw any waste materials in the wooded areas.
- Do not place or dump any material to include mattresses, metal, or tires beside the dumpsters.
- The small dumpsters are for recycling only.

Safety

- **GASOLINE SHALL NOT BE USED TO START FIRES AND CHINESE LANTERNS ARE PROHIBITED.**
- **NO UNATTENDED CAMPFIRES ARE ALLOWED.**
- **CAMPFIRES MUST BE EXTINGUISHED NO LATER THAN 12AM (MIDNIGHT).**
- Possession or use of firearms, fireworks, air rifles, sling shots, bows and arrows or any dangerous device is prohibited.
- Use of drones is prohibited on Lone Pine Campsites property.
- Bicycles, roller blades, skateboards, etc., must be used only on the roadways and in a responsible manner.
- Bicycles, rollerblades, skateboards, etc., should never be used after dark.
- Bicycles, roller blades, skateboards, etc., should never be used in and around the pools or the Rec Hall.
- Any type of electric or motorized toy cannot be used on roadways.

- Only soft rubber balls can be used on the playground.
- All children must always be supervised.
- Campers assume and acknowledge the risks associated with all recreational and sports activities they participate in at Lone Pine Campsites.

Alcohol

- The consumption of alcohol is permitted on your campsite only and never in any buildings, roads, pool area, or any common areas of the park. Driving motorized vehicles, including cars, trucks and golf carts while under the influence of alcohol or while consuming alcohol is not allowed at any time.

Disturbing others

- The actions, activities and/or behavior of campers should *never* disturb or interfere with the normal routine and/or comfort level of other campers. Abusive language (profane, vulgar, obscene, loud, or threatening) is considered part of this policy.

Here is a *short list* of things that we will **NOT TOLERATE**. This list is not an exclusive of conduct which may result in your immediate loss of the privilege to camp as Lone Pine Campsites:

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| * LOUD NOISE(S) | * DRUNKENNESS |
| * FIGHTING | * DISTURBING OTHERS |
| * ABUSIVE LANGUAGE | * UNSAFE FIRES |
| * SPEEDING (Speed limit is 8 MPH) | * OPEN CANNABIS USE |

Lone Pine Campsites thanks you and wants you to know that your patronage and your cooperation with our guidelines are both sincerely appreciated. If you have any questions about, or you need further interpretation of any of our rules and regulations, as well as our policies, please ask the management.