LONE PINE CAMPSITES

2027 SEASONAL RULES AND REGULATIONS

Lone Pine Campsites are for campers who adhere to the rules, regulations, and guidelines that 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 "mobile" nature to every site. Therefore, items such as fences, plants, TV dishes, decks, skirting, storage sheds, and other 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 17, 2027**. 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 vehicles. Mobile homes are prohibited. No one shall identify Lone Pine as their legal residence.

From **October 18 through April 30**, campers and recreational vehicles may be stored for a fee. Access to campers or recreational vehicles while they are stored is solely at the discretion of management.

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 Campers are required to complete and submit a Project Request Form.

REGISTRATION

Cancellation Policy

Cancellations on seasonal reservations will result in the following cancellation charges based on the month in which the cancellation is received:

- November – 20%
- December – 30%
- January – 40%
- February – 50%

- March – 60%
- April – 70%
- May – 80%

No refunds will be issued after May 31.

Cancellation charges and any applicable refunds will be calculated in accordance with the seasonal agreement and payment records.

Seasonal Registration Fee

A one-time registration fee of **$450** is required of all new seasonal campers. This fee is due whether the seasonal camper is purchasing a camper on site or bringing 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 an RV or park model that is older than 20 years old provided that the unit was less than 20 years old when it was 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.

2027 Seasonal Fees

The 2027 seasonal site fees are:

- **30-Amp Site: $5,985**
- **50-Amp Site: $6,210**

Any applicable registration fees, storage fees, electric charges, or other fees are separate from the seasonal site fee unless otherwise stated in writing.

Seasonal Payments

Seasonal payments are due according to the payment schedule provided by Lone Pine Campsites with the seasonal agreement or invoice.

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 two (2) 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 two (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, and 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.
- Campsites must always be kept neat and clean.
- No attaching signage or flags to trees.

UTILITIES

- **All electrical must be 10/3 with a ground.**
- 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.
- All seasonal sewer connections are required to be hard piped or inside a sleeve.

- All utility poles must be free and clear **2 ft. in every direction** of any grills, fences, signs, plants, furniture, etc. This includes all water connections and electric connections.
- Any utility installation or modification must receive management approval before work begins.

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 ALWAYS BE 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.

Out-of-state firewood may not be brought into Lone Pine in accordance with applicable Vermont regulations regarding the transportation of firewood.

Do not remove any wood or any type of vegetation from our forest. Bundles of wood are for sale at the store.

CAMPFIRES MUST BE EXTINGUISHED NO LATER THAN 12 AM (MIDNIGHT).

CLOTHESLINES

Clotheslines 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 antenna 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.

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.

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".

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-up/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 Campsite's designated subcontractor, or a contractor of your choice provided they follow the Lone Pine deck specifications.

SELLING CAMPERS AND RVs

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" X 18" 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, screwdrivers) 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, 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.

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, including 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 12 AM (MIDNIGHT).**
- Possession or use of firearms, fireworks, air rifles, slingshots, 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 exhaustive list of conduct which may result in your immediate loss of the privilege to camp at Lone Pine Campsites:**

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

Serious or repeated violations may result in the loss of camping privileges and/or removal from the campground, with or without refund, at the discretion of management.

MANAGEMENT APPROVAL AND CAMPSITE MODIFICATIONS

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

This requirement applies to improvements, structures, landscaping, decks, stairs, sheds, screen rooms/canopies, TV dishes, fencing, skirting, plants, and other exterior modifications.

No work should begin until written approval has been received from management.

Management reserves the right to require modifications, removal, or correction of any improvement that has not been approved or does not comply with Lone Pine Campsites specifications.

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 first** and notify the office or the after-hours emergency phone **802-752-7425**, which is also posted on the office door.

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 seasonal site. 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.

Pet Regulations

You agree to abide by the pet policies, including vaccination requirements, outlined in the Rules and Regulations.

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 **802-752-7425**, 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.

WAIVER OF LIABILITY

Release of Liability

You release and hold harmless 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.

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.

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 or policies, please ask management.