

# Pleasant Acres Farm Campground

## POLICIES AND PROCEDURES FOR SEASONAL CAMPERS

SOME OF THESE RULES HAVE CHANGED. PLEASE BE SURE TO REVIEW ALL OF THEM!

**RULES, REGULATIONS AND REQUIREMENTS** - It is mandatory for all seasonal campers, their families and guests to abide by all rules and regulations set forth by the management (see campground map for rules). Please familiarize yourself with these rules. You, being the seasonal camper, are responsible for your family's and guests' actions.

**SITE DEPOSITS** – Deposits are accepted beginning August 1st for the following season. A \$200.00 deposit is required to reserve a site; however, if current seasonals reserve on or before Labor Day, they only need to pay an \$180.00 deposit and an early reservation discount of \$20.00 will be credited to their account. All prior balances must be paid in full before we will accept deposits for the next season.

**CONFIRMATION DEPOSIT** - We require an additional \$300.00 confirmation deposit by February 15<sup>th</sup>, for a total of \$500.00.

**PAYMENT DUE DATES** - Final payment for seasonal sites is due on May 15<sup>th</sup>. All fees must be paid within 30 days of the due date. Collection procedures will be initiated on any accounts not paid within 30 days. There will be no exceptions.

**LATE PAYMENTS** – Any bill over 30 days past due will be subject to a 2% per month (24% APR) finance charge (\$2.00 minimum).

**COLLECTION PROCEDURES** – Will be conducted in accordance with the NJ Campground Facilities Act, NJSA 5:16.

**New Jersey Campground Facilities Act - *NJSA 5:16-3a*** *The owner of a campground facility or the owner's heirs, successors or assignees shall have a lien upon all personal property located at a campground facility, for rent, labor or other reasonable charges due as specified in the rental agreement, and for expenses reasonably incurred in any sale executed under this act. The lien provided for in this section is superior to any other lien or security interest, except those prior liens as to which the occupant has notified the owner in writing. The lien shall attach as of the date the personal property is brought to the campground facility. The owner may retain the personal property until such time as the lien is satisfied or the personal property is sold at auction. NJSA 5:16-7b.(1) A campground facility owner may remove or cause to be removed by a law enforcement officer any person refusing to pay registration or visitor's fees or any person who willfully denies other persons their right to quiet enjoyment of the campground facility, or any person who violates any local, county or state law.*

**EARLY PAYMENT PLAN** - Any payments made on your summer site during the winter months (November 15th through April 15th) will be credited to your account at an interest rate of 6% APR. (Early payments made on a credit card will not receive the discount.) We sincerely appreciate any early payments and hope that this plan will benefit you as well as us. Many of our seasonals have found that it is easier to pay a flat fee per month through the winter than to pay in one lump sum in the spring. We find that it works great, also.

**SITES** - Our site boundaries generally extend from the hook-ups of that site to the hook-ups of the next site and from the back of the site to the road. Some sites, however, are not so plainly defined. If you have any question about where your site boundaries are, please check with the manager before placing border markers, sheds, decks, trailers, etc. These items must remain on your site even if your neighbor says it is all right, as he may not always be your neighbor. Sites must be maintained for safety and appearance. Real looking fire hydrants are prohibited by our insurance carrier.

**METERS** - Each seasonal site has an electric meter. The meter is read at the beginning and at the end of each season. Any portion of your electric deposit that has not been used is credited automatically to the next season, unless a refund is requested (see rate card for required electric deposits). Locks are not permitted on your electric box. This is a violation of the National Electric Code.

**DECKS, AWNINGS AND SCREEN ROOMS** - Decks are permitted, however, they must be approved by the manager before construction begins. They must set on top of the ground with no posts or concrete in the ground. There is fee for any site with a deck exceeding 100 square feet. See rate sheet for details.

The Life Safety Code Handbook specifies that all decks must have guards (railings) at least 36" high protecting any area of the deck which is over 30" above the ground. Open guards must have intermediate rails or an ornamental pattern such that a sphere six inches in diameter cannot pass through the opening. All stairways of more than two steps must have a handrail. All decks on this campground, new and existing, must meet these standards.

It is also strongly suggested that decks be built one step (8") lower than the floor level of the trailer. There are two reasons for this: First, trailer doors are lower than regular doors and are designed for people to step up into the trailer. Tall people may hit their head, which could create a liability for you. Second, trailer awnings can not be pitched properly and still have room to walk under them. Most awnings that come down in rainstorms are on trailers with decks that are built too high.

We also build decks; please ask for a quote if you are interested. Screen rooms must be either the kind that hangs from the awning of the trailer, attaches to the Silver-Top Awning or the folding kind with a canvas top. No wooden screen rooms, solid roofs (other than Silver-Tops) or other structures are allowed. To protect from snow damage, canvas awnings should be rolled up, and Silver-Tops should be lowered for the winter.

**SHEDS** - All sheds must be no larger than 8'x10'. Only one shed is allowed per site. Sheds must be prefabricated metal sheds or factory built wooden sheds. Homemade or kit-built wooden sheds are not permitted. All sheds and their placement must be approved by the manager.

**TRAILERS** - All trailers must remain mobile. Tires and hitches must remain on all trailers. Propane tanks must remain on the hitch of the trailer. No free standing or 100 lb. propane tanks are allowed. All trailers must be properly maintained for safety and appearance. Tarps over trailers are not recommended for winter storage; we have seen more trailers damaged by tarps than saved by them; and are not permitted during the summer season. All tarps must be removed by Memorial Day Weekend. Any trailer over 10 years old must be approved by the management before being placed on the campground.

**SECURITY GATE** - We have an automatic security gate system. The system works through the use of plastic cards. The card is used to open the entrance gate, which will close automatically after the car has passed. The exit gate opens automatically as you approach without the use of the card and closes after you pass. Gate cards may be picked up in the office at the beginning of the season. A \$20.00 deposit is required for each card. If the card is lost, the deposit is lost. If a card is damaged, return it to the office for a replacement at a cost of \$5.00. Bumper stickers will still be required for every seasonal vehicle to enable us to easily identify vehicles that are on the grounds and to establish a record for the office of every vehicle and plate number.

**GUESTS** - All guests must be registered at the office before entering the campground. You may leave instructions at the office as to whether you will be paying for your guests or they will be paying for themselves. Either way, all guests must be checked in at the office before entering the campground. Any guest who is on the campground without being registered will be charged double the normal guest fees. If you elect to pay for your guests, you must have a credit card on file, or a credit balance, designated for this purpose. A token system has been installed for guests who are just visiting for the day. They will be given a token that will open the entrance gate one time. This eliminates the need for day guests to obtain a gate card. Tokens are only given one at a time. Guests will be required to stop back at the office should they need an additional token.

**GUESTS WHO USE YOUR TRAILER WHEN YOU'RE NOT THERE** – Please let us know if you will be letting someone else use your trailer. Otherwise, we may need to contact you to verify permission. You must notify us if your key is on file with us and you want us to give it out. We will not give out your key without prior notification. These guests will pay regular guest fees, the same as if you were here. If your account is marked that you will pay for guests, your account will be charged. If not, we will charge your guests when they check in.

**RENTAL TRAILERS** – We have two rental trailers on sites 512 & 518. If you have friends who would like to try camping, tell them to give us a call. These trailers will be for sale at the end of the summer season.

**LEAVES** - Please bag your leaves and bring them to the garbage and recycling center. If you have a large number of bags and do not have a vehicle to transport them, please let us know and leave them by the road, not on the road; we will pick them up. Bags are available in the parts or camp store. Leaf blowers should be used only to assist in the bagging of leaves. Do not blow leaves off of your site, that either puts them where someone else has to pick them up or creates a pile that provides an ideal breeding area for mosquitoes and other insects. Burning of leaves is prohibited by state law.

**GARBAGE / RECYCLING** - New Jersey law requires everyone to separate their recyclables from their garbage. This includes all glass, all cans and plastic milk and soda bottles. They should all be rinsed out and put together in one bag. Cardboard and newspaper should also be separated and deposited in the appropriate bins at the garbage/recycling center. Campground garbage only, please. Do not bring your garbage from home.

**TRAILER SALES & SERVICE** - Pleasant Acres has a complete trailer sales and service department. We stock a full line of high-quality models. We can also help with financing and insurance coverage. Our parts department stocks a complete inventory of commonly needed parts. We can have special parts ordered and received usually within one week. Parts that must come direct from manufacturers generally take a little longer. Our service department performs all types of repairs and maintenance, including winterization. If there is anything you need for your trailer or site, please ask. We will try to help.

**GOLF CARTS** – Electric golf carts are permitted on campground roads only. They must be operated by licensed drivers only, must follow all traffic rules and are not permitted on DeWitt Road or in any of our fields. All carts at Pleasant Acres must have headlights, a 10 mph speed restrictor, and a placard that reads, “Licensed Drivers Only – Keys Must Be Removed When The Driver Gets Off The Cart.” We will provide the placard if you need one. Golf carts must be insured for property damage and liability. We can add the coverage to you Foremost trailer policy if you have one with us, or we can write a separate policy just for the golf cart.

**SPEED LIMIT** - Our speed limit is 10 miles per hour throughout the campground. You must obey ALL one-way signs. No shortcuts.

**CURFEW** - Our curfew for children and teenagers is 11:15 PM. This means that they must be on a campsite that is supervised by a parent by that time. Group campfires are allowed, but must be supervised by a parent. Everyone must be driven or walked home by a parent. It is the parent’s responsibility to make sure their children follow these rules. Those who do not will be asked to leave.

**INSURANCE** - We are licensed to sell insurance in New Jersey and can provide complete coverage for your trailer, its contents, sheds, decks, etc. through Foremost Insurance Company. Please see Richard or stop at the sales office if you want information about insurance coverage.

**NOTARY, FAX AND COPIES** - We have two Notary Publics at the office. Should you ever need anything notarized, please don't hesitate to ask. We enjoy helping our campers when we can. We also have a FAX machine that can be used if an important need arises. A fee of \$.25 per page will be charged to send or receive a FAX. Copies are also available for 25 cents per page.

**STONE** - We have 3/8” crushed stone available for your site. It is the small gray stone that we use on our roads. The delivered price is \$55.00 per cubic yard bucket.

**FIREWOOD** - Firewood can be purchased for \$40.00 per cubic yard bucket or \$160.00 per cord. Please place your order in the office with specific instructions on where you want it placed on your site. Due to possible infestation of the Asian Longhorned Beetle, we have been advised that **No Outside Firewood** can be brought into the campground. This includes scrap lumber and pallets.

**PROPANE** – Empty tanks should be left by the gate of the filling station. Once they are filled, they are kept inside the gate until they are paid for in the store. Payment made when you pick up your tank, not when you drop it off. You can only charge it to your account, if you have sufficient credit to do so. We cannot fill 100 lb. tanks. If you would like us to pick up your tanks from the trailer and/or put them back on, the fee is the same whether it’s one tank or two. It’s \$10 to remove them and \$10 to replace them. Again, this should be requested before 5 PM.

**DEAD LIMBS AND TREES** - We are constantly trimming and pruning our trees to eliminate hazardous and dead limbs. If you see any, please let the office know and we will check it out.

**PICNIC TABLES** - Each site is supplied with a picnic table. You may rent additional tables for your parties and affairs for \$5.00 each. Please make advance reservations at the campground office. Please do not "swap" with other sites. If you have a problem with your table, let us know and we will fix or replace it.

**WINTER VISITS** - Everyone is welcome to stop by during the winter season to check on their trailer. There is no charge for visits of less than one hour. If you plan to spend more than an hour, you will be charged winter guest fees. If you stay over night, regular winter camping fees apply. Please stop at the office on your way in and let us know your intentions, even if you are not staying.

**WINTER STORAGE** - Winter storage fees apply whenever any personal property is left on your site for the winter season, even if the trailer is removed. This includes sheds and/or decks.

**WINTER SEASON** - Winter Season prices are based on recreational use. By state law, no one may establish a residence in a campground. From November 1<sup>st</sup> through the end of March stays are limited to two weeks, which must be followed by a two week absence.

**TELEVISION** – Satellite dishes are permitted. Installation can be arranged by calling 800-DIRECTV. Digital Broadcast Television is also available if you have a digital TV or a converter box. You may need to add a booster, but the picture is crystal clear when you get it.