

# Baker's Acres Campground

## Policies and Procedures for Seasonal Campers

### 2009

**BY SIGNING THIS CONTRACT, YOU AGREE TO THE RULES AND POLICIES SET FORTH. THIS CONTRACT IS NOT BEING IMPLEMENTED TO GIVE US THE PERMISSION TO EVICT YOU IF A POLICY IS BROKEN, AS WE ALREADY HAVE THAT RIGHT. THIS CONTRACT IS BEING IMPLEMENTED TO INSURE THAT ALL OF OUR SEASONALS ARE AWARE OF OUR RULES, AND WILL AGREE TO THEM HEREAFTER. *SITE PRIVILAGES ARE SUSPENDED UNTIL THIS CONTRACT IS SIGNED AND RETURNED TO THE OFFICE.***

**RULES, REGULATIONS AND REQUIREMENTS** – It is mandatory for all seasonal campers, their families and guests to abide by all rules, regulations and requirements set forth by the owners/management (Owners/Management may be written as Us, Our). Rules also located on Campground Map and Seasonal Rates Sheet. Please familiarize yourself with these rules. You, being the seasonal camper, are responsible for your family's and guests' actions. We reserve the right to turn away anyone who has been convicted of a felony.

**AIR CONDITIONERS** – The fee for an air conditioner on the site is \$135.00 from May 1 to October 15. Air conditioners must be covered for the season if they are not paid for. Any site that is caught using an air conditioner without paying for it (does not apply to metered sites) may be asked to leave. All air conditioners and lights are to be turned off when you are away from your site.

**ALCOHOLIC BEVERAGES** – Alcohol is permitted in campsites only and in moderation. We will not permit under-age drinking, and those caught doing so will be subject to the New Jersey and Federal Laws for under-age drinking.

**BICYCLE RIDING** – We do not allow bicycle riding after dark or during any night time activities, as per our insurance provider. New Jersey State Law requires any child 14 years of age or younger to have a helmet on while riding a bike. It's the law!

**CAMP FIRES** – Camp fires must be attended at all times. Flames may not exceed the top of one fire ring. You must always be aware of any fire restrictions. Restrictions will be posted at the store and at bath houses.

**CHILDREN** – Children under 18 must not be left alone in the campground at any time. They must be supervised by a parent or guardian, due to medical and insurance purposes. Please see CURFEW and QUIET HOURS.

**CLOTHESLINES** – One clothesline per site for small items will be permitted. They may not be strung in an area where people (whether on your site or not) tend to walk.

**CONSTRUCTION ON SITES** – No construction whatsoever is permitted without checking with Us first. Please refer to DECKS AND SCREENROOMS and also SHEDS for more information.

**CURFEW** – Our curfew for children and teenagers is from 11:00 PM to 8:30 AM. This means that children and teenagers must be on a campsite that is supervised by a parent or guardian by that time. Group camp fires are permitted, but must be supervised by a parent or guardian. Everyone must be driven or walked home by a parent. It is the parent's responsibility to make sure their children follow these rules.

**DEAD TREES AND LIMBS** – 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 look into it. Absolutely no cutting of trees, limbs or brushes on your own.

**DECKS AND SCREEN ROOMS** – Decks are permitted, however, they must be approved – by the Us before construction begins. They must sit on top of the ground with no posts or concrete in the ground.

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 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.

Screen rooms must be either the kind that hangs from the awning of the trailer or the folding kind with the canvas top. No wooden screen rooms, solid roofs or other structures are allowed.

**ELECTRIC** - We are not responsible for unforeseeable electric outages, or for trailers that have been unplugged by others.

**EMERGENCIES** - If you need to reach one of the Us after the store is closed then you may ring the store doorbell for emergencies only. Please always remember to call 911 if it is a true emergency! If you call 911, you must also notify Us.

**FAX AND COPIES** – We have a fax and copy machine at the office. If ever a need arises that you should require a fax or copy, we will be happy to provide this service to you at no cost. However, if you need more than five pages faxed (incoming or outgoing) or copied, a fee of \$.25 per page will be charged.

**FIRE ARMS** – Positively no firearms, guns, fireworks, sparklers or any type of explosives are allowed. Fire arms are only permitted if you are an active Law Enforcement Officer on duty.

**FIRE RINGS** – Each site is supplied with one fire ring. No more than one fire ring to a site. If you feel that there is a problem with your fire ring, then please let the office know and someone will look into it.

**FIREWOOD** – Outside firewood is not permitted in the campground in order to prevent the infestation of gypsy moth larva and emerald beetles. Firewood can be purchased at the store for the following fees: \$5.00 per bundle or \$60.00 per backhoe bucket of wood. Gathering of firewood from other sites is not permitted, nor the cutting, snapping or breaking of flora.

**GARBAGE/RECYCLING** – New Jersey law requires everyone to separate their recyclables from their garbage. This includes all glass, cans and plastic milk and soda bottles, and should be rinsed, separated and deposited in the appropriate bins at the garbage/recycling area. Please do not throw bags into the recycling bins. Campground garbage only. Do not bring your garbage from home. You must follow the instructions posted at each garbage station as to what is and is not allowed in the dumpsters. Fines will be imposed on anyone who is caught disregarding these rules, and you may be asked to leave.

**GOLF CARTS** – Golf carts are only permitted in the campground at Our discretion, with heavily restricted use. Golf carts must be insured.

**GUESTS** – All guests must register 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 in 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 one time guest pass will be issued to your guest that will indicate their check-out time. Any guests that stay for an hour or less will be issued a refund for their guest fees upon their departure (excluding holiday weekends and during activities). Guests must leave at their predetermined check-out time, **NO EXCEPTIONS**. Check-out time will be posted on their guest pass.

**GUESTS WHO USE YOUR TRAILER WHEN YOU ARE 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 your 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.

**HONEYWAGON** – The campground offers the service of emptying your sewer tank for \$7.00 per tank. If your trailer has more than one tank, We reserve the right to charge \$7.00 per tank. You may also sign up for automatic service at the office. Your trailer's tank will be emptied on either Tuesday or Thursday, based on where your site is located. Emergency honeywagon service may be provided, but at Our discretion and for a separate fee.

**INSURANCE** – It is highly recommended that you have your trailer insured. Baker's Acres is not responsible for any damage incurred to your trailer.

**LATE PAYMENTS** – Any bill over 30 days past due will be subject to a \$25.00 per month late fee.

**LEAVES** – Please rake your leaves into a pile at the front of your site. Our employees will go from site to site to collect these leaves at no expense to you. Leaf blowers should only be used to assist you in raking the leaves. Do not blow leaves off of your site, that either puts them where someone else has to pick them up or even into someone else's site completely. Please do not rake the leaves out of the mountain laurel and brush. The flora requires this undercover to keep the roots moist and from getting scorched. Raking the leaves from underneath will eventually kill them. Burning of leaves is prohibited by state law. We will rake your leaves for a fee. Please call or see the office if you would like Us to do so.

Leaves must be raked by Memorial Day Weekend. If they are not, We will do it and charge you accordingly.

**LIGHTS AND BUG ZAPPERS** – All party lights and bug zappers must be turned off by 11 PM.

**METERS** – Any sites that have meters on them are read by the electric company, Atlantic City Electric. It is your responsibility to have them turned on or off, and to have the bills for this service sent to your *home* address, not to the campground.

**MOTORCYCLES, ATVS, ETC.** – Positively no mini bikes, dirt bikes, quads or ATVs permitted in park. Motorcycles are only permitted if they are licensed insured and registered by the rider.

**PAYMENT DUE DATES** – Final payment for seasonal sites is due on or before April 1 (unless otherwise stated). 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. See also **LATE PAYMENT**.

**PETS** – All pets must be attended, leashed and cleaned up after in all areas of the campground at all times. Please do not tie/chain dogs to our trees. A chain on a tree can kill the tree by cutting the bark by only ¼" deep. All dogs must be current on their necessary vaccines/inoculations.

**PHOTOGRAPHY** – By signing this contract you give Us or Our Agents the right to use your picture or any person's named in your site's picture.

**PICNIC TABLES** – Each site is supplied with one picnic table. You may borrow additional tables for your parties or affairs. Please make advance reservations for this at the office. Tables will only be loaned out if they are not required for a campground event. Campground events have seniority over any private event. New tables will be given to seasonals on a seniority basis; please do not “swap” with other sites. If you feel that there is a problem with your table, then please let the office know and someone will look into it.

**POOL PRIVILEGES** – As per state law, no child under the age of 16 years is permitted in the pool or pool area without responsible adult supervision. No adult may supervise more than 5 children simultaneously at the pool or in pool area. You are responsible for following all pool rules (posted at pool).

**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 must be made when you drop off your tank, not when you pick it up. You will be given a sales slip to take to your tank that will have your site number and date written upon it. We will stop filling tanks daily at 6 pm.

**QUIET HOURS** – Quiet Hours are observed from 11 PM to 8:30 AM. All radios, stereos, and any and all other outside audio equipment must be turned off during this time.

**SATELLITE DISHES** – Only the small 18” dishes are allowed. We do not allow any cutting or breaking of trees, limbs, or bushes to accommodate satellite dishes. We do not allow digging in our roads for satellite dishes. If you are considering having one installed, please let Us know. If you have any questions on them We will direct you to a seasonal that has already had one installed.

**SECOND DEPOSIT** – We require an additional \$500.00 on or before February 1 for a total of \$800.00 towards site rental fees.

**SEWER TANKS/ACCESSORIES** – All sites without sewer must have a portable sewer tank for grey water. This rule is imposed by The Board of Health. Sewer doughnuts are required by The Board of Health.

**SHEDS** – All sheds must be 8’ x 10’. Only one shed is allowed per site. Sheds must be prefabricated metal sheds of Our choosing. All sheds and their placement must be approved by Us. If you want to put a shed on your site, it must be one of these sheds. You are welcome to purchase it elsewhere, provided it is the same manufacturer and style as the ones We have specified.

**SITE DEPOSITS** – Deposits for the following camping season are due on or before October 15. A \$200.00 deposit is required to reserve your site and is non refundable after January 1. All prior balances must be paid in full before We will accept a deposit for the next season.

**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 questions about where your site boundaries are, please check with Us 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 the insurance carrier.

Sites are non-transferable without Our knowledge and consent. Only one trailer/camping unit to a site. We will not be responsible for securing you a new site or enlarging your current site if you purchase a new trailer without first notifying Us.

**SPEED LIMIT** – Our speed limit is **5 miles per hour** throughout the campground. You must obey ALL one-way signs.

**STONE** – If you would like stone on your site please check with Us first. Clam shells may only be placed on your site at the end of the camping season.

**TRAILERS** – All trailers must remain mobile. NJ mandates that a seasonal trailer must be 35’ or less. Tires and hitches must remain on all trailers (removable/retractable hitches are not permitted). Propane tanks must remain on the hitch of the trailer. No free standing or 100 lb. propane tanks are allowed. Only one air conditioner allowed. All trailers must be properly maintained for safety and appearance. Trailers should be properly insured and registered. All tarps must be removed by Memorial Day Weekend. If they are not, We will do it and charge you accordingly. Tarps are not permitted during camping season.

Any trailer over 10 years old must be approved by the management before being placed on the campground. If you abandon your trailer in our campground, it will cost you a minimum of \$2000.00 for removal fees, clean-up of site, legal fees, etc. No washers, dryers or electric water heaters are allowed in trailer in the campground (dual electric/propane heaters must be used on propane setting only). Trailers must possess an RV/marine flush toilet.

You must first consult Jack before purchasing a new trailer for your site. If you decide to purchase a new trailer without first consulting Jack, and the trailer does not fit in your site or it is not a trailer that we permit, then it is not our responsibility to find you a new site. We are not in any way required to enlarge your site or find you a new one. You need to check with us first to avoid problems such as this!

**TRAILER SALES** – Baker’s Acres does not sell new or used trailers. If there is a trailer for sale in the campground, it is being sold by one of Our campers. To sell your camper in Our campground, we are entitled to a 10% commission on the sale price. “For Sale” signs may be placed on your site, but We do not allow contact information on those signs. Interested parties should be instructed to contact the office for more information.

We will show your trailer to any interested parties. In order to do so, We will need a copy of your key to keep in our office. No parties will be allowed to enter your trailer without one of the campground employees present. No parties will be left unattended in your trailer.

The office will have flyers to hand out/mail to any interested parties. If an offer is received on your trailer, We will do Our best to notify you immediately. We will continue to host the negotiations until an agreement of sale is reached, or until one or both parties decides against the purchase/sale. In order for Us to stop showing the trailer, We require a 10% deposit (which will be considered Our commission). Once this deposit has been received, We will stop showing your trailer and you and the purchasing party may communicate.

Any party who is purchasing a trailer on-site must be approved by Us before the purchasing party is allowed to become a seasonal. Sites are non-transferable without Our knowledge and consent.

TRANSPORTATION – At least one registered seasonal per site must possess a valid driver’s license and own a car/truck/SUV to rent a seasonal site (for emergency purposes).

WINTERIZING – We will winterize your trailer for a fee at the end of the season. For those who would like Us to winterize your trailer, you must notify Us at the time of leaving your deposit. Once the season ends, We will begin to winterize the trailers. We are not responsible for those trailers who have not signed up for winterizing. We strongly suggest your trailer is winterized, as a frost could cause damage to plumbing in the trailer. You may not pay anyone to winterize your trailer besides Us.

WINTER SEASON – Our campground will be closed from November 1 to May 1. Our electricity and water will be turned off during these months. If you wish to check on your trailer during this time, please refer to WINTER VISITS.

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. The fee for winter storage is \$200.00 (\$210.00 for non-seasonals) and must be paid with your first site deposit on or before October 15.

WINTER VISITS – You are welcome to stop by during the winter season to check on their trailer. Advance notice is needed because our roads will be blocked off during the winter. In some cases, you may need to park your car at one of the road blocks to walk to your site. Notice can be given via phone message or email to MrsAcres@BakersAcres.com

**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.*

***THIS CONTRACT MUST BE SIGNED BY EVERY PERSON 18 AND OLDER ON THE SITE. BY SIGNING THIS CONTRACT, YOU AGREE TO THE RULES AND POLICIES SET FORTH IN THE BAKER’S ACRES CAMPGROUND SEASONAL POLICIES AND PROCEDURES, AS WELL AS ANY AND ALL RULES OF BAKER’S ACRES CAMPGROUND (LOCATED IN CAMPGROUND MAP, ON SEASONAL RATES AND RULES SHEET AND POSTED IN THE OFFICE). THIS CONTRACT IS NOT BEING IMPLEMENTED TO GIVE US THE PERMISSION TO EVICT YOU IF A POLICY IS BROKEN, AS WE ALREADY HAVE THAT RIGHT. THIS CONTRACT IS BEING IMPLEMENTED TO INSURE THAT ALL OF OUR SEASONALS ARE AWARE OF OUR RULES, AND WILL AGREE TO THEM HEREAFTER. SITE PRIVILAGES ARE SUSPENDED UNTIL THIS CONTRACT IS SIGNED AND RETURNED TO THE OFFICE.***

THESE POLICIES ARE VERY IMPORTANT FOR MANY DIFFERENT REASONS. WE TRUST THAT EACH SEASONAL WILL REALLY TRY THEIR BEST, BUT IF THESE POLICIES ARE NOT FOLLOWED, THEN THAT SEASONAL HAS BETRAYED OUR TRUST AND THEY HAVE CHALLENGED OUR DETERMINATION TO HAVE ONLY THE BEST AND MOST HONEST SEASONALS IN OUR CAMPGROUND. WE HAVE AND WILL CONTINUE TO KEEP EVICTING PEOPLE WHO FORCE US TO. PAYMENT FOR YOUR SITE IS CONSIDERED A TRESPASSING FEE. PERMISSION TO TRESPASS CAN BE REVOKED AT ANY TIME.

FIRST AND LAST NAME ON SITE (PRINTED) \_\_\_\_\_

SITE NUMBER \_\_\_\_\_

**ADULT NAME PRINTED:** \_\_\_\_\_ **ADULT NAME SIGNED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ADULT NAME PRINTED:** \_\_\_\_\_ **ADULT NAME SIGNED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ADULT NAME PRINTED:** \_\_\_\_\_ **ADULT NAME SIGNED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**MINORS ON SITE AND AGE:** \_\_\_\_\_

\_\_\_\_\_

If more space is needed, please attach additional page.