**Welcome to Lake Somerset Campground! In order to maximize your enjoyment while staying with us, the following campground rules and regulations have been established by management. It is always best to consult management if you have any questions prior to signing this contract. This contract is binding and non-negotiable. Failure to abide by these rules and regulations will result in the termination of your seasonal contract and your stay with us**

**2020 Seasonal Rates**

* Base Rate: $2,200.00 for primary seasonal campers (Up to 2 people).

**Additional People Rates (Per Season):**

* Guests under 12- $50.00 per child
* Guests 12 and older -$100.00 per person

*\*Any adult, including those registered for the season, will be required to pay the normal nightly camping fee if a primary site holder is not present during their stay. \**

**Additional Seasonal Charges (Per Season)**

* Pond View Sites- $300.00
* 50 Amp Service- $200.00
* Golf cart Registration- $75.00
* Boat Registration- $50.00
* Existing park models $200 ***\* we are no*** ***longer accepting park models\****
* Gate Key Card- $15.00 Deposit (maximum of 2 keys provided per campsite. Deposit will be refunded upon return. If you lose your key, your deposit will not be refunded.)
* Site Cleaning Deposit- $300 (refundable upon termination and final inspection of site by management.)

**\*Total charges are to be paid *in full* at the time of initial contract. Yearly renewals are due in full upon anniversary date of initial contract. AS OF JUNE 1ST 2020 – PAYMENTS MADE WITH A CREDIT CARD WILL RESULT IN A 3% CHARGE.**

**Guests:**

* Guest are required to register at office upon arrival. All guest, including children, are required to pay a $5.00 per day entrance fee. Wrist bands will be issued upon registration and are required to be worn for admittance to campground amenities.
* Any seasonal camper not registering their guest(s) & sneaking them through the security gate will forfeit their site and will not receive a refund.
* It is your responsibility to advise your guest of all campground rules & regulations.

 **Rules & Regulations**

**Management has the right to remove and dispose of a trailer and personal property from the campsite if any balance owed is outstanding for more than 30 days or if the owner’s trailer and personal property have not been removed from the campground within 30 days of termination or non-renewal of an occupant’s seasonal contract. A fee will be added to your balance for cleanup and storage. Lake Somerset reserves the right to re-register the campsite to another person immediately after the campsite is cleared**

* A seasonal camper is defined as one who maintains a 5-month camping permit. Our season runs from May 1st to September 30th. Customers who have reviewed and signed this contract and paid in full, will be designated as “seasonal”. This contract does not serve as a lease and a campsite cannot be claimed as a permanent residence. The expectation is that you stay with us **on weekends, holidays, and vacations**. If you are here for more than 20 calendar days in a month you will be charged $10 for each additional day you are here. Off *Season (October-April) Rates are $20.00 per night*
* Annual fees paid are non-refundable & non-transferable.
* Annual charges not paid by anniversary date are subject to termination and trailer removal. Lake Somerset Campground will not be responsible for any damages that might occur during said removal.
* Vehicle(s) must be parked on your site. Additional parking space for guest is located behind the office.
* In order to maintain a balance of seasonal and transient campers, a limit is imposed on the number of seasonal campers that are accepted each year. Lake Somerset Campground does maintain a waiting list for seasonal sites.
* If you vacate your site for more than a week without notifying management, we will assume that you forfeited your site. You will not receive a refund.
* If you want to keep a beautiful campground please do your part in keeping your site picked up, free of clutter and garbage. It is your responsibility to maintain your camper; this includes power washing.

**Campground Office/Store Hours:**

* During the beginning and end of the season the office is opened on a limited basis **(hours are posted on the door)** please make every effort to take care of business during these hours. Normal office hours starting mid June will be from 9:00 a.m. to 8:00 p.m.

**Campsite Transfers:**

* In any event that a seasonal camper wishes to move to another campsite during the current season or any subsequent seasons, approval must be given by management.

**Sub-letting Prohibited:**

* Seasonal sites cannot be rented to a third party for any reason. No exceptions.

**Selling/Upgrading of Trailers:**

* If you sell your trailer the seasonal lot does not go with it. You can check with management to see if there is anyone on a waitlist for the lot; special permission may be granted if there is no one waiting for the site or if there is no one on our waiting list.
* Before upgrading to a new trailer, confirm the trailer will fit onto your site. You then must coordinate with the seller to place the trailer on your site. The new trailer must be in the proper place within the lot’s boundary lines. A Grounds Staff person must be present when trailers are being set-up. This must also be done during staff working hours. Old trailers MUST be removed within 24-48 hours unless prior arrangements have been made.

**Extra Camping Units on Campsite:**

* Only one camping unit is permitted per camp site.

**Campground Quiet Hours:**

* QUIET HOURS STARTS AT 10 P.M. NO LOUD RADIOS/MUSIC. NO LOUD PARTIES.
* PLEASE RESPECT YOUR NEIGHBORS. WE WANT ALL OF OUR CAMPERS TO ENJOY THEIR STAY!!!
* Children under 18 must be back on their site by 11:00 p.m. and observing the quiet hours. Any minors found off their site after 11:00 p.m. will be escorted back to their site by staff. Multiple occurrences will result in expulsion.

**Structural Addition/Changes:**

**Any structural additions or changes to sites must have written approval from management before construction may begin.**

* Request for such additions or changes must have plans submitted to management. Once request/plans have been approved construction may begin. Any additions or construction made without prior written approval will be subject to removal at owner’s expense.
* Maximum shed size is 8’x10’x6’.
* Decks may not be longer than your trailer and may not be enclosed.
* No nails, screws or pipe are to be driven in trees or in the ground.

**Utilities:**

* We are not responsible for electrical outages or damages regardless of reason. It is recommended you disconnect your power cord when your RV is unoccupied to avoid power surges, lightning strikes and other damages that could occur. Surge protector use is recommended always.
* Campsites are rated at specific amperage. It is the camper’s responsibility to stay within the supply available. Damage to the camper’s and/or Lake Somerset Campground’s electrical system will be solely the responsibility of the camper.
* Alteration or tampering with Lake Somerset Campground’s electric service is strictly prohibited. Such alteration will be cause for immediate cancelation of your contract and possible criminal prosecution. You will not be entitled to a refund.
* Electric may be left plugged in after October 1st @$50 per month. **ELECTRIC ON ALL SITES WILL BE UNPLUGGED OCTOBER 1ST UNLESS PAYMENT IS MADE IN ADVANCE.** No reminders will be given.
* Air conditioners left running in unoccupied trailers will be assessed a $100 Service Charge for the month: regardless of whether in season or not. Routine checks will occur throughout the year. You will be notified by mail if you are not in compliance.
* At the end of season or if planning to be away from your site for any length of time, please disconnect water hoses, electric, screen rooms, etc. Be sure to remove any trash and debris from your site. If your site is left unkempt, we will clean it to maintain our grounds and assess a cleaning fee of at least $25.00.

**Campground Maintenance:**

* Please help us keep the campground clean and neat. Place trash in dumpsters located at the front of the campground. We do not accept bulk trash. Please check with management if you wish to dispose of items such as bikes, lumber, grills, etc.
* Seasonal campers may be requested to remove trailers during the offseason to complete maintenance to a section or area of the park that needs repairs (ie: Sewage, electrical, tree removal.) Seasonal campers that do not or cannot secure storage may be offered to place the trailer on a weekender site for the winter. **Costs for having trailers removed and put back on-site and storage fees will be solely the camper’s responsibility.**

**Tree Trimming:**

* **The trimming or cutting down of trees on Lake Somerset Campground lands is strictly prohibited. If you feel that a particular tree or limb is a hazard, you may contact management to request an evaluation of the situation. If management deems necessary, trimming or removal will be handled by management only as soon as practical.**

**Satellite Dishes and Television Antennas:**

* **External antennas are permitted only if they are directly attached to the camping unit and do not exceed 10 feet. Exceptions may be made when there is poor reception due to terrain surrounding the camping unit. In any case where an external antenna or satellite dish must be located outside of the boundaries of the campsite, it must be approved by management before installation. Tree trimming or removal to improve reception is prohibited.**

**Pets:**

* All pets must always be kept on a leash . Owners are responsible to clean up after their pet’s waste. Pets are NOT to be left unattended at your site. Please control any barking.
* NO pets are allowed at the pool area, in any building, or in the playground areas.
* Any pets that show aggression will not be permitted back to the park.

**Amenities:**

* Swimming Pool: Hours are from 10AM to dusk with swimming at your own risk. NO LIFEGUARD ON DUTY. All children 15 years of age and younger must be accompanied by an adult always. No fees required.
* Miniature Golf: $4.00/adult & $3.00/children (Golf Clubs & Balls are located in the store).
* Golf Cart Rental: $50.00 per day. Only licensed drivers may operate electric golf carts. No carts allowed off road. Any violation of golf cart rules or regulations will be cause for immediate removal of golf cart.
* Bicycle Rentals: $10.00 per day. Parents are urged to teach their children safe operating procedures, as well as monitoring their bicycle operating practices and activities.
* Paddle Boats: $5.00/person for 1 hour rental.
* Propane Tank Refill Station.
* Fishing: Enjoy our stocked pond for “catch and release” fishing. Fishing lines unattended will be forfeited.
* No swimming or wading in pond. No motored boats allowed in the pond.
* Petting Zoo: Feeding animals is strictly prohibited. Please be kind to our animals as this is their home.
* Campground Bathhouse: If needed there is a full bathhouse available. Please be respectful and clean up after yourself. If the bathhouse needs attention, please contact management.
* Laundry Room: We have coin operated washer and dryers located next to the campground store. Quarters are available at the office.

**Fires:**

* No fires shall be left unattended. All fires must be extinguished before leaving the area.
* Firewood is offered for sale at the campground store. Fallen limbs or branches may be gathered from the ground for use of firewood. Cutting of standing trees or limbs is strictly prohibited.

**Solicitation:**

* Strictly prohibited unless approved by management.

**Messages & Mail:**

* The campground store will not hold your mail or hold messages. The campground cannot be used as your mailing address.

**Alcohol/Drugs: Use, Possession, & Consumption:**

* You must be 21 to purchase alcohol from the campground store.
* All campers must adhere to state laws. Anyone engaged in obnoxious public drunkenness will be asked to leave.
* No one shall possess or distribute any illegal substance on Lake Somerset Campground lands.

**Campground Special Events:**

* The campground will occasionally host special events around holiday weekends and these events will be posted on our Facebook page and in the campground store.

**Complaints, Comments, & Suggestions**

* We welcome your comments whether it is a suggestion, a compliment, or complaint. We are always trying to improve your experience and believe “Fun Is Mandatory!”
* Complaints: We try to serve all our camping guests to the best of our abilities, but sometimes you may feel we have fallen short. If your complaint is about something minor and can be easily corrected, feel free to contact management to help you. If it is a more substantial issue, please make every attempt to resolve your complaint with us as soon as possible.
* Compliments: We love them. Please leave a review on our Facebook Page: Lake Somerset Family Campground or drop by to let us know.

**NOTICE TO GUEST(S): LAKE SOMERSET IS A PRIVATELY OWNED/FAMILY CAMPGROUND AND RESERVE THE RIGHT TO REFUSE SERVICE TO ANYONE NOT COMPLYING WITH CAMPGROUND RULES & REGULATIONS. LAKE SOMERSET CAMPGROUND IS NOT RESPONSIBLE FOR LOST, STOLEN OR DAMAGED ITEMS. BY SIGNING THIS CONTRACT, I AGREE WITH AND WILL COMPLY WITH ALL COMPGROUND RULES AND REGULATINS AS NOTED ABOVE.**

PRINT NAME:

SIGNATURE:

SITE NUMBER: TELEPHONE #:

DATE: