

Rules and Regulations

Carol Lynn Resorts, Inc. is licensed New Jersey Campground. Campers are subject to any and all applicable federal, state and local, laws, regulations, codes, ordinances and governmental requirements and prohibitions.

1. Only one trailer is permitted to be used or connected to hook-ups on each campsite. No tents or pop-up campers are permitted except that boat trailers may be stored on site pursuant to Vehicle Use Rule no. 6 below.
2. **Any and all type of construction must have prior written permission of the campground management. This includes replacing *Park Models, Travel Trailers, storage sheds*, concrete work, fencing, etc. Failure to do so will result in the removal of the structure, at the lease owner's (camper's) expense.**
3. Lease owners are responsible for their renters and guests, including any damages caused by them. The campground has the right to oust renters and/or guests at the management's discretion.
4. Minors are the responsibility of their parents or guardians who shall be responsible for any damages they cause.
5. There shall be no excessive noise between 10:30PM and 8:30AM.
6. Campground management has the right to enter your trailer in the event of an apparent emergency.
7. The campground is not responsible for accidents, damage, and loss by theft or fire to property or persons. Lease owners and their renters and guests are hereby notified that they assume all risks in such matters.
8. Campground is responsible for community property, such as, but not limited to, bath houses, roads, recreation facilities and for the repair and or replacement of all mains including water, sewer and electric.
9. **Campers are responsible for the repair and or replacement of all improvements and trees located on their site or exclusively servicing their site including but not limited to the following: Concrete, fencing, trees, individual electric (including the electrical pedestal), sewer and water lines and any fixtures related to such. Those sharing such improvements shall bear equal responsibility for same.**
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10. Septic lines are easily clogged. Please do not use them for the disposal of sanitary napkins, diapers, or other objects foreign to normal use in septic lines. **DO NOT FLUSH WIPES OF ANY TYPE!**
11. Space has been provided for the drying of clothes behind each bath house. Clotheslines in any other area are prohibited. Drying racks are permitted, must be taken down when not in use.
12. **Clothes washers are prohibited on campsites. Septic systems in the park are not designed for such use. Therefore, any expense for maintenance or repair to a septic system to which a clothes washer is found to be connected, will be charged to the lease owner of the offending site.**
13. Under no circumstances are children permitted to attend school, public or private, from the campground, or be home schooled in the campground. There are no exceptions to this rule. School age children are prohibited from overnight stay on any and all school nights.
14. Open campfires are strictly prohibited. Portable, free standing outside fireplaces are allowed only when used with protective screen in place, supervised by an adult who assumes all liability for any damages, injuries or loss of life. Outside fireplaces can be no larger than a 30" diameter or an area of equivalent square inches.
15. **Any signs including "For Sale" & "For Rent" must be put flat against unit or sunroom. Signs are not permitted to be placed on trees.**

OUTSIDE CONTRACTORS

Any contractor or sub-contractor doing work in the park **must have prior written permission** of the management. Lease owners are responsible for any damages caused by contractors or anyone hired by the lease owner to do work within the park.

TRASH & RECYCLABLES

- Recyclables and Household Trash **ONLY** are to be set out on the sidewalk for Monday morning pick-up. Trash must be bagged and in a trash can with a lid.
- It is the responsibility of the lease owner to take any bulk items (furniture, appliances, tires, etc.) to the Cape May County MUA, on Route 610 in Woodbine.
- Recyclables: Please do not place in plastic bags. Bottles & cans including glass, aluminum, tin & plastics, paper, including newspapers, junk mail and cardboard may be placed in a paper bag or reusable container. All recyclables may be put in the same container.

VEHICLE USE - The Speed Limit is 10 MPH throughout the Park.

1. Repairing of cars or other vehicles or boats is prohibited on campsites.
2. Storage of unregistered vehicles or boats is prohibited on campground property. Unregistered vehicles will be disposed of at lease owner's expense.
3. Licensed motorcycles & mo-peds are permitted for transportation use only.
4. Use of any type of motorized recreational vehicles (with the exception of electric golf carts) is prohibited on campground property.
5. Parking of boats on sites **MUST** be on the drive strips and **MUST** not obstruct the sidewalk. **2/1/2020***

POOL RULES – Lifeguard on duty has full authority at their discretion to oust anyone from the pool area.

1. The pool may be used only during pool hours with the lifeguard present.
2. Anyone using the pool does so at his or her own risk.
3. No glass containers are allowed in the pool area.
4. Absolutely no alcoholic beverages are allowed in the pool area.
5. Pets are not allowed in the pool area.
6. Babies & toddlers not potty trained MUST wear a swim diaper when using the pools.

PETS

1. **ALL PETS ARE TO BE KEPT ON A LEASH AT ALL TIMES! This applies whether the animal is on your site or elsewhere in the park.**
2. **NO FENCE** or any other type of enclosure for pets are permitted. Tying of pets outside for any reason is strictly prohibited.
3. **Noisy or unruly pets or those that cause complaints will be not be permitted in the park.**
4. **Occupants are responsible for making quick & proper disposal of their pet waste.**

YEAR ROUND STATUS

Occupancy of sites with Year Round Status is allowed for 351 days per year and any further limitation provided by any and all applicable federal, state and local laws, regulations, ordinances and other governmental requirements and prohibitions. **N.J.A.C. 8:22-3 & N.J.A.C. 5:10A-2.1 "campgrounds shall not be used for the purposes of domicile or residence". Woodbine Ordinance Chap. 13, Section 13-3(f) is applicable to all campers.**

A maximum of 35% of all campsites may be designated for Year Round Status. Those lessees with Year Round Status must pay Year Round Maintenance Fees. Campground management retains the sole right to grant, subject to availability, Year Round Status.

Year Round lease owners are required to complete and submit a registration form annually.

The registration shall require:

1. the names of all persons occupying the site,
2. make, model, color, year and license plate numbers of all vehicles parked overnight at site,
3. mailing address and contact phone numbers of owner and of all persons occupying the site.

Maintenance fees and property taxes must be paid up to date prior to annual renewal of year round status.

- Year Round Status may be transferred to new lessee of site, but Year Round Status may not be transferred to any other site, except by the management.
- Year Round Status may be revoked for failure to complete Year Round registration, failure to pay Year Round Camper Maintenance Fees, and/or failure to pay property taxes for a site.

Year Round Campers are to keep a record of the 14 days campsite is not occupied and have that record available if asked to provide it for compliance with Woodbine Ordinance 244 Chapter 13-3(f). Copy of which is available at the campground office.

SEASONAL CAMPER STATUS- Sites shall be occupied for no more than 210 days in any given calendar year.

Current Seasonal Campers may request changing to Year Round Camper Status. This is subject to availability, only those that hold Year Round Camper Status were grandfathered in.

A Seasonal Camper will be subject to a user fee of \$25 per day for occupancy of site in excess of 210 days in any given calendar year.

*****Application for Occupancy and background check is required when transferring or changing ownership.**

VIOLATIONS OF THE RULES

Carol Lynn Resorts has the power to impose fines, not to exceed twenty five dollars in any week per violation, on any lessee when that lessee or an occupant of the lessee's site materially violates these Rules and Regulations. Carol Lynn Resorts will provide written notice of the violation to the lessee or occupant of the lessee's site. No fine for a first violation of a particular Rule shall be imposed unless the lessee is afforded 48 hours to correct a material violation which poses a significant threat to human health and safety and fifteen (15) days to rectify all other material violations by a lessee (including an occupant of the lessee's site.) With respect to a first violation of a Rule, if the lessee is making a diligent effort to cure the violation, but completion of the remedy of the violation must take longer than fifteen (15) days, the fines will be stayed for the duration of the remediation, but not to exceed an additional 30 days.

Campers Signature: _____ Date: _____ 2/1/2020*