



Carol Lynn Resorts, Inc. – Information Sheet

General Park Information - Units/sites for sale are sold by the current owners or through a listing agent, each campsite in Carol Lynn Resorts, Inc. has a 99-year land lease agreement that is transferred from person to person with an average of 55-65 years remaining on each lease. **Buyers must be approved by the office prior to sale.**

The Maintenance Fee pays for all costs related to the operation of the campground.

- Providing water (including maintenance to pumps & equipment and the required chlorination of the wells, mandatory governmental testing and licenses)
- Sewerage (maintenance and mandatory governmental tests and reports)
- Trash & Recyclables are picked up Monday (including Holidays) mornings at the end of your driveway. Bulk trash is available for an additional fee by contacting the office.
- Maintenance of roads (equipment and fuel)
- Leaf pickup of the 43 acres of campground property (equipment and fuel)
- Maintenance and repairs to the bath houses (heat, cleaning and supplies)
- Operating and maintaining the pool (chemicals, equipment and mandatory pool monitoring)
- Electric to common areas (bath houses, pool, water pumps)
- Compliance with all federal, state and local requirements, (testing, reporting, licenses)

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.

YEAR-ROUND CAMPING STATUS - \$3,492.00 per year

Discounts for paying Annually \$75 per year / Semi-Annual \$50 per year / Quarterly \$25 per year.

Occupancy of sites with Year-Round Status is allowed for 351 days per year and any further limitation provided by all applicable federal, state, and local laws, regulations, ordinances and other governmental requirements and prohibitions. Year-Round Campers must be 55+, no more than 2 adults per site.

SEASONAL CAMPING STATUS - \$2,364.00 per year

Discounts for paying Annually \$75 per year / Semi-Annual \$50 per year / Quarterly \$25 per year. Shall be occupied no more than 210 in any calendar year. April 1st to November 1st with winter access for occasional use. Seasonal Campers may request to change to Year-Round Camping Status, subject to availability.

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.

CLR Maintenance Fee and payment options:

- Cash, Checks and Money Orders can be mailed or dropped in the lockbox located next to the office door.
- Credit Card payments can be made by calling the office or you may use the payment link on our website.
- Automatic payments are available for credit or debit cards.
- When using your personal online banking bill pay be sure to list your site number and last name as an account #.
- Monthly bills are not sent out unless an account is over 30 days past due.
- Reminders for Quarterly, Semi-Annual, and Annual payments are mailed out approximately 45 days prior to due date.
- Statements and payments receipts are available anytime by request.

Trash & Recyclables are picked up on Monday mornings (including holidays) at the end of your driveway.

- Bulk trash is available for an additional fee by contacting the office.

Leaf pick-up – **March 15th - May 15th & October 15th -December 15th** (rake loose leaves to the street in front of your site)

- Leaves are required to be in leaf bags for pick up outside of the designated months.

Bath and Laundry facilities remain open all year for our campers and their guests.

Property Taxes – Carol Lynn Resorts, Inc. handles the recording of the name changes at the Borough & County was all documents are executed by all parties. Each site is individually assessed, billed, and paid directly to **Borough of Woodbine**, for additional information please contact the tax office or visit www.boroughofwoodbine.net.

Electric – Atlantic City Electric has individual meters for each site and bills accordingly. Call 1-800-642-3780 to transfer your account into your name and home address once settlement and transfer is completed. It is helpful to have a copy of the current electric bill for the site prior to calling so that the address is easily located.

Propane Companies – Each site has their own Propane tank with the provider of your choice. Steenland's Gas Service (609) 861-2118 and Suburban Propane (856) 451-3150 are the most common in our park.

Cable/Internet –

- **Direct Video Services** owns **ALL** the cable lines throughout the park therefore, if you wish to use any device that uses a cable wire/coax to receive a signal including Internet Modems
- Call **(609) 476- 3570** to sign up through Direct Video to obtain access.
- You will be provided with basic Comcast cable– approximately 100 channels through the contracted Bulk Account.
- Upgrades are available through Comcast/Xfinity stores and are billed separately directly to you.
- Wi-Fi Routers and Hotspots that work off a cell phone signal are an option as well. T-Mobile and AT&T have the best signal in the park.

TEXT ALERTS – **Text the word “join” to 833-397-0900 to start receiving alerts.** The Office sends out a notification ahead of time (when possible) when the water will be off to complete a repair or replacement of a hydrant or water line and to alert everyone if an Emergency Evacuation or Procedure is required. Simply provide the office with the phone numbers you wish to receive alerts on and once added you will receive a text message to confirm. There is no charge for this service, however text message rates may apply.

Visit www.carollynnresorts.com for additional information and forms.