

2025 Terms and Conditions

Rules for Camping Etiquette and Enjoyment

Welcome to Fire Pit Campground LLC. We hope your stay with us will be relaxing and enjoyable. We've prepared this document to clarify our position on behaviors that will assure you have the best camping experience. **Everything here is basic common sense.** This is NOT meant to limit your camping experience but to make everyone aware of the dos and don'ts of camping etiquette and to assure safety to all concerned.

The undersigned (all being called "Camper" or Visitor") agrees that the following Rules and Regulations shall govern the Camper and Visitor's occupancy of a camping site in Fire Pit Campground LLC (the "Campground") whether the occupancy shall be on a Transient or Seasonal basis. It is agreed that any breach by the camper(s), camper's family, or the camper's guest of these Rules and Regulations shall constitute grounds for immediate action or eviction from the Campground with no refund of fees. These rules may be amended from time to time in any reasonable fashion and such amendments shall become effective three (3) days after notice of change unless it constitutes an emergency due to safety. It is the registered Camper's responsibility to review these Rules and Regulations, obtain a copy, and share them with everyone on their site.

By accepting a site reservation, all Campers agree to abide by all Rules and Regulations as printed and thoroughly outlined as follows. (Copies are available at the Office)

ALCOHOLIC BEVERAGES - Please consume alcohol in moderation. Drunkenness, impaired or under the influence, loud or disorderly behavior will not be tolerated. No one under 21 years of age will be allowed to possess or consume alcohol in the campground.

APPEARANCE – The overall, neat appearance and natural serene beauty is what all campers enjoy most, so please do your part in maintaining your site in this manner. To help with keeping a neat and clean appearance, please refrain from bringing in non-camping items, keep campers and decks washed and maintained from dirt and smudge. No furniture (such as couches, chairs, mattresses), unregistered/uninsured vehicles, or trailers are permitted to be kept on your campsite. Pallets or wood meant for building cannot sit on your site for more than 30 days. If you are using them for a project the project must be completed within that timeframe. Your campsite should be cleaned of all leaves, debris, and weed whacked before Memorial Day weekend and kept clean throughout the entire season. Firewood should be stacked neatly, not dumped in a pile. If Management cleans up or weed whacks your campsite you will be charged a **\$50.00** cleanup fee. **Management has sole discretion on "appearance".**

ADDITIONS/CHANGES TO CAMPSITE – Any additions or changes made to a campsite such as but not limited to decks, sheds, canopies, gardens, ponds, plants, etc. must be approved in advance by campground management. Management also reserves the right to remove trees or other objects from any campsite for safety or maintenance reasons and temporarily disconnect any utility without notice. Campers who choose to add plants or other fixed items in the ground to their campsite do so with the understanding that the Campground will not be held responsible to move, replace, or repair any of these items if they are damaged or destroyed by campers, visitors, campground staff, or weather. No changes or modifications can be made to electric wires, meters, or water lines. Tampering with any of these is cause for immediate eviction with no refund. Fire Pit Campground, LLC reserves the right to inspect all sites and move or remove items or property at any time without notice to the registered camper.

BICYCLES – All bicycles and non-motorized wheeled modes of transportation must be back at your site by dusk. Please have your children adhere to proper bike Safety regulations. Bicycles must be parked in the designated areas. No bicycles left in roadways, other campsites, or office. Do not take bicycles that do not belong to you. Please take all actions necessary to minimize the potential for injury and make your camping experience as safe as possible.

CAMPERS / PARENTS – Campers/Parents are responsible for the safety and behavior of their children, friends of their children, and their guest always. Our goal is to make your camping experience safe, relaxing and a lot of fun. We look forward to your co-operation to attain that goal. Children under 18 cannot be left to occupy the campsite overnight without adult supervision. Children under 5 must always be accompanied by an adult. All children under 18 must be at their campsite during quiet hours (11pm – 8am) and cannot be roaming around the campground. Parents/Adults must supervise any children under the age of 18 at the playground or in the creek.

Children and Adults play and swim at their own risk. No lifeguard or staff are available or on duty to supervise. Bullying, fighting, or aggressive behavior by anyone will NOT be tolerated!

CAMPFIRES – All fires are to be contained within the fire ring or pit. We reserve the right to monitor and control the size of all campfires. Fire rings or pits are not to be moved without prior approval from the management. No fires shall be left unattended and must be extinguished before retiring or leaving the site. No fires under wires are permitted and there is to be no campfires or burning during off season months.

CREEK – Everyone plays and swims in the creek at their own risk. No lifeguard or staff is furnished to supervise. No children permitted in water without at least one adult present to supervise. No throwing or skipping stones, no swinging from the water lines or tree limbs. Please be respectful of surrounding campers when swimming and do not loiter, litter, or trespass onto their property. Also, no splashing or throwing mud or water onto campers or campers' property.

DEPOSIT – A **\$500** non-refundable deposit is required by September 30th to reserve your campsite for the next season. This amount will also include winter storage. If a deposit is not received by September 30th, then October 1st your campsite will be posted as Available and can be reserved by someone else. If you pay your deposit after October 1st, you will not be guaranteed your campsite and may have to reserve another campsite, if any are available.

DUMPSTER – When leaving the campground deposit garbage in the dumpster. Burn all burnable trash in your firepit. Make sure all the trash at your campsite and in your firepit is cleaned up as it will draw in wild animals. Each campsite is allowed one (1) bag of garbage per weekend. If you are caught putting more in the dumpster you WILL be charged an additional fee of **\$20** per bag. If you are witnessed entering the campground and disposing of garbage, you will be charged a flat fee of **\$50**. Do not bring garbage from home to dispose of in our dumpsters! We have cameras watching the dumpsters and if we feel you are exceeding the trash limit or using our dumpsters for personal use you will be charged additional fees and could lead to suspension or expulsion.

FIREARMS / DRUGS – The use, display and possession of firearms, air arms, paint ball guns, fireworks, explosives, weapons, and illegal drugs or substances is strictly prohibited. Violation of this rule will result in immediate eviction and the removal of your personal effects, and we will notify the authorities. The tossing, throwing, etc. of rocks, stones or other objects is prohibited.

FIREWOOD – Firewood is sold at the office/store. No cutting of firewood is permitted in the campground or abutting properties. No firewood is to be taken from the office or other campsites without approval. All firewood brought into the campground must be removed before checkout. Firewood, kindling, and paper must be stored a minimum of 10 feet from the campfire ring.

GAS BOTTLES – Gas bottles are available in 100lb bottles and are sold at the office. We no longer sell 20lb or 30lb tanks. Please do not take a gas bottle without notifying office staff first. Also, do not take gas bottles from other campsites. You must have an empty bottle to exchange to be charged refill price instead of full retail price.

GOLF CARTS / SIDE BY SIDES – Golf carts and Side by Sides are allowed in the campground. No driving on roads outside of campground or in woods or on trails not designated for Golf carts. The campground speed limit is **5mph** and is strictly enforced. No unlicensed driver or driver under the age of 16 permitted to operate golf carts/SXS unless an adult is sitting directly beside the driver in the passenger seat. No excess of passengers allowed, if there is no open seat then you are at max capacity. No excess lapping, standing, jumping, bouncing, reckless driving, speeding, or chasing with golf carts/SXS. Driving on trails is only permitted from dusk to dawn, no one is permitted on trails at dark. Proof of insurance must be on file in the office for each golf cart brought into the campground. No four-wheelers, mini-bikes, dirt bikes, or off-road ATVs permitted to be operated in the campground. Fire Pit Campground and staff are not responsible for any injuries, theft, or damage to golf carts or occupants riding on golf carts. Violations of the above rules could result in removal of golf carts/SXS from campground or golf cart/SXS privileges.

INDEMNITY – The use of any equipment or facilities of the campground by any person is at that person's risk and the registered Camper agrees to indemnify and hold the campground owners harmless from any loss, cost, or damage incurred by it because of the activities of the registered Camper, his family members, invitees, and guests.

LATE FEES – A 10% late fee will be added to any balance past due on Seasonal Site Payments, electric bills, gas bottles, wood, etc. There is a grace period of 30 days and then the late fee will be added each month the invoice is outstanding.

METERS – All sites have electric meters, and electricity is paid by campers and is separate from seasonal site rate. Refrigerators, electric heaters, air conditioners, party lights, etc. all use electricity. We suggest putting these high-energy consumption units to a minimum. The policy is as follows:

Seasonal sites will be charged a monthly fee according to usage multiplied by the going rate. Electric bills will be available in the office to pay by the 1st of every month. All accounts shall be paid in full within 30 days. A late fee of 10% per month will be added to the total amount due as long as the invoice is outstanding.

MOTORCYCLES – Motorcycles, motorbikes, motor scooters, or any sound producing registered vehicles used for transportation shall be used only to enter and leave the campground. **Only people with a valid driver's license is allowed to operate any motorized vehicles.** No riding around or cruising campground permitted. Parking is limited to your own site or designated areas set by the campground.

MUSIC – Music played at your site must not be loud enough to disturb neighbors. Not everyone likes the kind of music you like! If you leave your site, any music playing must be **TURNED OFF** even if you will only be gone a short time.

OUTSIDE BUSINESSES / SOLE PROPRIETORS – No Advertising, Promoting, Conducting, or Soliciting of businesses, organizations, events, or any other activity or work that is not hired by or affiliated directly with Fire Pit Campground, LLC. No work can be conducted on Campground property for the purpose to advertise or promote your business or product or to gain customers without prior written approval by Campground Management. No photos or videos are permitted to be used in any way that were taken on Campground Property without written approval by Campground Management.

PARTIES – Family gatherings are fun! We encourage family gatherings although they must be maintained at a level that is not disturbing to the neighboring sites. Any Gathering with 10 or more people expected must notify the office in advance. The Pavilion, tents, porta potty, and wash stations are available for a rental fee and reservation of at least one (1) week or more notice.

PERSONAL PROPERTY – All personal property brought into the campground is at the Registered Camper's risk and campground management shall bear no responsibility for the damage, loss, or theft of such property. All campers assume the responsibility of

maintaining proper insurance on their camper & personal property. We are not responsible for any damage to any camper or personal property for any reason including the act of God (i.e., wind, lightning, hail, fallen branches, trees, embers that drift onto property, etc.) accident, fire, or vandalism.

PETS – Pets are welcome but are required to be always leashed. All pets must be registered and have copies of the current Rabies Certificate on file at the Office. All pet litter must be picked up immediately. Campers who do not pick up after their pets will be asked to leave – with NO refunds, No Exceptions! Pets are not to be left unattended anytime. Pets must be leashed and are not permitted to roam around freely at ANY time even under supervision of owner. Barking or growling dogs will not be tolerated. On complaint of noise, one warning will be issued. In the event such barking or roaming, or any other infraction continues, the Registered Camper shall either remove the pet from the campground or shall leave the campground immediately. **Animals demonstrating aggressive behavior to persons or other pets will not be given a warning. Owners will remove the animal from the campground immediately.** If not removed, the registered camper shall leave the campground with no refund of payment for site rental. We want everyone to enjoy his or her camping experience, pet owners and non-pet owners alike. Visitors / guests may NOT bring pets to the campground.

PUMPING – Seasonal campers can sign up at the office to have their campers pumped out by campground staff for a fee of \$15.00. Due to other campground chores, we cannot pump anytime of the day or on short notice. Pumping will be done during the weekdays Monday, Tuesday, Wednesday, or Thursday and may vary or change weekly. The exact day will be selected at the discretion of campground staff depending on their availability. You must sign up and pay ahead of time to be pumped during the week. If you sign up but do not pay you will not be pumped. No texts or messages will be accepted by Management to sign your site up. You must sign up on the sheet outside the office. If you forget or do not prepay you will either need to wait until the next week or you can pump yourself for Free. If you wish to be present to flush your tank when we pump you must notify staff in advance to schedule a day and time. **NO pumping weekends or holidays.** If poor planning on your part involves us pumping, you on a non-pumping day or on short notice then you will be charged a pumping fee of \$30.00 instead for the inconvenience. The pumping signup sheet is located outside the office door and yellow payment envelopes are available to pay and put in the white lock box outside the office if the office is closed. If you choose to pump yourself we ask that during holiday weekends you limit your pumping to Fridays and Mondays to be courteous of the surrounding campers by the pump station who may be having gatherings.

QUIET HOURS – Quiet hours are from 11:00 p.m. to 8:00 a.m. The quality of rest and relaxation is important to all campers so please refrain from loud noises and disturbances during this period. The volume level for all stereos, radios, TV, instruments, or other noise-making devices must be at a minimum during this time. Gauge: If you can hear it from outside your camper, it's too loud! Please also keep voices lower and no driving of golf carts unless it is to or from a campsite during Quiet hours. Remember, your voice carries. Any conversations, joke telling, laughter, etc. shall be kept to a low volume to not bother other campers. Lapping golf carts or aimlessly wandering will not be allowed. Please notify the office of any disturbances or noise problems during quiet hours. If we are not told of the issue, we cannot address it. If the campground holds an event that may exceed quiet hours, advance notice will be written on the Event board.

REFUNDS – If you choose to leave early or are suspended/evicted for behavioral issues or for breaking any of the rules you will still be responsible for the full amount of the Seasonal Site Rent and will not be refunded for voluntary or involuntary early departure.

RESTROOMS / SHOWERS – To avoid accidents, injury, or wasted water in these areas, it is requested that an adult accompany children under 16 years of age to all restrooms / showers. Do not leave any personal items or trash in the restrooms or shower areas. Please dispose of all sanitary napkins or diapers in the garbage containers provided. Wet Wipes are forbidden to be flushed.

SALE OF TRAILERS – Management must be notified before displaying any signs or advertisement for the sale of a trailer. We will help you by displaying the information, picture, and site number you provide us. Prospective buyers must be informed that the sale of the trailer is separate from the site. Management determines the future use of the site and new rates. Sites cannot be subleased.

SEASON – The summer camping season officially begins mid-April and ends mid-October, campers returning the next season will be eligible for the extended close date if their deposit has been paid. We invite all seasonal campers to “clean-up” their sites the first week in April. Anyone on the grounds at any other time is TRESSPASSING. If you wish to enter the campground during the off-season, you must notify management and get prior approval. NEVER is anyone allowed to stay in their campers out of season. If snow removal from the roof is an issue, call to make us aware of when you plan to be there. During off season months no one is permitted to enter at dark.

SEASONAL CAMPER – A seasonal camper is a camper who has paid the Seasonal Base Rate for the rights to use a specific campsite during a season. The Seasonal Base Rate includes **weekends, federal holidays, and short-term stays** during a season at the campsite you have reserved for that current season. You are **NOT** permitted to live at the campground full time or use your campsite as a residence, use the campground address to receive mail, or stay more than the one (1) two-week consecutive stay during a season. If a Registered Seasonal Camper wants to stay more nights than what the Base Seasonal Rate allows, then a Registered Seasonal Camper may purchase additional overnight stays at a rate of \$40 per night, up to but not exceeding, 5 consecutive overnights extra at one time AND cannot be within the same month as your one (1) allowable two week stay. If you have paid the Base Seasonal Rate and are found to be staying at your campsite on days not included in the Base Rate or more days than what is allowed and have not notified management of your additional usage, you will automatically be charged \$200, the Maximum Overnight Stay Rate of 5 overnights, and will forfeit your campsite's privilege to purchase extra overnights during the remainder of that season. If you are found a 2nd time violating the Base

Seasonal Rate stay limits, you will be told to leave the campground immediately with no refund. Seasonal campers agree with all the Rules and Regulations set forth herein. Seasonal campers also agree with these additional rules as follow:

CAMPER WASH – You may wash your camper once in the spring and once in the fall before closing for the season. If there is a water shortage a sign will be posted prohibiting excess water usage.

DECKS / PLATFORMS – Owners reserve the right to inspect and approve deck design & quality for safety purposes. Decks shall be built in sections and not exceed more than 10 feet from the face of the camper and 20 feet in length. Decks more than 12 inches off the ground must have railings, steps, and handrails. Tent platforms only are allowed provided they do not exceed 12 feet by 12 feet square. All platforms and decks require management approval. All construction must be done during reasonable hours. Madison Township personal property tax may apply.

KEYS – It is suggested that seasonal campers drop off a spare set of camper keys at the office. We will keep your spare camper keys in a lock box. Beats driving back home!

LANDSCAPING – All landscaping (trees, flowers, shrubs, stone, pavers, etc.) remains the property of the Campground.

PERSONAL PROPERTY TAX – Seasonal Campers are responsible to the Township of Madison for Personal Property Tax assessed by the County for campers, sheds, pavilions, and decks. Fire Pit Campground is not responsible for any taxes owed or accrued. If a sheriff's sale notice is posted at the Campground for your site you are required to pay the taxes immediately or face suspension or eviction from the campground.

SEPTIC – No women's feminine products, diapers, food, wipes, and other trash is to be flushed or dumped into Septic. Only human waste, toilet paper, typical water waste is allowed to be flushed or dumped. Trailers must have holding tanks and sewer tank dump valves must be left closed unless being dumped.

SPEED LIMIT – A maximum speed of **5 miles per hour** throughout the campground will be tolerated, including all vehicles, golf carts, side by sides, bicycles, motorcycles, mopeds, scooters, or any other wheeled method of transportation. You are responsible for your visitors speed and notifying them of what the speed limit is once they enter onto the property.

VEHICLES – Limit two (2) vehicles allowed per campsite. Additional vehicles must be left in designated parking areas. Vehicles shall not be used to drive around the campground to view the property or visit other campsites. Washing of motor homes or other vehicles must have prior approval from management. No changing of fluid such as oil, gas, or antifreeze shall be allowed. No repairs shall be made to vehicles except emergency repairs. Do not park on other campsites without asking permission.

VISITOR / GUEST – Any person or persons who are not named on the initial registration form as a "Registered Camper" and who has entered the campground is considered a visitor. Any visitor that stays past 11:00 p.m. or overnight in your camper will be charged a visitor fee of \$10.00 per adult and \$5.00 per child. If someone sets up a camper on your site, the fee is \$40 per night and is limited to 2 adults and 2 children. If someone sets up a tent on your site, the fee is \$25 per night per tent and is limited to 2 adults and 2 children per tent. If the tent is set up on grass it must be taken down when not in use.

WARNINGS / STRIKES – Violations of the Rules and Regulations will be reviewed on a case-by-case basis and management has sole discretion to decide if outcome should result in punishment or eviction. Depending on the circumstances, warnings may not be issued, and punishment or eviction could occur immediately. 3 Strikes are no longer being issued by management for violators, it is reviewed by occurrence on what actions, if any should be taken, for violating or disrespecting the campground rules. Site owners who hold large gatherings are responsible for their guests and their overall behaviors and respect. If a violation occurs, management has the right to hold site owners accountable and any guests that may have participated in any violations that occurred.

Disclaimer:

"Jason Laubach and Christin Laubach d.b.a. Fire Pit Campground LLC, the Management, Staff, or Volunteers assume NO responsibility for the use of the grounds or facilities. Use is entirely at the user's risk. Users also assume full responsibility for illness, injury, or death occurring to them or to family members or guest. Jason Laubach and Christin Laubach d.b.a. Fire Pit Campground LLC, the Management, Staff, or Volunteers assume NO responsibility for lost, stolen or damaged property while on the grounds or facilities. Management reserves the right to evict all violators of these Rules and Regulations without refunds or notice and remove persons or animals which are considered detrimental to the health, safety and welfare of Management or others using the campground or facilities. Management has sole discretion on when and how Rules are enforced or regulated."

By accepting and paying for a site reservation, all Campers agree to abide by all Rules and Regulations as printed and thoroughly outlined in the "Seasonal Camping Agreement Terms" and the "2024 Terms and Conditions, Rules for Camping Etiquette and Enjoyment" as updated.