

## 2020 COMPLETE RULES AND CAMPING ETIQUETTE

Welcome to **Naples KOA**. We hope your stay with us will be relaxing and enjoyable. We have 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 document is NOT meant to limit your camping experience but to make everyone aware of the do's and don'ts of camping and camping etiquette assure everyone's safety and enjoyment. 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 or at **Naples KOA** (the "Campground") whether the occupancy shall be on a Transient, Visitor or Seasonal Guests basis. It is agreed that any breach by the Camper or the camper's guest of these Rules and Regulations shall constitute grounds for immediate action or ejection 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. It is the registered Camper's responsibility to review these Rules and Camping Etiquette and share them with everyone on their site. **By completing a reservation, deposit, payment, or moving on to a site, Campers agree to abide by all rules and Camping Etiquette as printed and thoroughly outlined as follow.**

Copies are available on our Web site or at the Office.

**The following item descriptions are intended to eliminate the "gray" areas, to clarify our expectations.**

**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 in keeping a neat and clean appearance, please refrain from bringing in non-camping items. One gas grill is allowed. It must come equipped with a grease catcher attached to it. Management has sole discretion on "appearance".

**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 allowed in any building or any posted areas. Maine law requires that all children under the age of 16 years must wear safety equipment **to include a helmet**. Please take all actions necessary to minimize the potential for injury and make your camping experience as safe as possible.

**BOATS / TRAILERS** – Boats / Trailers are not allowed on campsites unless approved by Management. Please make other parking arrangements. Inquire at the Office. **Please mark trailers with Name and Site number. If you lock your trailer, make sure we have a key.**

**BUG LIGHTS – BUG ZAPPERS** - Electric bug lights / bug zappers must be turned off during quiet hours.

**CABINS / RENTAL TRAILERS:** All rentals are deep cleaned and sanitized prior to your arrival. Check in time is 3:00 pm or later. Check out time is 11:00 am to give us time to clean between stays. A cloth laundry bag is provided for you to place all your linen and bedding after your stay – both used and unused. Your rental is clean when you arrive. We expect it clean when you leave. We are not a cleaning service. We rent cabins and trailers. A cleaning fee of \$75 will be charged to your card if we must clean after your departure. If there is anything broken or missing, please advise.

**CAMPERS / PARENTS** – Campers / Parents are responsible for the safety and behavior of their children, friends of their children and their guest at all times. Our goal is to make your camping experience safe, relaxing and a lot of fun. We look for your co-operation to attain that goal. Children under 18 cannot be left to occupy the campsite overnight without adult supervision.

**CAMPER WASHING:** You may wash your camper during the week, once in the spring and once in the fall before closing up for the season. A pressure washer is available for rent at the store. Please schedule at the office to coordinate water usage / consumption.

We also offer washing and seam sealing to prevent leaks if you are unable to do it yourself. Please call the office.

**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. Dumping of charcoal or ashes in the woods is strictly prohibited. Please make arrangements with management for removal. Fire extinguishers available at the Store. Safety First

**CANNABIS / DRUGS** – Consuming cannabis or any illegal substance on campground property is strictly prohibited and illegal in Maine. Recreational marijuana may only be consumed on private property (which means your home). Your camper is NOT your home. **Anyone smoking pot or taking drugs anywhere on the premises will be ejected by law enforcement with no refund.**

**CAR ALARMS / LOCKS** - Repeated operation of car / truck alarms or door locks shall be grounds to require disconnection of the alarm or removal of the vehicle from the Campground.

**CHECK IN** – Check-in time, for all **RV sites, is no earlier than 1:00 p.m.** Check-in time for all **Rental Cabins / Trailers is no earlier than 3:00 pm.** Check-in before the scheduled time may require the payment of an additional fee.

**CHECK OUT** – Check out time, for all campers, **is no later than 11:00 a.m.** Sites must be vacant and clean, or a site cleaning fee may apply.

**Cleaning of sites, broken glass, or remains of burnt debris in the fire pit will result in a \$35 clean-up fee assessed to the camper.**

**CIGARETTES / TOBACCO / CANNABIS** – Please do not throw or deposit cigarette or cigar butts on the grounds. The discarding of cigarette butts can be done in a neat & safe manner either by burning them or putting them in the proper receptacle containers. Cigarette / cigar butts left on the ground is not healthy for children or animals. No chewing tobacco or snuff shall be used if such use involves spitting on the ground. Please **NO smoking in the Pool Area or Playground area or in any building or gatherings where children are present.**

**DECKS / PLATFORMS** – Existing decks along your camper are allowed to be maintained – NOT replaced. No new decks will be allowed. Screen Room platforms allowed – 12' X 12' max. Owners reserve the right to inspect and approve deck design & quality for safety purposes. Decks more than 12 inches off the ground must have railings, steps, and handrails. All platforms and decks require management inspection and approval. All construction / maintenance must be completed by May 25th. Any construction after May 25th must be approved and scheduled with campground owners. Town of Naples personal property tax may apply.

Patio pavers are allowed in lieu of decks to maintain a clean camping area. The difference between a deck and pavers is more room, less maintenance, and about the same costs. Disadvantage: portability. A credit toward your site may be applicable if we can use the patio for the next guest. No worries about moving the deck, sell it or giving it away. This is the best option for everyone. Considerations: installation, stains, pattern, etc.

**ELECTRICITY**– All sites have electric meters. Refrigerators, electric heaters, air conditioners, party lights, etc. all use electricity. Note: Your transformer uses power 24/7. We suggest using these high-energy consumption units to a minimum. The policy is as follows: Seasonal and Monthly Campers will be charged a monthly fee according to usage multiplied by the going rate (at our costs) that is published at the Office. All accounts shall be paid in full by the 15th of each month. A late fee of \$15.00 per month will be assessed to those accounts not paid in full by the 15th.

**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 ejection and removal of your personal effects. We will notify the authorities. The tossing, throwing, etc. of rocks, stones or other objects is prohibited.

**FIREWOOD** – Firewood is sold at the store. No cutting of firewood is permitted in the campground or abutting properties. All firewood brought into the campground must be removed before checkout. Firewood, kindling and paper must be stored a minimum of 10' from the campfire ring. Only two weeks' worth (½ cord) of firewood, stacked and neatly stored at any given time. Out of State firewood is strictly prohibited unless kiln dried.

**Camper is liable for all loss or damage including trees and forest, due to insects from imported firewood.**

**GOLF CARTS** – Electric Golf carts are allowed with prior approval from Owners. **Strictly NO GAS CARTS allowed.** If everyone had a 5-gallon gas can on their site near campfires or chance of spills, it could be really bad. A *Golf Cart Fee / Permit* may apply. Must have proof of insurance on file at the Office. **Licensed operators only.** See Golf Cart Rules available at the office. All carts must have a roof, windshield, lights, brakes, governed for speed and a responsible driver.

**GRAY WATER** – State law prohibits the discharge of gray water or black water (sewer) on the ground or stored in containers. The Camper agrees that he / she shall not cause or allow black water or gray water to be emptied on the ground. Sink water or dishwasher must be emptied in the sink, outside the bathhouse or in the dump station. All sites have a sewer connection. Please use appropriately.

**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 as a result of the activities of the registered Camper, his family members, invitees and guests.

**KEYS** – 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, fencing, etc.) remains the property of the Campground. We may, at our discretion, provide you a credit for work you have done to your site. Please see management.

**METERS** – All sites have electric meters. Refrigerators, electric heaters, air conditioners, party lights, etc. all use electricity. We suggest using these high-energy consumption units to a minimum. The policy is as follows: Seasonal sites and monthly renters will be charged a monthly fee according to usage multiplied by the going rate that is published at the Office. All accounts shall be paid in full within 14 days. A late fee of \$10.00 per month will be added to the total amount due for as long as the invoice is outstanding. Campers registered for two weeks or more will have meters read on check in and check out. Usage will be multiplied by the going rate published at the Office and will be charged to the camper at checkout.

**MOTORCYCLES** – Motorcycles, motorbikes, motor scooters or any sound producing, registered vehicles used for transportation shall be used only to enter and leave the campground. Motorcycles that require to be idled or revved to warm up may NOT be at your site. Find a location that you can start your bike that will not interfere with other campers. Consult with Management. **Only persons with a valid driver's license is allowed to operate any motorized vehicles including golf carts.**

**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. A gathering of 8 people or more must register at the office to discuss your plans. The Rec Hall and picnic area is available to those who reserve the dates. Assistance with the facilities, food or planning activities can be discussed at the Office.

**PARTY LIGHTS** – Party lights shall be limited to 3 sets of 7 lights. Campers that have yard lights on their rigs must use it sparingly and must be turned off by 10 PM, so not to interfere with your neighbors. All other low lighting must be approved by management for safety and appearance and must carry the theme of a camping experience.

**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 an act of God (i.e. wind, lightning, hail, fallen branches, trees, embers that drift onto property, etc.) accident, fire, or vandalism.

**PERSONAL PROPERTY TAX** – Seasonal Campers are responsible to the Town of Naples for Personal Property Tax assessed by the Town for campers, sheds, and decks.

**PETS** – Pets are welcome but are required to be leashed at all times. Maximum two (2) pets per site. All pets must be registered and have copies of 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.** No pets are allowed in the Pool area, Store or Rec Hall area or any playground area or to roam around freely at ANY time. Pets are not to be left unattended anytime. 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 so 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 / guest may not bring pets to the campground.**

**PAYMENTS** – Payments are to be paid in advance. Refunds subject to \$10 cancellation fee. Notice deadlines: 48 hours for site rentals, 7 days for Cabins, Rental Units or any site holiday stays. Balance is due on arrival. For seasonal campers, all fees are due and payable per terms of Rental Agreement. Late payments WILL BE IMPOSED per agreement. We depend on your payment to make our payment. Value Kard discount of 10% applies to all Value Kard holders off the **regular nightly rate.**

**POOL / PATIO AREA - No glass** of any kind will be allowed in the pool area. What you bring in, you bring out. Tables, chairs, and lounge chairs are for your use and enjoyment. When you arrive, you find the area clean. When you leave, please leave it clean. Pick up all your trash, belongings, water toys, etc. and carryout or dispose of it accordingly. We are a campground, not a cleaning service. The more staff we need to clean, the higher rates we must charge. Help us keep cost and rates down.

**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. All stereos, radios, TV, instruments, or other noise-making device must be turned OFF during this time.

Gauge: If you can hear it from outside your camper, it is too loud! Please lower voices after 10 PM During Quiet Hours, remember, your voice carries. Any conversations, joke telling, storytelling, laughter etc. shall be kept to a low whisper to not bother other campers.

During non-quiet hours, the Registered Camper or guest shall not operate any radio, stereo, TV, instruments, or other noise-making device at such an unreasonable volume level to be a disturbance to any other campers.

**RESTROOMS / SHOWERS** – To avoid accidents or injury in these areas, it is requested that an adult accompany children under 8 years of age to all restrooms / showers. Our facilities are cleaned and maintained several times daily. Please report any issues to management at the office.

**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 rate. Sites cannot be subleased.

**SEASON** – The summer camping season officially begins May 1st and ends October 15th. We invite all seasonal campers to “clean-up” their sites the last weekend in April. The transient camping season begins May 1st to closing. Anyone on the grounds at any other time is TRESSPASSING. Never is anyone allowed to stay in their campers out of season without making arrangements with Management. If snow removal from the roof is an issue, call to make us aware of when you plan to be there.

**SEASONAL CAMPERS** – A seasonal camper is a camper who has paid for the use of the campsite for the entire season. Seasonal campers agree with all the Rules and Camping Etiquette set forth herein.

**SCREEN ROOMS** – Only temporary screen rooms are allowed. Wooden add-a-rooms are prohibited. Screen rooms must be commercially manufactured / approved by Management.

**SHEDS** – Management must approve Storage Sheds before set-up / installation. Rubbermaid sheds or the like with a maximum overall size of 49 sf. (7' x 7'). **No wooden sheds / car ports.** Sheds must be portable when emptied and broken down.

**SNOW REMOVAL** – Your camper is a major investment. We encourage you to check your camper from time to time throughout the winter. Wet, heavy snow on the roof can cause damage. Please call to make us aware of when you plan to be there. Roof shoveling causes more damage to your camper than anything else you do. There are ways to give you peace of mind and not have to worry about weight on your roof. Please inquire at the Office to discuss and plan for next winter. We have our crew that will walk the campground and inspect the grounds throughout the off season. If there should be a problem, we would definitely call you.

**WINTERIZING** - roof window boxes and roof supports available on request. It is important to make sure you: leave a winter phone number in the window ON YOUR CAMPER for us to contact you throughout the winter months in case of issues. We have your info in the Office - folks walking the grounds in the winter do not.

**SPRING CLEANUP** – Seasonal Guests are responsible for spring cleanup of your site and must be completed prior to May 1<sup>st</sup>. You may schedule for our Staff to clean your site at the office per posted rates. Bagged or tarped leaves will be picked up roadside at your site at no charge. Look for “Clean-up Weekend” posted in Activities to get in with the group. Many hands make it a quick and painless job.

**SEWER HOOKUPS** – All sites have a sewer hookup. Instructions for proper use is available at the office. All campers shall use **toilet paper designed for recreational vehicles.** Paper clogs can be avoided. Allow your tanks to fill up to ¼ full to allow solids to “float”. Gate valves must **not** be left open on the black water tank until you are ready for purging. An open gate valve on your gray water tank could result in foul and hazardous septic odors (methane gas) outside and may end up inside your camper. For more information or assistance please contact the Office. We are glad to help. Do not dispose paper towels, clothing, sanitary napkins, grease, dog feces, rocks, food scraps or anything that is not human waste or dish water in the sewer system. **Any plumbing issues caused by the camper will be corrected at the camper's expense.**

**SPEED LIMIT:** A maximum speed of **5 miles per hour** throughout the campground will be tolerated, including all vehicles, golf carts, bicycles, motorcycles, mopeds, scooters, or any other wheeled method of transportation. **Safety is our #1 concern.**

**SWIMMING POOL** – NO LIFEGUARD ON DUTY - Pool hours are 10:00 a.m. to dusk. All swimming is at your own risk. Please provide your own life jackets. Swimming is not permitted during thunderstorms. No children under 12 years old shall be allowed to use the pool unless accompanied by a parent or guardian. Pool parties are not allowed unless arrangements have been made at the office. **NO** nude swimming by anyone at any age. **Babies / Toddlers must use swim pants in the pool.** Diapers are not allowed in the pool area. **Glass bottles, glass cups or any glass containers or dishes are strictly prohibited in pool area.** It is a safety issue. Broken glass will shut down the pool. No food or drink shall be allowed in the swimming pool itself. Floats, rafts, or inflatable toys are allowed in the pool as long as it does not interfere with the enjoyment of others.

**TIKI TORCHES** - For safety purposes, no bamboo tiki torches permitted unless properly installed and approved by Management. Must be securely installed and prohibited from falling. Citronella lanterns are not permitted without prior approval from Management. **Limit of 3** open flame candles operating at any given time and **MUST** have someone present at all times when lit. Again, it is a safety issue.

**TRASH DUMPSTERS** – Cameras are monitoring the disposal of trash and cardboard by campers. Place all trash in the dumpster. **Household trash only.** Only trash generated while camping is allowed. Please do not bring trash from home or work. Dumpsters are located by the propane fill station. **WE RECYCLE** – Newspaper, corrugated cardboard, returnable cans and bottles, white plastic milk and water containers only in the Recycle Bin across from the trash dumpsters. Large items, personal items, electronics, appliances, grills, tanks, and the like are NOT accepted. **Inquire at the Office for other options. Please RECYCLE and join us in being responsible stewards of our environment.**

**TREES / FLOWERS** – We encourage campers to beautify their sites by planting flowers, plants, shrubs, or trees. Please do not cut, trim, strip, nail or damage trees or vegetation in any way. The cutting or pruning of any tree is prohibited. Nails are **NOT ALLOWED** in ANY tree. Nails **KILL** trees. Anyone using nails in our trees will be charged \$350 for a 3” tree and \$100 per inch above 3 inches. Please use rope or bungee cords. All landscaping (trees, flowers, shrubs, stone, fencing, etc.) remains the property of the Campground. **We may, at our discretion, provide you a credit for work you have done to your site or impose a charge to remove any plants, shrubs, etc.** Please contact management to discuss prior to removal.

**VEHICLE** – **Personal** registered vehicles – cars or trucks, only. Limit two vehicles allowed per campsite. If your vehicle is loud, such as a diesel engine truck or loud mufflers, please turn it off as soon as possible not to interfere with other campers. Additional vehicles must be left in the visitor’s parking lot. Vehicles shall not be used to drive around the campground to view the property or visit other campsites. 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 availability.

**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. Registered Campers who have visitors that are not registered will be charged the visitor’s fee for their guest according to the scheduled rates. Failure to register Visitors and / or Guest will result in a \$10.00 penalty fee in addition to the regular fee. There will be no more than 6 people registered to one site at any given time, either on a transient basis or seasonal basis. All day visitors must check out and leave the campground by 9 p.m. unless registered as an overnight guest and have paid the applicable fee.

Check out time for an all-day visitor is 8 p.m. Checkout later than the scheduled time may require the payment of an additional fee.

Overnight visitors may check in after 3 p.m. and must check out at the office and leave the campground by 11:00 a.m. or an additional fee may be Applied. **State Law requires us to know who is in the campground and on premises**

**Disclaimer:** *“Crepeau Investments, Inc. d.b.a. Naples KOA, the Owners or Management 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 injury or illness occurring to them or to family members or guest. Crepeau Investments, Inc. d.b.a. - Naples KOA, the Owners or Management assume NO responsibility for lost, stolen or damaged property while on the grounds or facilities. Management reserves the right to eject any and all violators of these Rules and Camping Etiquette without refunds and to remove persons or animals which are considered detrimental to the health, safety and welfare of Management or others using the campground or facilities.”*

**By accepting and paying for a site reservation, all Campers agree to abide by all Rules and Camping Etiquette as printed and thoroughly outlined in the Complete Rules and Camping Etiquette” as updated.** Copies are available on our Website or on request at the Office.