

## **GENERAL RULES**

1. This is a privately owned property. **We reserve the right to select our clientele and visitors.** Any business conducted in our park must be licensed, insured, & be approved by management. Tuckahoe assumes no responsibility for loss by fire, theft, wind, water, vandalism or any accidents, or acts of God that may occur. **Tuckahoe reserves the right to revoke camping privileges as a result of broken rules or improper behavior. NO REFUNDS.**
2. **Speed limit is 9 1/2 MPH on all roads for vehicles AND golf carts.**
3. **Quiet time will be observed from 12 a.m. to 7 a.m. daily. NO BASKETBALL DURING QUIET TIME.**
4. **Bicycles, skateboards and golf carts are not to be used after dark.**
5. Gate calls will be answered between the hours of 8 a.m. to 8 p.m. **At all other times you must use your gate card.** There is a \$25 refundable security deposit for each of your 2 gate cards. Gate cards are issued to seasonal campers & their children only. 2 additional "Premium convenience" cards can be purchased for an additional \$50/card (including the \$25 refundable security deposit). No more than 4 gate cards per campsite. There is a \$25 gate card replacement fee if you return a damaged gate card (NEVER store gate cards out in direct sunlight). Gate system has a security feature, so cards can't be used back-to-back. No tailgating.
6. **Teenage children may not occupy your campsite without Licensee or an approved adult family member present.** Children under age 18 may not carry knives or anything similar that puts others at risk. Licensee is responsible for your guests & the behavior of your children at any location in the park.
7. **Pets must be kept on a leash at all times. NO PIT BULLS allowed.** All waste must be cleaned up & disposed of properly. Management reserves the right to have any noisy, aggressive, or unruly dog removed. Limit of 2 dogs per campsite. NO DOGS ON BEACH 9AM-5PM west of boat ramp from Memorial Day to Labor Day.
8. **Motorcycles, electric bikes, mopeds, motorized skateboards, scooters, etc. are not to be operated in the park.** This includes motorized items that are made for children to ride. Motorcycle pen provided for bikers.
9. Tuckahoe clientele are permitted to use the camping resorts' address to receive mail **ONLY** during the camping season. All mail must be collected in a timely manner.
10. All food delivery vehicles are NOT permitted in the park and deliveries must be picked up outside of the gate.
11. Uber & Lyft vehicles are NOT permitted in the park. You must be picked up & dropped off outside of the gate.
12. All Tuckahoe Clientele must respect property surrounding Tuckahoe Acres and follow any rules stated on property signs.
13. **ABSOLUTELY NO SUB LEASING SITES. Anyone found guilty of sub-leasing will be subject to eviction!**
14. **All vehicles must be tagged, inspected and insured for use on public roadways.**
15. **Personal beach equipment** (beach chairs, tents, etc.) must be removed at end of every day. No saving spots.
16. **By order of Delaware State Fire Marshall, NO FIREWORKS, permitted on Tuckahoe property.**
17. **For all returned checks, there will be a fee of \$35 and any past due balances will be subject to 2 % per month finance charge.**
18. **All boats & jet skis parked anywhere on Tuckahoe Property must display current boat registration AND camp site # on tongue of trailer. All paying boat storage (off-campsite) customers must secure & display either an annual or seasonal Tuckahoe - issued sticker on boat trailer tongue. Boat Storage Fees apply for off-campsite storage (see page 4 of Rules & Regs).**
19. **BOAT STORAGE AREAS: NO VEHICLES, UTILITY TRAILERS OR TRAVEL TRAILERS.** Boats & boat trailers must adhere to License Agreement number 14. Grass 8" or above subject to \$30 cutting charge.

## **Guest/Visitor Policy**

Tuckahoe Acres Camping Resort does **NOT** charge for overnight guests or visitors. To keep us from having to charge, please follow the rules below:

1. Any visiting guest(s) in a separate vehicle must be signed in at the store and receive a guest pass for their vehicle. We require the following information: Name, # of guests, car make, model and color, and license plate number. Arriving after hours [please meet your guest(s) at the gate].
2. Your guest(s) **MUST** adhere to all Tuckahoe rules. You are responsible for any and all actions of your guests and will be held accountable and subject to any and all consequences.
3. **GUESTS staying on your site with a camper, RV, &/or tent must pay \$75 per night.**

## **Site Rules**

1. **Air conditioner, water heater, lights, fireplace & furnace must be turned off when trailer is not in use.** This includes outside lights, regardless of being on a timer. **\*\* A \$25 per incident additional rent fee will be charged for A/C's left running when you go home for the week\*\***
2. Clothesline posts must be at rear of site **within the 5' rear & 1' side setbacks.** **Inquire with maintenance before digging anything in the ground.** Posts can be minimized by using an eye bolt on the shed to one post on the opposite end.
3. **Your site must be kept neat and clean.** All equipment, including sheds, must be properly maintained. Lawnmowers are available at the maintenance shop. You must arrange to have your lawn mowed during extended absences or be subject to a \$30 overgrown grass cutting charge. Store-bought plastic "deck boxes" must double as a seat & be kept on your deck or inside your sunroom, NOT on the ground nor in the 5' or 1' setbacks). **MAXIMUM of 3 per campsite** **Do not store debris under trailer or on site. Large dumpster is located at boat storage area for large items. You must pay a fee to remove refrigerators, air conditioners, decking, and propane tanks, if you are caught bringing large items from your hometown to Tuckahoe, it is grounds for eviction. All scrap metal items must be placed to the left side of the 30yd. dumpster for our maintenance staff to recycle.**
4. 2<sup>nd</sup> refrigerators/freezers on campsites require a \$100 seasonal fee. **If outside refrigerator or freezer is inoperative, you must have it removed from your site.**  
If the refrigerator inside your trailer is inoperative & you have an outside refrigerator you will be charged.
5. **Electric cords and hose must be buried from utility box to trailer.**
6. **Campfires are permitted at a safe distance from all other trailers and extinguished when you retire for the night. Campfires must be contained and supervised.**
7. It is strictly forbidden to leave trash at Tuckahoe during off season. **Dumpster at Maintenance Shop is not for camper use in the off-season.**
8. **Electric stoves, washers & dryers are not permitted in trailer, shed or porches.**

## **CONSTRUCTION RULES**

### **DECKS & CAMPSITES**

Decks may be constructed by the camper and must conform to the following rules:

1. **BEFORE ANY NEW CONSTRUCTION CAN BEGIN ON YOUR SITE** (decks, sheds, fish-cleaning sinks, clotheslines, fire pits, pavers, landscaping, gardens, etc.), **YOU MUST SUBMIT A PLAN** (written out preferably, but at the very least a conversation in the camp store), **AND BE APPROVED.**
2. Decks shall consist of 4 ft. (45 3/8" works perfect) x 8 ft. (or less) sections providing for mobility and non-permanent construction. No plywood over decks.
3. Deck construction shall be of pressure treated lumber only. Pavers or blocks may be laid with sand, no mortar or cement allowed.
4. **Deck height not to exceed 12 inches above highest** ground elevation. Steps or a landing to enter trailer may be necessary and exceed the 12 inches.
5. No fences, rails or ropes as rails, piling cut-offs, wooden racks for firewood, **wood-constructed gazebos of any kind (aluminum framed ONLY w/ soft tops ONLY, no wood kits)** or construction other than steps or a fish-cleaning table/sink are allowed on decks or sites.

6. Area around site posts is limited to flowers & must be kept clear of tall plants, flag poles, signs, satellite dishes, birdhouses, etc. **Nothing can be attached to site post.** Plants and flowers cannot exceed half the height of site post. Any posts in the ground (INCLUDING clothesline posts) must be attached to or adjoined to trailer, shed or deck. Location of satellite dishes may be the only variable. Flags, satellite dishes and antennas must be on a non-corrosive metal post or mounted on shed.
7. **Paver pads/golf cart driveways" &/or stone-beds are now permitted on most campsites, but a project plan must be submitted & approved before installation. Shabby construction or lack of maintenance will result in removal by Tuckahoe maintenance staff & you will be billed.**

### ACCESSORY BUILDINGS

1. Sussex County Code allows for ONE accessory building.
2. Sizes for SHEDS are 6 ft. x 8 ft. or 6 ft. x 10 ft.
3. Size for slant top storage box is 4 ft. height x 4 ft. depth x 8 ft. length.
4. Colors for sheds and boxes are to be beige, trimmed in dark brown with cedar or brown shingles. Paint is available in Tuckahoe Store.
5. Now accepting vinyl-sided sheds. Existing sheds may be sided with vinyl by licensed contractors. Wood doors must be replaced with fiberglass doors at same time. Call for pricing.
6. **NO NEW OR USED sheds may be placed on your site without Tuckahoe approval.**
7. **Sheds must be properly maintained and Tuckahoe reserves the right to condemn sheds.**

### SKIRTING REQUIREMENT

1. **All seasonal campers & park models that are on site in-season & are "stored" on site off-season MUST be skirted with 1 of the following options: Inter-locking vinyl panels fastened at top & bottom OR the vinyl privacy lattice with 1 1/8" openings. The Classic lattice size 2.82" is NOT permitted.**
2. Skirting to the front of each trailer must be straight across trailer frame. The trailer tongue and coupler must be completely free of any type of skirting, fencing or rocks over trailer tongue.

### AWNINGS, PORCH ENCLOSURES, & GAZEBOS

1. Sussex County Code states that campgrounds may include only equipment manufactured specifically for camping purposes.
2. **Combinations/homemade modifications to make them fit with existing trailer awnings, etc. are prohibited.** Only materials manufactured by the manufacturer for the screen room you choose may be used. Examples: A) You cannot use a Silvertop roof with a Patio-Mate screen room. B) You cannot enclose screen panels with homemade, non-conforming materials.
3. **Approved screen rooms are:** A) **Sunrooms must be installed by qualified sunroom dealer/installer,** B) Patio-Mate (used as manufactured, not modified), and C) Regular trailer supplied screen room that zippers or snaps to the trailer and awning.
4. **Slide-outs roofs:** Only hinged Tuckahoe-approved material manufactured for RV equipment may be installed according to manufacturer's specifications by a qualified sunroom dealer/installer.
5. Maximum room width is 9 ft. and NO GLASS.
6. **Windows may NOT be installed on a sunroom with NON-INSULATED roof.**
7. **Please be aware of screen room rules as some existing rooms are not up to our standards and will have to be upgraded before you can change or sell your trailer.**
8. **Stand-alone GAZEBOS MUST BE AFFIXED TO DECK & may not have hard-top panels. Canvas or soft-material only with aluminum frame, NO WOOD KITS OR HOMEMADE WOOD CONSTRUCTION.**

### PLACEMENT OF TRAILERS

1. **No new/newly placed trailers can be placed within 5 ft. from rear site line or 1' side setbacks.**
2. New/newly placed trailers and ownership changes require site upgrading to current Rules and Regulations.

3. Because of many variables in the wooded area, trailers must be placed according to our specifications.
4. Placement of trailers, sheds, decks and accessories must conform with an approved site plan for each site. Once a site plan is established, no deviations from approved site plan are permitted without prior approval from Tuckahoe. **No construction can be placed within 5 ft. from rear site line or 1' side setbacks.**

**Any new or used trailer entering Tuckahoe Acres Camping Resort must be approved by management. No changes or construction at your site are permitted without prior approval from Tuckahoe.**

### **ELECTRIC GOLF CART RULES**

1. No electric golf cart is to be operated at the Camping Resort until a Tuckahoe permit is issued, a Golf Cart Indemnification is signed and on file with Tuckahoe and the annual fee of **\$100.00** is paid.
2. Site number and the Tuckahoe permit must be displayed on the **FRONT** of cart in a location that can easily be read. The numbers must be at least 5 inches in height and permit must be placed next to numbers.
3. **All operators must be licensed the same as Delaware laws apply to vehicles.** If a person has a learner's permit, a licensed adult driver must be present while operating a golf cart.
4. **Golf carts are not to be in operation after dark**, regardless of being equipped with lights.
5. **Posted speed limit is 9 1/2 mph for golf cart as well as vehicles.**
6. You are responsible for ensuring that all relatives and visitors comply with all rules and regulations.
7. **NO GAS GOLF CARTS ALLOWED.** If you now have a gas golf cart and want to replace it, the replacement must be electric. Gas golf carts cannot be sold within park or change ownership.
8. **Tuckahoe reserves the right to revoke golf cart privileges at any time in the entirety, or on a per site basis with even one violation.**

### **BOAT STORAGE POLICY**

- **Seasonal (May 1 to October 1) Boat Storage Fee: \$350**
- **Year-round (May 1 to April 30) Boat Storage Fee: \$700**
- Short-term (daily) considered on case-by-case basis \$5/day minimum
- **Each boat storage customer will be assigned their own boat parking space based on type/size of boat or jet-ski. Designated spaces will be marked with white parking blocks with your space number on it. As with your campsite, no sub-leasing allowed.**
- **Any boats/jet skis/boat trailers left in our boat storage areas in the off-season (beginning October 2) will be charged the "Year-round Boat Storage Fee" of \$700.**
- Tomahawk Trail grass boat storage (across from sites 480-551, and behind sites 530-542X) is offered ONLY to seasonal campers on those specific sites, those site tenants may choose that space directly across from sites 480-551 or behind sites 530-542X. Same rules/fees apply (\$350/SEASON OR \$700/YEAR), but you will be responsible for grass-cutting in those spots (if you prefer not to cut the grass, you may choose a spot in our designated stoned boat storage area east of the recreation field)
- The grassy common area between site 551 & the maintenance shop behind the gasoline storage tank along Tomahawk Trail is now designated for overflow VEHICLE parking only, no boats.
- You may park your boat/jet ski/empty boat trailer on your site for free, however you are subject to a \$25/cut fee in the off-season for the extra maintenance of trimming around your boat. Tuckahoe staff cuts the campsites up to 6 times over the entire off-season. You may cut it yourself with your own equipment as long as you are not "residing" on your site in the closed season.
- **BOATOWNERS THAT AREN'T PAYING FOR BOAT STORAGE MUST PARK YOUR BOAT WITHIN YOUR SITEPOSTS & NOT IN ANY COMMON AREAS THAT AREN'T DESIGNATED FOR BOAT STORAGE.**

- The main stoned Boat Storage Lot will be organized by boat size/type to provide the least obstructed view for our seasonal campers on Teepee Trail. No parking anywhere in the recreation field.
- The Tuckahoe License Agreement specifies that "Licensee assumes all risk of personal injury, property damage, and property loss while using the boat storage..."
- Boat storage fees are added into your rent statement & due on or before opening weekend of each current season just like seasonal site rent.

## **2<sup>nd</sup> AIR CONDITIONER POLICY**

### **2<sup>nd</sup> A/C Unit on RV Trailers**

1. A seasonal fee of \$150 is required for any additional A/C unit.
2. 2<sup>nd</sup> A/C unit will be permitted **ONLY** on trailers wired with 50 amp service.
3. 30 amp trailers may be changed to a 50 amp trailer by a qualified electrician.
4. The 2<sup>nd</sup> A/C unit can be on roof, OR mounted under the trailer.  
**No units in windows. Mini-Split systems must meet Tuckahoe approval 1<sup>st</sup>.**
5. All units must be installed according to National UL listed electrical safety standards.

### **Portable Units for use in Trailer or Screen Rooms**

1. A seasonal fee of \$150 is required for any portable 2<sup>nd</sup> A/C Unit
2. May **ONLY** be used in sunrooms with **INSULATED** roofs.\*
3. May **NOT** be vented at **FRONT END** of Silvertop room. Vent may not be visible from the road.

### **IMPORTANT NOTES:**

1. **To enforce the additional A/C policy and ALL Rules and Regulations, Tuckahoe reserves the right to inspect campsites, sheds and equipment at any time.** Campers found in violation of their License Agreement and **ANY** rules and regulations are subject to removal from the campground. A \$25 per incident additional rent fee will be billed for A/C's left running when you go home.  
**NO REFUNDS** are issued in the event of termination of this license due to a violation of rules and regulations.
2. We will accept **two** factory-mounted units plus **one** portable unit. Up to a 3-Head ductless mini-split system is considered 1 system. A 4<sup>th</sup> head makes it a "2<sup>nd</sup>" A/C & charged the additional \$150 seasonal fee.

\*Reminder: Campground is wired for a maximum load of 50 amp. The accessories that are added on, i.e. outside refrigerator, golf cart chargers, fans, lighting, etc., if not properly balanced, could put your equipment and ours in over-load.

**POOL RULES**

1. **Enter pool area at your own risk.** Tuckahoe is not responsible for accidents, injuries or lost articles.
2. **CONDITIONS PERMITTING** the pool will open. (weather and water quality)
2. **Tuckahoe Campers & their guests** are permitted use of the pool.
3. **STRICTLY PROHIBITED** from pool use if you have any open cuts, sores, colds or communicable diseases.
4. **CHILDREN UNDER THE AGE OF 12 MUST be accompanied by an adult (18 and older)**
5. **When NO Pool attendant is on duty, children under 16 must be accompanied by an adult**
6. **NO DIVING, RUNNING OR HORSEPLAY.**
7. **NO SEAT-SAVING WHILE NOT PRESENT AT POOL.**
8. **NO FOOD OR DRINKS** within 6ft. of pool.
9. **NO DRUGS, ALCOHOL, SMOKING, OR "VAPING."** Smoking/vaping areas provided outside fenced area.
10. **NO PETS, GLASS OR SHARP OBJECTS** (jewelry could damage liner) in pool facility.
11. **TUCKAHOE RESERVES** the right to deny use of pool to anyone at any time.
12. **PROPER BATHING ATTIRE** is required for everyone, including children.
13. **Swim diapers are the only diaper permitted in the pool.** They are available for purchase in Tuckahoe store.
14. **Use of any toys made especially made for pool usage such as balls, rings, etc., in addition, waters shoes, plastic boats, fins, etc. are allowed circumstances permitting**
16. **We are not required by law to provide a lifeguard.** If pool is open with no Pool Attendant, solo swimming is prohibited.
17. **NO PROFANITY, IMPROPER BEHAVIOR OR INTOXICATION ALLOWED.**
18. **Music and radios to be governed by a Pool Attendant, if applicable.**
19. **To protect the fabric on pool chairs from skin oils & lotions, TOWELS ARE REQUIRED for sunbathing!**
20. **THE POOL ATTENDANT ON DUTY HAS THE AUTHORITY TO ENFORCE POOL RULES AND EVICT VIOLATORS.**

**\*\*TUCKAHOE ACRES CAMPING RESORT, INC. RESERVES THE RIGHT TO MAKE CHANGES TO THESE RULES AND REGULATIONS AT ANY TIME.\*\***