



538 Mt Vernon Road
Wurtsboro, NY 12790
(845) 888-2161

Resort Guidelines

The following guidelines are designed to make your stay at the resort as pleasant and enjoyable as possible. They have been designed to preserve nature at its best, protect the property and its guests, and conform to certain state and local requirements. It is our hope that by following these guidelines, the resort can be a more pleasant, beautiful, and desirable place to stay.

I. Resort

- A. **Quiet Hours:** 11:00 p.m. to 7:00 a.m. This is a family-oriented resort. Please show courtesy to all our guests, as noise from a site can create a disturbance or interfere with other guests' enjoyment.
- B. **Gate Cards:** A gate card will be issued at the time of check-in. Gate cards must be returned to the office at the time of checkout. If not returned due to loss or if a replacement is needed, a fee of \$20 will be charged. Registered guests may not use gate cards to allow unauthorized vehicles or guests into the park at any time. Such action would be subject to your removal from the resort.
- C. **Speed limit:** The speed limit throughout the Resort is 5 MPH and is strictly enforced. This speed limit applies to all motor vehicles, motorcycles, and golf carts. Short-term guests and visitors who fail to comply with the speed limit may be asked to leave the Resort immediately without refund.
- D. **Photos:** Entrance into or onto the resort and surrounding property constitutes permission/consent for the management of the resort to use any pictures, films, or videos of you, your relatives, or your guests for any lawful purpose without compensation.
- E. **Amenities/Activities:** These are anticipated to be available and scheduled, but not guaranteed throughout the season. In the event of unforeseen circumstances, they may need to be revised or canceled with no refund, as they have no cash value.
- F. **Laundry:** The resort has one laundry room located by the bathhouse, which is open 24 hours a day, 7 days a week.
- G. **Pavilion:** Use of the pavilion for private gatherings must be arranged with the resort manager in advance. Guests and their visitors are required to obey all resort rules. Guests are responsible for their own clean-up when using the pavilion.
- H. **Bathhouses:** Please be considerate of others when using the showers and bathrooms. Do not lock or block doors or windows. Kindly clean up after yourself and report any maintenance needs to staff.

II. Sites

- A. **Use:** Guest(s) may use one RV site for one recreational vehicle. Additionally, they may have two passenger automobiles. Please do not park your vehicle(s) on an empty site or the grass. Additional parking is located throughout the resort.
 - 1. **Number of People:** 2 adults and their children, 18 and under, are allowed. Maximum occupancy per site is 10, including visitors.
 - 2. **Visitors:**

- a) Guests are welcome to have visitors while staying at the resort. All visitors must be pre-registered, and the applicable guest fee must be paid prior to entering the resort. Visitors may not enter the resort or access resort amenities until registration and payment have been completed.
 - b) Guests may not provide resort access to any unregistered visitor, including allowing visitors to enter through the gate without authorization. Allowing unauthorized or unregistered individuals into the resort is a violation of resort guidelines and may result in loss of visitor privileges. Repeated or serious violations may result in termination of the guest's stay without refund and/or nonrenewal of a future seasonal agreement.
 - c) Visitors are not permitted to bring pets into the resort.
 - d) Guests are responsible for the conduct and actions of their visitors at all times. All visitors are required to follow the resort guidelines, policies, and management instructions while on resort property.
 - e) If a visitor fails to comply with resort guidelines or engages in inappropriate, disruptive, unsafe, or prohibited behavior, management reserves the right to require the visitor to leave the resort immediately and may revoke the guest's visitor privileges.
 - f) Serious or repeated violations by a guest's visitors may also result in termination of the guest's stay without refund and/or nonrenewal of a future seasonal agreement.
3. **Children:** All children under the age of 12 must be at their site by dusk unless accompanied by a parent or responsible adult. Children must remain under the supervision of a parent or legal guardian and be within their sight at all times throughout the resort. Parents and legal guardians are responsible for the whereabouts, behavior, and safety of their children at all times. No person under the age of 16 may be left at the resort without adult supervision.
4. **Pets:** Pets are welcome in the resort provided that they are kept quiet and on a leash, and the guidelines below are followed:
- a) Retractable leashes may not extend more than 6 feet.
 - b) All pets must wear a collar and a tag identifying the owner with a phone number.
 - c) Please do not tie your pet(s) outside or leave them unattended.
 - d) Owners are responsible for cleaning up after their pets at all times.
 - e) Pets are not allowed in resort-owned buildings, amenities, and bathhouses.
 - f) All pets must be vaccinated.
 - g) We have no breed restrictions, but any dog showing aggressive behavior must be removed from the resort.
 - h) Pet owner agrees to carry insurance and to indemnify the resort for any injury or damage caused by the pet.
 - i) There is a dog park available for our guests, along with bags and garbage for dog waste. In our Dog Park, pets still must be picked up after and can

be off their leash inside the fence.

- B. Usage:** Use of each site and the resort is restricted to camping purposes only. Guest(s) may not claim the resort as their primary residence temporarily or otherwise. All persons and guests must maintain a primary residence elsewhere. Private or commercial enterprises, trade, religious, educational, or other similar enterprises may not be conducted at the resort.
1. To maintain a clean, attractive, and orderly resort, household items, furniture, appliances, personal belongings, or other unwanted items may not be placed at the curb, roadway, or outside of your site for sale or free pickup. "For Sale," "Free," or similar signs may not be displayed with items at individual sites.
 2. Guests are responsible for properly disposing of unwanted items or arranging for their removal from the resort. Yard sales, garage sales, or the sale of personal property from individual sites are not permitted unless specifically organized or approved by Resort Management.
 3. Items left at the curb or outside a site for disposal, sale, or giveaway may be removed by Management at the guest's expense.
- C. For Sale Signs:** One For Sale sign will be allowed on or inside one window of the RV, not to exceed 18" by 24" in size. No other For Sale sign will be allowed on the site, within the resort, or in/on your RV.
- D. Access:** Do not cut across sites, play loud music, or do anything to disturb the peaceful enjoyment of all the other guests. Drones are not allowed on the resort property. Be considerate and respectful of your neighbor's privacy and property at all times.
- E. Campfires:** All campfires must be fully extinguished and cooled with water before retiring for sleep or leaving your site. Campfires may be made only in approved campfire pits or rings. For your own safety, please do not use gasoline or other flammable liquids in the area of campfires. Fire pits are to be kept cleaned out and must be a minimum of 10 feet from your site lines, an RV, or other structures. If using charcoal grills, put ashes in the fire ring and NOT on the ground. No burning leaves or garbage of any kind. We reserve the right to monitor the size of your campfire. Fires should not be higher than 18 inches and can not be left unattended at any time.
1. **Firewood** may not be brought into the resort by the guests. Bundles must be purchased from the resort, and bulk deliveries must come from the resort-approved vendor. Firewood is to be stacked in a neat and orderly manner. Cutting of shrubs or trees is not permitted. Please feel free to gather deadfalls to use as kindling for your fires.
- F. Not Permitted:** All guests must preserve and protect the wooded area around their site. No destruction of wildlife, trees, or other growth is permitted. Also not permitted, which may harm the natural beauty of the resort, is painting on rocks or resort property, climbing, constructing swings, wrapping rope or wire, or tying or leaning anything to or against trees. Additionally, no driving nails or screws, transplanting trees or shrubs, or cutting or picking vegetation.

III. Pool

- A.** Pool hours are as posted. No trespassing or entry into the pool area when the pool is closed.

- B.** No lifeguard is on duty. Swim at your own risk. All guests must follow posted pool rules and Management instructions.
- C.** Children under 16 must be accompanied and supervised by an adult at all times.
- D.** The required supervision ratio is one person age 18 or older for every two children under age 16, except when supervising your own children. If you bring children to the pool, you are responsible for remaining with and supervising them at all times. Children may never be left unattended.
- E.** No running, diving, excessive horseplay, or unsafe behavior is permitted in or around the pool.
- F.** Only appropriate swimwear may be worn in the pool. Cutoffs and street clothes are not permitted.
- G.** Children who are not fully potty-trained must wear a swim diaper. Regular diapers are not permitted in the pool.
- H.** No food, toys, or drinks are permitted in the pool water. Pool floats are permitted only when the pool area is not at or over capacity and may be restricted by Management when necessary for safety or guest comfort.
- I.** Alcohol, smoking, vaping of any kind, and glass containers are strictly prohibited throughout the pool area.
- J.** Food and non-alcoholic beverages are permitted only in designated areas and may not be consumed in the pool water.
- K.** Music must be kept at a reasonable volume out of respect for other guests. Music containing explicit, offensive, or age-inappropriate content should be enjoyed using personal listening devices.
- L.** Guests must comply with all posted capacity limits, safety signage, and instructions from Resort Management.
- M.** Failure to follow pool guidelines may result in being required to leave the pool area and may result in the suspension of pool privileges.

IV. Pool Waiver

- A.** The swimming facilities are not supervised by a lifeguard or other responsible person(s). In place of on-site supervision, this facility has established a series of safeguards to be followed by all guests.
- B.** We are required to notify you of these rules to ensure that water rescue equipment is at the pool or beachside and that the swimming area is maintained in a sanitary manner. In the interest of your safety and that of your guests, we require you to follow these rules.
- C.** Please read the safety rules located at the entrance and outlined in this section. If you have any questions, we will be happy to discuss them with you.
 1. **NEVER SWIM ALONE.** A minimum of two adults 18 years of age or older must be present whenever this swimming facility is in use, with at least one adult on the pool deck or beachfront.
 2. **THERE IS NO SUBSTITUTE FOR ADEQUATE SUPERVISION.** Children under 16 years of age must be accompanied to the bathing facility by a parent or guardian or a similar adult responsible for their safety and behavior.
 3. **IN AN EMERGENCY, NOTIFY THE FACILITY OPERATOR AND CONTACT HELP IMMEDIATELY.** A free telephone is provided at this facility. Telephone

numbers for the nearest emergency medical service are posted.

4. Only use this facility during posted hours of operation, and swim only in the designated bathing area.
5. Don't drink alcohol and swim.

D. Injuries can be prevented, and safety is everyone's responsibility. If you notice any problems with the water quality or the absence of safety equipment, please notify management immediately.

V. Lake

- A.** Kayaking, canoeing, and flat-bottom or Jon boats with no motor are permitted on the lake during the season.
- B.** Anyone using any type of watercraft on the resort's lake is required to have a personal flotation device on board for each person. Anyone ages 16 or younger must wear a flotation device at all times when on any watercraft.
- C.** Fishing is from dawn to dusk. Fishing licenses must be obtained where required by state law. Fishing is catch-and-release only.
- D.** No alcoholic beverages are allowed on the lake.
- E.** No pets are allowed in the lake.
- F.** No swimming unless you are kayaking or paddle boarding, then only when necessary to recover your watercraft if you fall in the water.

VI. Conduct/Behavior

- A. Alcohol:** The consumption of alcoholic beverages should be conducted responsibly and discreetly, particularly in family-oriented areas of the Resort. Where permitted, alcoholic beverages must be kept in a concealed container or koozie. The possession, service, or consumption of alcohol or other regulated substances by minors is strictly prohibited. All guests must comply with applicable state and local laws regarding the possession and consumption of alcoholic beverages and other regulated substances.
- B. Smoking:** Smoking or vaping of any kind is prohibited in all Resort-owned buildings, amenities, common areas, and bathhouses. Smoking and vaping are permitted only at your registered site, and guests must be considerate of neighboring sites and ensure that smoke or vapor does not disturb others.
 1. The use of marijuana is prohibited in all common areas and is permitted only on your registered site. Guests are responsible for ensuring that marijuana smoke does not interfere with the enjoyment of neighboring sites or other guests.
 2. All smoking materials must be fully extinguished and disposed of in an appropriate fire-safe container. Cigarette butts, marijuana or cannabis products, packaging, paraphernalia, and other related materials may not be discarded on the ground or left anywhere they could be encountered or ingested by children, other guests, or pets.
 3. All applicable state and local laws regarding the possession and use of marijuana must be followed at all times.
- C. Behavior:** No illegal, destructive, threatening, abusive, or offensive activities/behaviors shall be conducted at any site or location, nor shall anything be done within the resort that is or could become an unreasonable annoyance or nuisance. Examples of objectionable behavior include, but are not limited to, the following:

1. Loud Noises, whether mechanical, musical, or vocal
2. Use of foul or indecent language or behavior
3. Causing damage to the property of the resort or another guest's property
4. Drunken, disorderly conduct
5. Failing to follow the guidelines
6. Failing to follow the directions of the resort management or staff
7. Any behavior that results in the police being called

Violation of these or any other guidelines can result in eviction and removal from the property with no refund.

- D.** To ensure the privacy and safety of all visitors, commercial photography, drone usage, and the targeted photographing or video/audio recording of other guests without their explicit consent is strictly prohibited. Violation of this policy is grounds for immediate eviction without refund.
- E. Firearms:** The use, display, and possession of firearms, air arms, paintball guns, fireworks, explosives, weapons, and illegal drugs or substances are strictly prohibited. Violation of this rule will result in immediate eviction.

VII. Vehicles

- A. Bicycles:** For the safety of both riders and pedestrians, bicycles are not to be ridden in any resort-owned buildings, amenities, or bathhouses, or in the resort after dark. Electric Bikes, electric scooters, electric hoverboards, and electric skateboards are not allowed in the resort.
- B. Motorcycles:** Guests who use a motorcycle as a means of transportation to and from the resort may drive it directly to and from the site. Extreme care should be taken to avoid disturbing others by causing excess noise or driving in an unsafe manner: no joy rides.
- C. Other vehicles:**
 1. Only factory-built electric golf carts are allowed and must be registered with the office. (See Golf Cart Agreement for guidelines.)
 - a) Golf carts that are not registered will not be allowed in the resort. Carts are subject to inspection.
 2. Cars/Toys for Kids may be used on your site or in a designated common area. They may not be driven on any road at any time for any reason. If found driving on the roads, they will be banned from the resort.
 3. No custom-built golf carts, dune buggies, ATVs, dirt bikes, or other similar motorized vehicles are permitted to be driven in the resort. All motorbikes, motor scooters, or any sound-producing registered vehicles used for transportation shall be used only when you enter and leave the resort.
- D. Electric Vehicle Charging:** Electric vehicle charging is not permitted in our park. The park's infrastructure was not built to accommodate EVs, so the electrical system is not designed to support the full charging load. Guests will be held responsible for any damage caused by charging an electric vehicle.
- E. Deliveries:** Permission must be obtained from the management for any delivery trucks or other commercial vehicles to make deliveries to your site. Anyone allowing access to the resort without permission could result in the termination of your stay. If packages are sent to the resort, it is at your own risk. Management is not responsible for the receipt or delivery of the package. **The resort does not accept incoming mail for**

guests. Guests should meet food delivery drivers at the gate.

VIII. Utilities and Other Services

- A. Electricity:** The site will be supplied with one electric meter by the Resort. The meter shall remain at all times the property of the Resort. The Resort is responsible for the maintenance of the electric lines to the meters and pedestals located on each site. The Resort is not responsible for lightning or power surge damage to the guest(s) appliances.
- B. Water:** Water is provided by the Resort through its own well and pressure system. It is to be used for drinking and household use only (no car washing). There shall be no washing of dishes or utensils in restrooms or water fountains. Water service will be discontinued during the off-season.
- C. Refuse Disposal:** Household garbage should be placed in bags and brought to and placed inside the front compactor. Large items such as furniture, mattresses, grills, etc., may not be disposed of at the resort and must be removed from the property by guest(s).
- D. Sewage Treatment:** Sewage treatment is provided by an on-site sewer system(s). The guest(s) is responsible for the maintenance of the water and sewer connections from the resort riser to the recreational vehicle. Please be sure that you have a tight seal. Do not dispose of baby wipes, flushable wipes, diapers, feminine hygiene products, any form of tobacco, chemicals, garbage, condoms, coffee grounds, grease, oil, or anything else that will not dissolve or is non-biodegradable through the toilets, sinks, or drains into the septic system.

- IX. Liability:** All Guest(s) agree to hold harmless, indemnify, and defend the Owner and Owner's management for any bodily or other personal injuries to any guest as well as for any property damage sustained on the site or resort, including but not limited to natural causes (ie. tree or limbs falling), nor for spoilage of refrigerator/freezer food due to loss of electricity. The guest(s) shall further indemnify, hold harmless, and defend the Owner and Owner's management personnel from any losses, damage, and expense, including reasonable attorney's fees, arising out of any claim asserted by any person for loss, damage, or injury to such person caused by any act, fault, neglect or omission of any guest(s) at the site or in the resort. The Owner and Owner's management are not responsible for lost, stolen, or damaged articles of any guest(s) under any circumstances. Guest(s) are advised to maintain their own liability, health, and property insurance covering all of their risks at the resort.
- X. Insurance:** All guest(s) must provide for their own property insurance covering personal belongings. The resort's insurance does not cover incidents occurring on the site or involving personal property belonging to guest (s).
- XI. Emergency:** In case of an emergency which includes but is not limited to: acts of God, fire, flood, natural disaster, strikes, war or threat of war, acts or threats of terrorism, civil disorder, unauthorized strikes, governmental regulation, or advisory, disease outbreaks, epidemics, pandemics, or other similar occurrences beyond the owner's control, the management reserves the right to close any part or all of the resort. As soon as the emergency is remedied, it will be reopened. The resort is not responsible for fire, theft, or damage to equipment, cars, or other personal property. The management reserves the right to go on any site for the preservation or repair of utility or natural resources and to remove any equipment, etc., for that purpose, replacing the same as nearly as possible to its prior location, and to temporarily disconnect any utilities to perform this duty. The management reserves the right to remove any tree or other object from the site for safety,

health, or beautification reasons.

- XII. Activities Waiver - Acknowledgement and Acceptance of Risk:** In consideration of the resort furnishing services and/or equipment to enable all guests to participate in any resort activities, all guests agree as follows: All guests voluntarily choose to engage in activities in and around the grounds and waters of the resort. Certain risks are inherent in any recreational activity and cannot be eliminated, altered, or controlled, and these risks that contribute to the unique character of the outdoor activities can also be the cause of injury, illness, death, and damage. All guests know and fully understand that outdoor activities, such as swimming, outdoor/indoor activities and games, hayrides, and sports whether in the skate park, fitness center, paddleboard, kayak, or any other vessel are outdoor adventure activities in a wilderness environment or locations with activities with inherent risks and hazards where serious accidents can occur, participants can die, sustain injuries and property damage can occur. All guests acknowledge and willingly assume all risks and hazards for all resort activities. Guests understand that they can not make a claim, sue, or expect the resort owner's officers, agents, employees, associates, or its beneficiaries to be legally responsible or pay for any damage or injuries. The guest understands and acknowledges that the above list is not complete or exhaustive and that other risks, known or unknown, anticipated or unanticipated, may also exist and result in injury, illness, disease, death, or damage. Participation in any activity is purely voluntary, and to do so is at your own risk at all times while at the resort.
- XIII. Enforceability:** Should any portion of a provision of these guidelines be determined invalid or unenforceable under the laws of this state, such determination shall not affect the validity or enforceability of the remaining provisions herein.