

**LAMB CITY CAMPGROUND
2020 SEASONAL & MONTHLY AGREEMENT**

85 ROYALSTON ROAD * PHILLIPSTON * MA * 01331 * 978-249-2049 * WWW.LAMBCITY.COM

TED & KATHY BLAKE, PROPRIETORS

TENANTS INFORMATION PAGE

SITE # _____

ADULT 1 _____
(PRINT FULL NAME) (SIGN)

ADULT 2 _____
(PRINT FULL NAME) (SIGN)

CHILD 1 (OR GRANDCHILD) _____
(PRINT FULL NAME) (AGE)

CHILD 2 (OR GRANDCHILD): _____
(PRINT FULL NAME) (AGE)

CHILD 3: _____
(PRINT FULL NAME) (AGE)

CHILD 4: _____
(PRINT FULL NAME) (AGE)

SUBSTITUTE ADULT _____
(PRINT FULL NAME) (SIGN)
(PERTAINS TO THOSE WHO DO NOT HAVE CHILDREN UNDER 18)

NUMBER OF PETS: _____ VACCINATION DATES: _____

HOME ADDRESS: _____
(STREET) (TOWN) (STATE) (ZIP CODE)

MAILING ADDRESS: _____
(STREET) (TOWN) (STATE) (ZIP CODE)

PHONE # (HOME) _____ (CELL) _____ (EMERGENCY) _____

EMAIL: _____

VEHICLES ON SITE (PLATE # AND STATE): _____

TRAILER: _____
(YEAR) (MAKE) (MODEL)

LIABILITY INSURANCE COMPANY (TRAILER): _____

LIABILITY INSURANCE COMPANY (GOLF CART): _____

Adult 1 _____ **Adult 2** _____

**EACH ADULT MUST SIGN ALL PAGES ** RATES AND CONTRACT SUBJECT TO CHANGE
BY SIGNING I HAVE READ AND FULLY UNDERSTAND THIS PAGE**

SEASONAL DATES & STORAGE

The rental period for seasonal sites is October 16, 2019 through October 15, 2020, the storage or off season portion being October 16, 2019 through May 15, 2020 and the usage period being May 15, 2020 through October 15, 2020. Seasonal sites are to be used by tenants who have a permanent home elsewhere and do not reside here or live here full time. In the event that the tenants were to use the site full – time they would pay the monthly rate during that period. This contract continues until a new contract is made and/or tenancy is terminated. An annual rate page shall be signed and attached to the contract before every season.

ALL TRAILERS & GOLF CARTS MUST HAVE LIABILITY INSURANCE ON FILE WITH THE CONTRACT.

SITE USAGE

- Use of the site is restricted to the family listed on the front page.
- A family is defined as two adults and four children under the age of 18 living at home (max 4).
- Substitutions for the above may be made as follows:
 - If there is only one tenant, you may list two additional persons on your site;
 - If there are only two people as tenants, you may list one additional person on your site;
 - If you are a single parent with children, you may list one additional person, but not the children of both families.
 - If there are two adults, grandparents can add two grandchildren OR a third adult.
- In each case, legally listed tenants pay nothing extra, anyone coming in with them would pay the visitors fees.
- Children are NOT permitted in the campground by themselves; a parent or responsible designated adult must be present with them at all times.
- Photo IDs for all adults must be provided with all contracts.

SUBLETTING

- Subletting of sites is NOT allowed. Subletting is defined as to lease or rent all or part of a leased or rented property.
- If you want another family to use your site and camper they will have to register and pay according to the daily rates as if they were to bringing in their own camper.
- Registered campers are to call in advance if they want to allow a family member to use their camper while they are not there.

SITE APPEARANCE

- No seasonal trailers over 15 years old allowed in the park.
- Campers over 102” wide will only be allowed if sold and set up by LCC.
- Campers over 102” wide require skirting at all times. See section on skirting materials.
- Unsightly or excessive storage on site is not allowed.
- Full size refrigerators, washers, and dryers are not allowed outside. We have laundry rooms available.
- Work items, such as; ladders, staging, trucks (other than daily transportation) are not allowed on site.
- No second campers on site.
- Seasonal campers are expected to mow and trim their own sites and keep sites looking clean. Mowers are available free of charge upon request at the store. If we contact you to clean your site and are ignored, we will mow the site and will charge accordingly.
- Brown or Green tarps are permitted to cover items on site. No blue tarps. Tarps should be in good condition, not tattered or painted.
- Playground equipment (slides, swing sets) are not permitted due to insurance reasons.
- No “**For Sale**” signs are to be posted inside the park on any camper.
- At any time management can perform inspections of sites and request that they be immediately fixed.
No washing trailers between Memorial Day and Labor Day or on weekends.

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SEWER

- Connections must be tight, odor free and not dripping on the ground.
- Do not put a slinky style sewer pipe directly into the sewer connection. Gravity and suction can pull the pipe into the sewer main and cause major blockages.
- It is your responsibility to educate yourself on proper trailer dumping techniques to prevent blockages in your trailer or at your connection to the sewer main. We are always available to walk you through the correct way of processing the waste from your trailer to the sewer main.
- We have septic systems within our park, which means normal waste (fecal matter, urine, septic safe toilet paper and water) should be the only thing you dump into the septic main. Grease, harsh chemicals, paper towels and sanitary napkins will over time disrupt or damage these septic systems.

ELECTRIC

- Electric is our largest cost. We spend over \$25,000 per year. In effort to keep everyone conscious of this enormous cost we have installed meters on almost every site. The rate is computed at the same rate the electric company bills LCC.
- Seasonal campers are allowed up to \$50. Monthly campers are allowed up to \$25. Electric use per year, over the allowance, will be billed to you at the end of the season.
- Campers are expected to pay their electric bill promptly.
- All electric connections must be watertight and shock free.
- If you notice any issues at your electric post, do not attempt to repair it yourself. Call the store and our maintenance department will take care of any utility issues.

CAMPER SCREEN ROOMS / DECKING / SKIRTING

- Length – less than the body of the camper, Height – less than the camper, Projection – 8' or less
- Complete roll out awning made for RV only.
- No homemade or altered awnings will be allowed.
- The deck can be constructed of wood.
- Decks must be readily removed. Deck sections shall not exceed 4' x 8'.
- The low end of the deck must be less than 7 inches off the ground.
- Walls must be at least 75% screened.
- Must be designed for camper use and dismantled each fall and reassembled in the spring unless other arrangements are approved by campground. The exception is screen rooms sold by Lamb City Campground, sold for that purpose.
- All electric in add a room must be GFI'd.
- If you choose to skirt your camper, the materials can be; vinyl, or canvas, and must be designed to be used as skirting.
- Please discuss all proposed additions with Ted before ordering.

STORAGE BUILDINGS (SHEDS)

- Storage buildings may be up to 8' by 6' by 7' high
- Electric must be GFI'd.
- All buildings must be made of plastic and be bought in department store or from campground.
- No wood structures allowed.
- Site shall contain no more than 1 storage building.

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VEHICLES

- The posted speed limit throughout the campground is 5 MPH. All campers and visitors are expected to abide by the speed limit. This is strictly enforced.
- No more than two vehicles per site. All other vehicles must park in visitor's spaces.
- Unless it is a necessity, do not take your cars to the pools or pond, there is very limited parking in these areas.
- Parking in the roadways is strictly forbidden.
- Do not park on unused sites. People show up off the road for single night camping. Sending a new camper to a site with a vehicle on it and no one around to move it leads to much frustration.
- No repairing of vehicles is allowed.
- No vehicles on blocks. Absolutely no Oil Changing.
- No cars are to be left on Lamb City property during winter months as storage.
- Unregistered vehicles are not allowed.
- No excessively loud vehicles (open pipes). This includes cars, trucks and motorcycles. It is up to management if your vehicle is too loud and not permitted in the park.
- Driving under the influence of drugs or alcohol is not permitted within the park. Please drive responsibly.
- Washing vehicles (cars / trucks) is not permitted on the property.

GOLF CARTS

- Only electric golf carts allowed in the campground. Absolutely no gas powered golf carts are allowed.
- Each golf cart operator must have a valid driver's license.
- Drivers must keep to the roads, not on the grass or crossing other sites, drivers must utilize the rules of the road.
- Speed limit is 5 MPH.
- No driving under the influence of alcohol or drugs.
- A headlight and taillight are required on all golf carts.
- No modified height. No lift kits or oversized tires, etc.
- All golf carts MUST be registered with Lamb City Campground, and ALL golf cart drivers MUST be registered with their carts.
- All golf carts must present Lamb City proof of liability insurance each year the golf cart is utilized.
- A golf cart registration form can be requested, and must be completed and returned if you are expected to have a golf cart on your site.
- Golf carts are to be parked on the site no later than midnight.

CURFEW & QUIET TIME

- Children between 1 and 17 years of age must be on their site by 10pm.
- Any child under 7 must be accompanied by an adult.
- Quiet hours are from 11pm to 8am. No outside tvs and/or radios during this time.
- If someone is keeping you up, please let us know immediately, do not wait until the next day. We can be reached at 978-249-2049, 978-895-6141 or 978-249-8023.

PETS

- Pets are allowed, however, no large, aggressive or over protective dogs are allowed.
- It is entirely management's discretion as to what we feel is acceptable or not.
- No ferrets or snakes.
- All pets must have had their rabies shots (including cats) and vet paperwork must be in our office before animals can enter the park. We strongly recommend that cats have Leukemia shots.
- Pets cannot be tied outside and/or be left unattended,
- Continuous barking or yipping will not be permitted.
- You must pick up your pets droppings.
- Dogs/cats (pets) are not allowed at pools, the playground or any large functions areas.

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FIRES / FIREWOOD

- Fires are only permitted in the fireplaces provided at each site.
- Do not leave a burning fire unattended.
- Do not let your flames exceed 3' high.
- Please be careful with fires; we are heavily wooded area and would like to keep it that way. Many towns do not permit fires; we are fortunate to be allowed to have open fires. Let's keep our good record and continue to exercise good fireplace habits.
- There must be an adult on your site while fires are going. No one under the age of 18 shall be left alone to maintain the fire.
- No more than ½ cord of firewood allowed on any seasonal sites.
- Wood must be stacked neatly and correctly.
- No pallets or wood with nails should be burned in the fire pits.
- No outside wood shall be brought into the park. Due to insect infestation we have now been forced to limit our exposure by keeping wood suppliers local and clean.

TREES

- Do not attach ropes or chains to trees.
- Do not drive nails into trees.
- Do not cut, saw, bend or manipulate branches or trees without management approval.
- Laundry lines are not permitted.

WINTER CAMPERS

- You are fully responsible for heat taping and insulating both water and sewer lines from the ground to the camper. If problems result due to tenant negligence, the tenant is responsible for repairs.
- It is your responsibility to shovel your own site. Please do not put snow into main roads.
- Please do not block roads with vehicles to allow for plowing.
- Seasonal campers will no longer have access to gate cards off season AT ANY TIME under any circumstances.

VISITORS / GUESTS

- The rate for guests is \$6.00 per person. \$3.00 will be refunded if guest leave 15 minutes before store closing.
- The rate for holiday weekends is \$5 and \$10 respectively.
- Guests are required to register before entering the campground. This requires their license plate and names of all individuals entering the campground. **Photo IDs are required of all adults visiting.**
- Guests are not allowed if the family registered to the site is not present.
- Guests are expected to follow the same rules and regulations as registered families.
- No pre paid visitor passes allowed.
- Guests are not allowed to bring pets
- If you would like to have your guest use your card you must meet them at the office.

GATE

Our park has a closed gate. We register all people coming in the park so we know who is here at all times. The local police scan these lists to make sure we do not have individuals within the park that shouldn't be here. With that being said:

- Gate Cards are for the use of family members registered to the site only.
- Do not give these cards out to friends or other related persons.
- We have a very secure and safe operation here, we must know everyone who comes and goes. The rule is for everyone's protection and we expect total cooperation. As of the Fall of 2017 all persons entering our gate will have to show a photo ID that we will keep on file.

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MESSAGES / MAIL

- Messages will be posted in window at the office.
- No messages will be taken over the reservation lines (800 292 5262).
- Direct all your callers to call 978 249 2049.
- No mail will be accepted.

TRASH / RECYCLING / FIRE PIT ASHES

- Trash
 - Please separate trash from recyclables. Trash can be bagged and brought to the dumpster located near the gate by the store.
- Recycling
 - Recycling is MANDATORY in our town and good for the environment. If you do not wish to recycle, please take your entire trash home with you. The town is insisting on a minimum of 50% recycling. There are 2 recycling bins located by the dumpster near the gate at the store.
 - Cardboard Recycling: Please break down all cardboard and lay it flat in the appropriate recycling bin. All paper products can be put in this bin.
 - Cans/Bottle Recycling: Please empty all cans & bottles * no plastic bags please * Glass (Clear, Brown, Green), Tin Cans, Plastic #2 (Colored and Opaque)
 - Excluding cardboard, recyclables do not have to be separated by likeness.
 - All recyclables must be rinsed lightly.
 - Window glass and ceramics are not considered recyclable.
- Fire Pit Ashes
 - Please put ashes into a container that can be taken and returned by our staff. Leave at the edge of your site and contact the office.
 - We have a location to dump out fire pit ash, do not put this in the dumpster or throw into the woods.
 - Do not put actively smoldering ashes into the container for pick up. Make sure it is completely out.

SWIMMING POOLS

- No lifeguards on duty, swim at your own risk and be responsible.
- Swimming alone is not allowed.
- Running on concrete decks is not allowed.
- Floats are allowed only if there are 3 or less people in the pool.
- Balls or other throwing type items are not allowed except in the 4ft pool for volleyball only.
- Someone over 21 must accompany children under the age of 16.
- Bombarding or cannon balling others in the water is not allowed.
- Throwing people in the pool or other horseplay is not allowed.
- No glass containers in or around the swimming area.
- No smoking inside swimming area.
- No pets around or inside swimming area.
- No food is permitted within the pool area. Picnic tables are provided outside the pool gates.
- If you see a problem, especially in the pool, please let us know immediately.

PLAYGROUND

- Please supervise young children.
- No glass bottles permitted in the playground areas.
- No pets are permitted in the playground areas.
- Playground is closed at 10pm. Children and adults should not be in the playground after 10pm.

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BICYCLES

- The children love to go fast on bikes. They use the storm drains as jumps, they shoot out from bushes or side streets, and they fly down the hill to the pond. Please explain to your children the importance of riding safely.
- It is unsafe to ride bicycles after dark. Bicycles should be on site before dusk.
- We strongly recommend the use of bike helmets.
- Bicycles should follow the same rules as vehicles on the road. Stay on your side and do not pass traveling vehicles. And please explain to your children that they are small, and large RV's or Trailers cannot see all areas around them. Please have them respect the space around these traveling campers to avoid any accidents.
- Bicycles should not be left in the road and must be parked in provided racks up at the store.

FISHING / BOATS

- Fishing hooks can be dangerous. Please teach your children proper casting techniques.
- Always be aware of others traveling or fishing around you.
- Please do not litter. Bait, lures and containers must be properly disposed of. And please do not leave your cigarette butts all around the area you're fishing at. Leave Mother Nature in better condition so the next fisherman can enjoy the same spot.
- Shore fishing at night is permitted as long as you respect quiet hour.
- No boating after dark.
- This is a catch and release pond.
- Boats can be docked at the pond. They must be locked up when not in use. While locked up, boats must have the site number written on them.
- Boats must be removed from the pond at the end of the season.

CONDUCT

- Obscene language, drunkenness, disorderly conduct, possessing/selling/using illegal drugs will not be tolerated.
- No firearms, B.B. guns, pellet guns or hunting bows.
- **No open use of marijuana.**
- Business may not be conducted from the property.

BALANCES AND BILLS

We have had previous problems with balances not being paid in full when due; campers ignore our phone calls, campers move and do not provide the new address, and not responding to any messages leaving us with no other option than to take action. Therefore, the following applies:

- A deposit of \$700 is required for any seasonal site. The remaining balances are due by April 15.
- The Seasonal Rate page attached details the balances owed and must be signed.
- If balance is not paid in full, trailer will be removed from the site and remain in storage until balance is paid forfeiting the site. If balance is not paid in full by the end of the season, October 15, while trailer is in the storage, the trailer will be considered abandoned property. Lamb City Campground will take possession of the property and dispose of it as we see fit.
- All bills must be paid within 14 days i.e.: work orders, propane, etc. Any bills in arrears will be subject to the above rule.
- No campers shall leave the premises with any unpaid balances. If the camper is removed before balances are paid, the tenant agrees to have Lamb City Campground charge their balance to the credit card on file.

Management will enforce these rules stated in the contract. Reservation can be terminated at any time for ignoring rules and regulations specified in this contract, or by management's discretion.

I have read and fully understand this contract and agree to abide by Lamb City Campgrounds contract and rules.

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