



## Rules & Regulations

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**1. CAMPING UNIT AGE** - No RV or travel trailers may remain on property if older than ten (10) years. Campers wishing to renew will have one year to replace unit. (Variances may be issued on an individual basis with Resort in writing).

**2. CAMPING UNITS / SITES** - RV's and travel trailers may not exceed 40' in length nor 8' in width, excluding slide-outs, unless pre-approved by Resort in writing. NO park models, destination/extended stays, and/or units with vaulted or shingled ceilings/roofs are permitted.

- A. If RV is removed for the winter months, all personal property must be stored on your deck or to the rear of your site and covered and secured with a brown tarp.
- B. All RV's must display license plates with current registration stickers.

**3. CLEAN-UP** -The Resort reserves the right to correct **unsightly situations** with sites or RV's at the expense of the Camper involved after a request to the Camper in writing has been sent by certified mail, delivered in hand seven days prior, or sent via email.

**4. GREEN SANITATION** - Massachusetts state law regulates gray/black water discharge to 90 gal/day per site. PLEASE help us to conserve water use.

GRAY WATER disposal for sanitation systems require that gray water tank valves be left in the open position at all times.

BLACK WATER tanks should be drained in small intervals at about one third (1/3) full levels. Flushing or refilling and rinsing tanks with water or HYDRO FLUSH devices is NOT allowed.

Only environmentally biodegradable safe holding tank products may be used. RV biodegradable toilet tissue is required and no formaldehyde products are permitted.

**5. WASHERS/DRYERS ARE NOT ALLOWED**

**6. INSURANCE** - Camper must maintain personal liability (with a minimum of \$300,000), fire, wind, and other hazard insurance upon their personal property situated in the Resort. This insurance comes under the description of vacation liability, full timer insurance, or long term stay insurance. Auto insurance does not qualify as it only pertains to the trailer while in tow.



**7. PARKING - BOATS/TRAILERS/VEHICLES** - The Resort will supply a designated area to leave boat trailers during the summer months at no charge. NO boat/utility trailer is to be parked on site. The resort assumes no liability including, but not limited to fire, theft, or vandalism to either the boat, trailer, or vehicles.

Two (2) motor vehicles may be parked on a site. Additional automobiles and/or visitor autos must be parked in designated visitor parking area(s). **Commercial and business vehicles must park in a designated lot along with any over-sized vehicles.**

**8. PLATFORMS/AWNINGS/SCREEN ENCLOSURES** – Platforms may be built (off site) in 4' wide x 8' long sections the length of the trailer awning rail and only one block high (max. 8"). Platforms must be stained brown, redwood or left natural.

- Commercial canvas awnings and nylon screen enclosures will be allowed meeting the dimensional requirements above. **ONE** free-standing awning or screen room is allowed. However, they may not exceed 124 sq. ft. and must be pre-approved by the Resort in writing (natural colors only). All screen-rooms and awnings must be down by October 15.

**9. RV CUSTOM FIT COVERS** (Commercial; neutral colors) may be used Nov. 1-April 15.

**10. RV ROOF VENT COVERS** - RV roof vent covers shall only be commercial units made to be installed permanently on the roof and of the same color (i.e. Maxx-Air Roof Vent Covers).

**11. SERVICE/SUBCONTRACTOR WORK** - NO service companies or subcontractors may work in Resort unless the job has been approved first by Resort and we have on file a copy of their current state contractor's license and *Certificate of Insurance*. No person shall construct or build any decks, docks, railings, stairs, or make other changes on the property without prior approval from Resort and meet the above regulations for subcontractors.

**12. TARPS/STONE** – The use of plastic or tarps to cover trailer roofs are prohibited. Brown or camouflage (NO blue) tarps are allowed to cover wood piles only. Only brown colored stone is allowed on sites. (Check w/Management if you are unsure).

**13. TRAILER SALES** – Oakham Trailer Sales (OTS) is the exclusive sales agent for the Resort. All trailers for sale must be contacted through OTS; no trailer may be advertised, offered or shown for sale on any site in Resort unless a sales contract has been signed between the Camper and OTS. Persons not wishing to contract with OTS must remove trailer from the site prior to advertising or offering for sale said trailer. All appointments to show said trailer must be made through the office.

**14. WASHING or REPAIR RV/VEHICLES** - Washing and repair of motor vehicles is prohibited. **All RV's must be cleaned annually prior to May 15th.** Please note washing RV's with Resort's water is prohibited. Our water system is regulated by Massachusetts and is for potable drinking ONLY. Waterless, biodegradable cleaners may be used or contact Resort about self-contained mobile wash services. All service work providers must be approved by Resort and provide the office with a certificate of insurance.

**15. FIREWOOD** – See Resort Rules & Regulations

**16. LEAVES/RAKING** - The Resort has a designated composting area that leaves may be transported to by the Camper. No bags or containers are allowed to be dumped with the leaves.

**17. OUTSIDE LIGHTS** - Outside flood lights, other than those used for personal safety, are not allowed. Low voltage landscape lighting is allowed around platform and site area. No outside lights are permitted to burn all night. Colored or decorative light strings may not be affixed to trees and/or extend past the length of the awning rail. High intensity or halogen lights are prohibited. No RV running or marking lights may be illuminated at any time.

**18. MOTH BALLS** - Moth balls may NOT be placed around and/or under any RV (ONLY in your RV). *Moth balls are TOXIC to wildlife and drinking water.*

**19. PLOWING** - The Resort will plow and maintain some roads and exits. Plowing by outside firms and guests is strictly prohibited. **Most side roads will be closed from November 1st to May 1st.**

**20. POWER TOOLS** - Use of power tools is strictly prohibited in the Resort. **Limited use of leaf blowers is allowed during April and May (mid-week ONLY).** NO construction can take place on property.

**21. SIGNS** - No signs may be placed on sites without the approval of Resort.

**22. STORAGE CONTAINERS/OUTDOOR REFRIGERATORS** - Any storage containers, screen-rooms, party tents, etc. that are not specifically noted in this license must be pre-approved by Resort (Limit 1). Approved Rubbermaid containers and/or like manufacturers, brown or green, are not to exceed 31 cubic feet (must be placed next to RV or at the rear of site). Per the State of Massachusetts MGL, Chapter 271, Section 46, outdoor refrigerators are prohibited.

**23. TV ANTENNA/DISH/CABLE** - Only RV roof-mounted TV antennae/dishes are allowed. Cable TV service is complimentary and available in most areas of the park.

**24. WRISTBANDS** - Wristbands **MUST** be worn while on property to access activities and amenities, including (but not limited to) the pool area, mini-golf, crafts, the jump pad, and boats. These can **NOT** be accessed without wearing a band.

**25. VISITORS:** See Resort Rules & Regulations. Visitor fees are non-refundable.

**26. ELECTRONIC RECORDING DEVICES:** The use of electronic recording devices, including, but not limited to, doorbell cameras, shall be limited to a Camper's own site. Recording of neighboring sites and/or other areas is prohibited. The use of such devices that record sound is prohibited and a possible violation of M.G.L. c. 272 § 99. Any such devices shall be disabled/removed after October 15<sup>th</sup>.

**27. BOAT DOCKS- SEASONAL WATERFRONT SITES:** All docks must be maintained in a safe condition. Any docks which the Resort deems unsightly or unsafe must be removed

immediately upon notification by Resort and at the Camper's expense. Failure to remove said dock in seven (7) business days will result in Resort removing said dock and charging the Camper removal and disposal costs. New dock installations must be preapproved, commercial grade docks. The Resort has a list of licensed and approved companies available.

28. **DRONES:** Drones are not permitted to be operated in the Resort.

## **RESORT RULES & REGULATIONS**

**FOR FIRE OR EMERGENCY - DIAL 911** Give location  
(Pine Acres Campground, Oakham, MA), your name, and site number

**OCCUPANCY:** Site occupancy is limited to ONE camping family (1or 2 adults and their unmarried dependent children) OR 4 adults. One camping unit per site. No additional tents or other camping units on site. TENTS are allowed on specific tenting sites only.

**CAR PASSES/PARKING- VALID Car passes must be visibly displayed at all times.** Two (2) motor vehicles may be parked on a site (space permitted). Additional automobiles and/or visitor autos must be parked in designated visitor parking area(s). Commercial and business vehicles must park in a designated lot, along with any oversized vehicles.

**PARKING- BOATS/TRAILERS/VEHICLES:** The Resort will supply a designated area to leave boat trailers during the summer months at no charge. NO boat/utility trailer is to be parked on site. The resort assumes no liability including, but not limited to fire, theft, or vandalism to either the boat, trailer, or vehicles.

**CHILDREN:** Each registered adult is responsible for the conduct of his/her children. Any misconduct including any violent or destructive act by any child will be cause for ejection. Children under 7 years must be accompanied in all buildings and all Resort facilities by an adult and must NOT be left unattended at any time.

**WRISTBANDS:** MUST be worn at all times while on property to access activities and amenities.

**CURFEW:** Persons under 18 years must be at a campsite with an adult by **10PM** unless attending a campground sanctioned activity or with a parent.

**QUIET TIME:** Quiet hours are maintained Sunday through Thursday between **10PM** and **8AM**. Friday and Saturday hours are between **11PM** and **8AM**.

**FIREWOOD: ONLY bundled kiln-dried firewood is allowed.** NO CUTTING plants or trees on property.

**ALL CAMPFIRES MUST BE EXTINGUISHED BY 12AM.** Fires are not to be built anywhere except the fireplace on the site and **MUST** be attended **AT ALL TIMES**. If dry and windy inquire at the office before you light the fire – in case of a fire ban.

**SPEED LIMIT:** Speed limit (5 MPH) is strictly enforced throughout the Resort.

**VISITORS: ALL visitors must be preregistered by a guest on the property at least 48 hours in advance** of arrival and obtain a vehicle pass and wristbands.

- Day visitors are limited to **four (4) people** and **must be accompanied by one adult camper host while on property. Campers are responsible for their visitors' actions at all times and authorize us to charge said account for ALL charges.**
- **Visiting Hours 9AM - 10PM**
- **NO Visiting Pets**
- **PLEASE NOTE:** The Resort reserves the right to limit the overall number of visitors on the

**property in order to not overbook the facilities. Visitor rates can change due to demand.**

- **Visitor Fees are nonrefundable.**

**FLAGS/SIGNS/BANNERS:** Signs, banners or flags of a political, religious, racial or other nature that may illicit a negative response from others are prohibited. Guests may have one American flag and one Family name or Welcome flag.

**TREES:** Nothing may be attached to trees. Please help preserve our trees.

**LAUNDRY/CLOTHESLINE:** Guests may not hang laundry or clothes outside the camping unit. Please use bumper mounted racks and limit hanging items to beach attire.

**OUTDOOR REFRIGERATORS:** Are not allowed per MGL chapter 271 section 46.

**VIDEO SURVEILLANCE:** Video surveillance cameras are located in the park and buildings. These cameras are in place for the protection of our property and guests.

**DRONES:** Are not permitted to be operated in the park.

**ELECTRONIC RECORDING DEVICES:** The use of electronic recording devices, including, but not limited to, doorbell cameras, shall be limited to a Camper's own site. Recording of neighboring sites and/or other areas is prohibited. The use of such devices that record sound is prohibited and a possible violation of M.G.L. c. 272 § 99

**BICYCLES/SKATEBOARDS/SCOOTERS:** Use is permitted until dusk. Use caution and NO riding on hills. Campers 16 and under are required to wear a helmet per Massachusetts state law. Must be used responsibly.

**MOTORIZED/ UNREGISTERED VEHICLES/PRIVATELY OWNED GOLF CARTS** are prohibited.

**DRINKING/DRUGS/FIREWORKS:** All guests are expected to drink responsibly and exhibit good personal behavior. NO fireworks, firearms or illegal drugs, of any kind, are allowed in the Resort.

**DUMPSTERS:** Containers are for camping generated refuse ONLY and are located throughout the park (see Map).

**CAR & RV WASHING:** On site is prohibited.

**PROPERTY:** Personal property should be secured at all times. We are not responsible for lost, stolen, or items left behind or damages. We may occasionally experience outages including water, electric, cable, wireless internet and any other utilities that may apply, which are beyond our control. No refunds or compensation will be given for any outages. We do not refund due to weather (wind, hail, rain, etc.).

**APPROPRIATE language and acceptable clothing** must be maintained at all times. **LOUD music** and/or any behavior considered NOT good camping "etiquette" is NOT permitted.

**COURTESY:** Please be courteous to your neighbors and our staff. We reserve the right to maintain a comfortable atmosphere in the park and have the right to eject without prior notice anyone who, in our judgment, creates a disturbance or nuisance, or deliberately breaks the rules. Campers will be liable for any and all damages caused to property of the Resort. **NO REFUNDS of fees will be made in such an event.**

## **POOL RULES**

- The pools and hot tub are not monitored by a lifeguard. Swim and enjoy at your own risk. All children under the age of 16 must be supervised by an adult when using the pool and amenities. Hot tub is for persons 18+ **ONLY. WRISTBANDS must be worn.**
- Bathing suits with built-in ring, life vests, and arm bands are the only floatation devices allowed in the pool. **NO** toys, balls, or other devices allowed in the pool or pool area.



## **PETIQUETTE FOR DOGS (AND THEIR PEOPLE)**

Registered family friendly pets are welcome and must be accompanied at all times (Limit two dogs and/or cats per site). Dogs may NOT be tied up and/or left alone, MUST be cleaned up after and are not allowed to be walked by children. Short (6-foot), non-retractable leashes are required on property. Registered campers may be asked to leave if a pet is a disturbance.

Pet owners must have current rabies vaccination certificate(s) available. NO pets allowed in buildings and/or Resort facilities, food areas and swimming and/or beach areas other than Dog Beaches. Dog runs or pens are prohibited.

**VISITORS ARE NOT ALLOWED TO BRING ANY PETS of any kind into the park. It is the camping guest's responsibility to inform all visitors of this information.**