

Lakewood Park Campground, LLC
26 Park Ave, Barnesville PA 18214 – 570-285-8026 x0

SEASONAL CAMPING RATES, GUIDELINES, POLICIES AND PROCEDURES – 2023

SEASON: APRIL 15, 2023 - OCTOBER 31, 2023

Nov 1st to April 14th – limited water, limited winter maintenance, and limited bathroom facilities

Rates are RV site specific based on your site location and size. RV site rates are per season and based upon one family. Lakewood Park defines a family as up to two adults and three children, all related. Additional related family members may be added to the site, based on fees below, with a maximum of 10 people per site. Rates include unlimited use of paddle boats and kayaks.

2023 Payment Plan

(Must be paid on the following dates to occupy site)

September 15, 2022	\$500 Deposit for holding 2022 site	Includes storage fee for storing over the winter. If not renewed; RV must be removed by 11/5/2022.
January 15, 2023	\$1,000 Due	(Late payment after 1/15/23 – 10% late fee)
March 15, 2023	Balance Due	(Failure to pay site in full by March 15, 2023, site and all previous deposits will be forfeited and the site re-rented. Removal and cleanup of trailer or site will be at your expense – minimum \$300.) \$5.00 a day late fee.

Electric Meter Connection Fee (one-time)	\$25.00
Classic Digital Cable 100+ channels (we provide digital cable box). Cost is per unique TV that you want to watch different channels on per season. Rate subject to change based on cable provider fees.	\$120.00
Additional Children under 21	\$25.00
Additional Adult	\$50.00
Visitor Day Pass (depart same day by 10PM)	\$5.00
Visitor Overnight Pass (depart next day by 3PM)	\$8.00

OTHER CHARGES:

\$40.00 - Service charge
Insufficient Funds, Bank Charges, etc.
\$50.00 - Labor services, per hour
\$50.00 - Equipment, per hour
\$10.00 – ownership transfers

RATES: Your rate is for one site, for one RV only, and includes water, sewer, two car passes, facility access, one picnic table, fire ring, garbage, and free winter storage with site renewal for new year. Agreement is non-transferable. Payments must be made per the mentioned payment schedule or late fees, deposits, and site forfeits may occur. Site is not to be used as a full-time home or residence, per township. You must not use the campground address as a mailing address. Limited facilities and road maintenance during the off-season. One tent may be put up while camping for additional sleeping but must be taken down upon departure. You understand that Lakewood Park is under construction and accept that not all amenities may be present until all construction completes over the course of a few years and future amenities may change. You are not eligible for a reduced rate due to limited amenities. If you do not renew by September 15 of the current year for the next camping season; you must have your RV/trailer removed by November 5.

REFUNDS: No refunds issued. If you depart prior to the end of season, Lakewood Park reserves the right to re-rent site without refund.

RVs/TRAILERS: Trailers/RVs may not exceed 45’ including hitch and may not be older than 12 years (unless you get approval due to excellent condition.) Recreational Vehicles must be insured and registered in the state of your residence and a current registration sticker affixed to your RV. RV’s must be kept in road worthy condition. Your RV may be considered a permanent structure without this registration and may be subject to property taxes. If you abandon a trailer or RV, owners will pay removal fees, clean-up of site, legal fees, etc, with a minimum of \$300 and not able to claim any decks, awnings, sheds, etc. that were forced to be removed by us. **NO TRAILER ROOF, AWNING OR SHED ROOF TARPS FROM APRIL 15th-OCTOBER 31st.**

VISITORS: Seasonal is responsible to inform your guest prior to their arrival that “VISITOR FEES” are required to enter campground and all campground rules. Visitors must register in office/gate and obtain car pass prior to proceeding to site. Seasonals are responsible for their visitor’s actions. Day Visitor check-in 10AM and check-out 10PM. Any visitor using any tent, van, car, RV, etc. (may not sleep in car or on ground) must pay regular camping fee. Visitor fee includes use of all facilities. Visitors may not bring Pets or Boats. Any person under 18 may not stay in campground or campsite (day or night) without parent, legal guardian, or responsible adult. No one is allowed to use your RV/trailer without one of the designated campers present. All visitors are required to adhere to our Rules and Regulations. The number of people at your campsite may not exceed 10 people at any one time. Loaning your car pass to anyone not listed on your agreement and any visitor not registered or paid will result in Seasonal’s eviction.

ELECTRIC: Meters will be read at the end of the month. Electric is due the 15th of the following month. 10% late fee is charged after the 15th. Advance payments accepted on account to avoid late fees. Bills will not be mailed, Seasonals responsibility to pay electric bills on-time. Lakewood Park is not responsible if electric is off due to Maintenance, Weather, during off-season, unforeseeable electric outages, or if equipment or trailers are unplugged by others, etc. Electricity rate subject to change throughout the season.

INSURANCE: All trailers, golf carts, etc. must have a current insurance copy on file in the office. The insurance copy submitted to our office must list Unit, Golf Cart and policy term dates.

CANOPIES, PORCHES, ENCLOSURES: One canopy (canvas – nonpermanent) per site no greater than 15' x 15'. Must not be higher than the roof top of RV. Must be maintained, repaired and in good condition. No carports.

DECKS: must have permission from office. All wood, including plywood, must be pressure treated. All flooring must be 3/4" plywood, 5/4, or 2x6 pressure treated or better. Must be built in sections, each being no larger than 8'x12'. Deck must be mobile and ready to move. Decks no higher than 16" off the ground to the top of the deck and must be finished with lattice around within 15 days if space exceeds 6". Deck must not span longer than the RV. Must be maintained and in good condition.

SHED: One shed per site. Maximum size: 82 sq. ft. All sheds must be Rubbermaid or Resin. Must be maintained and in good condition. Shed must be no more than 10" off the ground.

RESALE: All trailers, decks and sheds for sale must be approved in the office before a "For Sale" sign is posted. Selling your unit does not mean the site is transferable or available. You must receive written permission from the Office to include site in resale. All trailer's, decks, sheds, etc must meet current guidelines to be re-sold in campground. Approval will be at management's discretion, present waiting list, etc. A \$10.00 Handling Charge will be applied to new Ownership transfers during Season. Selling unit during season, your money is non-refundable. Conditions used to determine on-site salability may include, but are not limited to, age (typically 10 years old), condition of trailer, deck, shed, porch, etc.

SITE UP-KEEP: All sites must be kept in a neat and orderly manner. Seasonals must maintain site including raking leaves and pulling weeds. Note our groundskeepers will mow grass only when there are no obstructions in the grass. Trailer must be maintained, cleaned/ washed (see wash dates or ask office for permission). First inspections will be May 1st. Neglected sites, maintenance discretion, will be charged per hour to maintain with a minimum charge of \$50.00 (Including pulling weeds, the removal/disposal of sheds, deck, etc.) Seasonal renewal will be denied for lack of upkeep of site.

VEHICLES: All vehicles must display applicable pass (seasonal or visitor). Seasonals must enter through main entrance and identify themselves to Gate Employee (when present). All Vehicles must be registered, insured, and driven by a registered licensed driver. There is no storage of unused/unregistered vehicles in the campground. No commercial vehicles inside park or on site without written permission from the office. Three car passes issued per Seasonal site. Motorized scooters for handicap use only. Only motorcycles licensed for the road. Speed limit: 15 MPH "Crawl Speed".

GOLF CARTS: No more than two golf carts per site. Only 4 stroke gas or electric golf carts are permitted. Gas golf carts must be maintained. NO loud exhaust. Gofc carts and UTV's must not be driven by kids under the age of 12. Must have proof of insurance on file in office stating golf cart coverage. Golf cart must have 2" site number on front and back or both sides. All golf carts must be at site by sunset unless both head and tail lights. Obey Do No Enter Signs and Private Property!!! Number of occupants riding golf cart cannot exceed manufacturer's designated seating capacity.

LAKE/BOATS: Boats on lake must have all required life jackets on board for each person. 12 and under must wear life jackets at all times. See PA boat regulations. Absolutely no swimming in lake or streams. No motorized boats. Use of Lakewood Park paddle boats and kayaks are available for use at no cost for seasonal site members and guests – be respectful of sharing – thus you still may need to reserve time slots.

CHILDREN: Must be back at site by 11 PM. We reserve the right to restrict children to their site if their behavior is unacceptable. Parents are responsible for children's actions, behavior conduct and supervision. Know where your children are! Parents will assume financial responsibility for any damage or injury caused by them, regardless of age.

SEWER: State law: No dumping waste grey water or sewage water on the ground. Use non-toxic (No formaldehyde) holding tank chemicals. Sewer hoses must not be damaged and not go into the sewer more than 6" – donuts or screw in sewer adapter for sewer connections are required. Drain valves are to be kept closed except while emptying your tank. Dispose cooking grease, personal bath items, disposable diapers or other objects in Dumpster. Any sewer maintenance will be at the Seasonals expense. All hose, including water, must be drip free.

GARBAGE: Tie plastic bags and deposit in dumpster. Dumpster provided are only kitchen/bathroom garbage that comes from camping! Garbage brought from home will result in immediate eviction! Do not dispose in dumpsters: grass, leaves, grills, awnings, wood, pallets, tires, mattresses, furniture, propane tanks, bikes, large electronics.

PROPANE: Available for refill. These must be prepaid prior to being filled. Tank filled upon employee availability.

FIRES: Fires must only be built in provided fire ring, never leave fire unattended, and an adult must be present at all fires. Do not burn leaves! Bag leaves and place at road for pick-up. Place fire ashes in a disposable container to be collected by maintenance. Do not dump ashes in campground or dumpster. No Bonfires. No more than one fire ring to a site. Fire rings must be 25' from any structure. Do not move fire ring without approval.

RESTROOMS: Do not wash dishes, clothes, pets, etc. in rest rooms. No smoking. Children 12 and under must be with a responsible adult at all times. Anyone dumping their sewage in the Rest Rooms will be evicted immediately. Please report any problems to the Office. Restrooms may have limited availability during cleaning times and off-season.

LAUNDRY: All machines are coin operated. Detergent available for sale from office or vending machine (future). May be closed for cleaning, maintenance, etc. No loitering! Laundry access may be limited during off-season.

MAINTENANCE: Report any maintenance problem to the office. Please do not tell employee working outside, it must be documented and recorded in the Office.

TREES: Do not remove trees! Trees removed to accommodate your trailer will be at your expense. Do not increase site size. Do not drive nails, axes, or knives into trees, tables, etc. Cutting, chopping, mutilating, debarking trees, dead or alive is prohibited. Do not take wood from sites occupied or not. Management reserves the right to remove trees or other objects on any campsite for safety or maintenance reasons and temporarily disconnect any utilities (without notice). Lakewood Park is not responsible for any tree damage to Seasonal person., trailer or property. Trailer and property may have to be removed from site during off season to accommodate removal of tree, limbs etc. Any concerns of a fallen or damaged tree should be reported to the office/maintenance immediately.

TABLES: No switching of table from other sites. Seasonals will be responsible for up-keep of table, if table destroyed due to neglect, Seasonal will pay for new table.

BICYCLES: Children under 12 must wear bike helmets per PA regulations whether operating or riding a bike. All bikes must be back at site by sunset! Please park bikes in bike racks when present. Do not ride through campsites or in buildings.

PETS: Pets are permitted. However, they must be kept under control and visual observation by owner. Must be on leash at all times, may not be unattended, tied outside, must be under control by an adult, and are not permitted in buildings. If your pet is being disruptive or aggressive to your neighbors, you will be asked to take your pet home immediately. In the event of such action re-occurring, your pet(s) will no longer be allowed on your site (Management discretion). Clean up whenever, wherever you walk your dog. All pets must have proper papers for vaccinations to be presented to the camp owners at any time upon request.

QUIET TIME: 11PM-8AM! All Radios, bug zappers off, voices down, noise to cease by 11PM. Outdoor TV/TVS must be unnoticeable by neighbors. All visitors must be out of campground by 10PM. Children under 18 must be back at site. Playground open (when built) from Dawn to Dusk.

RECREATION EQUIPMENT: Equipment rented with a deposit required and will be refunded provided equipment is returned in good condition.. Must be 13 or older to rent equipment.

MESSAGES AND BULLETINS: Check the bulletin board located outside of office for messages, activities, news, etc. Only emergency Messages will be delivered as soon as possible.

OFFICE/STORE HOURS: As posted on front porch door! Hours are subject to change without notice. Limited Office and Store hours during off-peak season. Emergency phone numbers posted outside on office/ store porch.

NO: Outside refrigerators, permanent generators (management discretion), fences (besides small dog fences), firearms, illegal fireworks, speeding, littering, illegal drugs, loud parties, loud radios, loud TV's, reckless behavior, disorderly conduct, intoxication, profanity, obscenity, rock throwing, soliciting, explosives, archery, sling shots,, 3 or 4 wheelers, off-road motorbikes, Excessive Barking Dogs, Commercial Playground equipment. Any play equipment for children at a seasonal site, must be properly secured, have no missing parts, in a level area free of rocks, stumps or roots, posted private and insured. No excessive use of power tools, power saws, lawn mowers, or trimmers on weekends (from noon Friday until noon Sunday) or Holidays. Children driving battery operated vehicles must be accompanied by an adult at site or playground...not on main roads. No utility trailers, cars, trucks, boats, motorcycles, etc. stored on site for more than a week's time.

EMERGENCY: Management has the right to close, shut down any facility or utility in case of an emergency. Lakewood Park will not be responsible for any loss due to electric or water shut down.

WEATHER EMERGENCIES: Severe weather, we recommend you seek shelter at the office or venue hall. Fires are not allowed when such is posted on the bulletin board of the office (normally based on extreme dry or windy conditions).

COMMERCIAL VIDEO/PHOTOGRAPHY: You may be filmed or photographed for advertising. Registering at our campground constitutes your consent for use of any pictures or videos we deem appropriate without payment, inspection or review. Please remove yourself from these situations if you do not want your likeness used.

FREE WI-FI: Lakewood Park is not responsible if Wi-Fi off due to maintenance, weather, or unforeseeable outages. The wireless network is provided FREE for our campers to plan their travels and check emails. It is not intended for high bandwidth for downloading videos, music, skype or gaming. Obstructions such as Trees, RV's, Cabins, Thunderstorms, etc. may affect the signal. Please be considerate of a limited amount of bandwidth capacity. You may purchase directly from Service Electric a cable modem and High-Speed Internet for dedicated Internet at your site if you desire.

BASIC CABLE: Lakewood Park is not responsible if cable is off due to maintenance, weather, or unforeseeable outages. Digital cable boxes must be rented for use per TV. If you have issue, please bring the cable box to the office for replacement. Damage to the box will result in a \$100 replacement. You may purchase directly from Service Electric advanced cable options if you desire.

RELEASE OF LIABILITY: Please take proper measures to protect your property. Seasonal Campers, for themselves, and for any of their children and guests/visitors agree as follows: Lakewood Park Campground, LLC, its affiliates, and their respective officers, directors, owners, employees, and agents makes no warranty or representations of any type, kind of character, whatsoever, as to conditions existing or that may hereafter exist upon the Lakewood Park Campground Premises, including but not limited to campsites occupied by other guests or guests property (The "Campground Property"). Seasonals and Guests enter upon the property at their own risk, and specifically accept the Property in its then existing condition, and unconditionally release the Campground officers, directors, owners, employees, agents, and Lakewood Park Campground, LLC from all liabilities, costs, expenses, claims, and damages for which Lakewood Park Campground might otherwise become liable by reason of any accidents, or injuries to, or death of any persons including guests, or damage to property, or both, in any manner arising or resulting from, caused by connected with, or related to the presence of any such person or property upon the property, regardless of how, where, or when such injury, death, or damage occurs, even if caused by the negligence of other guests, or Lakewood Park Campground, or due to conditions on or defects in the Property or property of other guests.

Seasonals/Guests agree that Lakewood Park Campground, LLC and its officers shall not be liable for losses, damages (including attorney's fees, court costs, and consequential damages), detention, delay or failure to perform in whole or in part resulting from causes beyond its control, including but not limited to acts of God, falling tree limbs, fires, weather conditions, power outages, strikes, riots, embargos, delays in transportation, inability to obtain supplies or requirements, or regulations of the United States Government or any other civil or military authority (to include any local legislation regarding liquor license requirements). Delays or non-performance excused by this provision shall not excuse payment of any amount owed by the Guest at the time of said occurrence.

By entering the property or any other property owned or controlled by Lakewood Park, Seasonals and guests agrees to indemnify, defend, and hold harmless Lakewood Park from, against and in respect of (I) any and all actions causes of action, suits, claims, demands, judgments, proceedings, and investigation, of any kind whatsoever arising out of, by reason of, as a result of, or in connection with the presence of Seasonals/Guest on the Property; and (II) any and all liabilities, damages, losses, costs, expenses (including attorney's fees and the expenses and disbursements of counsel), amounts of judgments, assessments, financial penalties and amounts paid in compromise of settlement, suffered, incurred, or sustained by Lakewood Park as a result of, by reason of, or in connection with the actions of Seasonals/Guest.

CAMPING RATES, GUIDELINES, POLICIES AND PROCEDURES SUBJECT TO CHANGE WITHOUT NOTICE.

Any changes, amendments or additions will be posted in office. Please check the board regularly for updates.

All campers are advised that failure to comply with the space agreement and/or Lakewood Park Campground Guidelines, Policies and Procedures, etc. will result in termination of the camper's contract and discontinuation of camping privileges without refund and site will be available to rent. We reserve the right to refuse service to anyone and to reject or eject any camper or visitor not conforming to the best interest or rules of the campground and our campers, without notice or refund. Seasonal contract renewal will be denied for frequent past due accounts.

All Policies and Rules are subject to change without notice, if necessary. Violations of these policies are cause for eviction without refund.

Thank You!

Lakewood Park Management.

V08.01.2022