

**Timberline Lake Seasonal Renter
General Rules and Governmental Regulations**



2025

In order to ensure that Timberline Lake Camping Resort (“TLCR”) maintains high standards and complies with State and Local Government codes, we require that you acknowledge and agree to the following regulations:

CAMPING SEASON

- The camping season is from May 1 to October 15. Facilities are closed from October 16 to April 30.
- Renters must remove all belongings if their deposit for the next season is not accepted.
- During the closed season (October 16 to April 30), Renters can visit their site up to two nights per week.
- TLCR may deny access to the campground without prior notice.
- Sites are for recreational use only and are not for permanent residency.

CAMPING UNITS

- New to TLCR RVs must be approved by management if older than 10 years and not exceed 15 years in age.
- Acceptable units: travel trailers, fifth wheels, and “grandfathered-in” motor homes.
- Trailers must not exceed 8 ft in width and must have marine/RV toilets and self-contained holding tanks.
- Trailers must be maintained, clean, and algae-free by June 1 and throughout the season.
- Trailers not deemed “season-ready” after June 1 will be cleaned by TLCR for a fee. TLCR is not liable for damage during the cleaning process.

CAMP SITE IMPROVEMENTS & MAINTENANCE

- **APPROVAL AND PERMISSION**
 - Improvements marked with * require management approval before initiating. Projects undertaken without prior permission will be subject to removal by management.
- **AWNINGS & SCREEN ENCLOSURES ***
 - Only factory-manufactured roofs and screen enclosures are accepted.
 - No homemade structures, poly tarps, or wooden constructions are allowed.
 - Awnings and roofs must not be attached to trailers by screws or nails.
 - No structures are to be built on site.
- **BANNERS, SIGNS, & SITE DÉCOR**
 - TLCR reserves the right to remove any inappropriate or offensive banners, signs, or décor.
 - Site décor is limited to:
 - Two banners/flags
 - Eight potted plants
 - Ten “other” items
 - On patriotic holidays, additional American/Armed Forces flags may be flown.
 - Remove broken, worn, or faded décor.
 - No directional signs (e.g., “Slow Down,” “Children Playing”) are allowed.
- **DECKS & PLATFORMS ***
 - Use only pressure-treated lumber; no plywood or pallets.
 - Decking must be 5/4” x 6” and portable (not attached to the trailer or ground).
 - Decks should be in 4' x 8' sections and at ground level.
 - Trailer and screen room decks must be separate.
 - Decks cannot exceed the size of the trailer, shed, or screen room.
- **DIGGING ***
 - Renters are responsible for damage to underground wires and pipes.
- **LANDSCAPING AND STONES ***
 - Gravel/stone must be purchased through TLCR.
 - Fencing around gardens is not permitted.
- **LIGHTING**
 - Limit of 200 feet of string lights per site.

- No flashing lights or flood lights.
- No bright lights from 11 PM to 8 AM.
- **PAVERS**
 - Only 12x12 or larger pavers allowed for walkways or patios.
 - No bricks or interlocking pavers.
- **PINE NEEDLES & LEAVES**
 - Remove pine needles/leaves from plastic bags and dump in the designated area at the Rec Field.
 - Do not rake pine needles/leaves into bushes between or behind sites.
- **PLANT LIFE**
 - A \$100 fine and/or eviction for cutting or damaging plant life.
 - Contact the Office for removal or trimming of bushes, trees, or other vegetation.
 - Plants must be in portable, store-bought planters.
- **REMOVAL OF PERSONAL PROPERTY FOR MAINTENANCE**
 - Renters are responsible for removing trailers, screen rooms, and decks for repairs or tree removal.
 - TLR will remove items at the Renter's expense if not done timely.
- **SHEDS ***
 - Only one shed per campsite allowed.
 - Shed must be new or like-new, factory-manufactured, metal or vinyl, and not exceed 120 sq. ft.
 - Foundations must be non-permanent; sheds must be level.
 - Maintain the shed in good appearance; rust must be painted or removed.
- **SKIRTING ***
 - Skirting for camping units must be approved by management.
 - Only factory-manufactured skirting made of aluminum, vinyl, or pressure-treated lattice is permitted.
- **SODDING**
 - Renters who seed their site must mow and trim the area.
 - TLR will mow open areas; Renters must trim around personal items.
- **UPKEEP**
 - Campsites must be neat, orderly, and uncluttered.
 - Sites must be "season-ready" by June 1; TLR will clean sites for a fee if not ready.
 - Store items like buckets and broken furniture in a shed or behind approved skirting.
 - Refrigerators, coolers, sinks, and cabinets must be inside the camping unit or screen room.
 - No doghouses, detached animal pens, fences, or fountains allowed.
- **WINTERIZING**
 - Renters must winterize their RV and site by October 15 each season.
 - Disconnect all hoses from TLR's spigots.
 - Charges apply for repairs due to improper winterizing.
- **WOOD PILE**
 - Wood piles must not exceed 6 feet in length, 2 feet in width, and 4 feet in height.
 - Only neatly cut and stacked wood is allowed.
 - Outside pine firewood is not allowed to prevent pine beetle infestation.

CANNABIS

- The use of cannabis is prohibited in public areas.
- In the interest of maintaining a family-friendly environment, you must use cannabis in a manner that does not impact the experience of other guests, either directly or indirectly.

FIRES

- **Fire Ring**
 - Only one fire ring is allowed per campsite.
 - Stacking multiple fire rings is not permitted.
- **Fire Safety**
 - Extinguish all fires before retiring for the night or leaving the campsite.
 - Fires must never be left unattended.
 - Keep fires small and burn them low at all times.
 - Ensure fires are kept away from overhanging branches.
- **Permitted Containers**
 - Fires are allowed only in approved containers.
- **Prohibited Items**
 - Do not burn leaves or materials that create excessive smoke.
- **Fire Bans**
 - Adhere to all posted fire ban signs.

FIREWORKS & FIREARMS

- Any device containing gunpowder and other combustible chemicals that cause an explosion when ignited is not permitted.
- BB guns, slingshots, archery, and similar items are NOT permitted.

OCCUPANCY AND ADDITIONAL GUESTS

- **FAMILY-ONLY CAMPSITE USAGE**
 - Each campsite is designated for the use of one family, defined as spouses/significant others and their dependents.
- **ADDITIONAL GUESTS**
 - Any additional guests beyond the immediate family must pay the appropriate fees.

PAYMENTS

- **PAYMENT SCHEDULE OPTIONS**
 - **Paid In Full:** Signed agreement and total due by September 1st.
 - **Monthly Payment Schedule:**
 - **New Seasonals:** Initial Payment: \$1500 by September 1st (comprising \$1000 site fee and \$500 site security deposit).
 - **Existing Seasonals:** Initial Payment: \$1000 by September 1st.
 - Monthly Payments: \$500 on the 1st of each month (October through March).
 - Final Balance: Due by May 1st.
- **PAYMENT TERMS**
 - Campground fees not paid on or before the due date are subject to late fees of \$25.00 per month until the payment schedule is up to date.
 - Renters with unpaid campground fees by the due date will have their winter gate access revoked until the payment schedule is up to date.
 - If a Renter received a \$500 discount, it will be removed if the balance is not paid by May 1st.
 - Rates and fees include a 5% cash discount. Add 3% for all credit card payments made in person or 5% for all credit card payments made over the phone.
 - Returned Check Fee: \$30.
 - Renters with outstanding balances will not be permitted on the premises after June 1st. All property and belongings will be removed on June 15th if not paid in full and may be pulled off-site by an independent contractor, who will charge a \$350.00 site cleanup fee and a daily storage fee of \$10.00 per day per unit. All

belongings will be held or sold in accordance with the New Jersey Campground Facilities Act. The site will be available for rent to new Renters.

- **PAYMENT ADDRESS**

- Payments should be mailed to:
 - Timberline Lake Camping Resort
 - PO Box 278
 - New Gretna, NJ 08224

- **ONLINE PAYMENTS**

- Pay ONLINE WITH ZELLE!
- Payments should be sent to: camp@timberlinelake.com.
- Enter the amount of your deposit/payment and include your site number or last name to easily match your payment with your reservation.

PETS

- Only pets with proof of current rabies inoculation are permitted in the park.
- Pets must be on a leash or contained at all times and walked by a capable handler.
- You are responsible for cleaning up after your pets.
- Do not leave pets tied up outside when you are not at your campsite.
- Barking or problematic pets are not welcome.
- Dogs and cats are not allowed to roam free.
- The care and control of your pets are your responsibility.

PHOTO RELEASE

- Photos become TLCR's property, and Renters waive rights to royalties and inspection. TLCR is released from all related claims.

PUBLIC AREAS

- Renters must follow posted rules in all public areas on campground property.
- No personal items should be left in public areas when not in use. This includes, but is not limited to, beach chairs, canopies, grills, pool toys, floats, etc.
- Any items left unattended will be removed and discarded by TLCR.

QUIET HOURS

- Quiet hours are from 11:00 PM to 8:00 AM. During this time, all loud noises, voices, and radios must be curtailed.
- Loud noises, music, and yelling are not permitted at any time. Renters must ensure their activities do not disturb their neighbors.
- Violations of quiet hours or noise regulations may result in fines and/or eviction.

RENTERS & GUESTS UNDER AGE 18

- Renters under age 18 must return to their own site by 11:00 PM during quiet hours.
- Renters under age 18 must not be left unattended by parents. Supervision by an older sibling is not acceptable.

RVS FOR SALE

- A fee of 10% of the sale price will be charged for RVs and associated items sold through TLCR. Renters may sell RVs independently without charge if a "Trailer Sale Agreement" is signed with TLCR. RVs may also be removed and sold at another location.
- "For Sale" signs on RVs are only permitted with a signed "Trailer Sale Agreement" at the Office.
- RVs older than 10 years but less than 15 years must receive management approval to remain on the property with new Renters.

SEPTIC SYSTEM AND SEWER SITES

- Washing machines are prohibited.
- Only human waste and toilet paper should be flushed. Hygiene wipes cannot be flushed.
- Use only biodegradable soap and dish soap that are safe for septic systems.

SITE SECURITY DEPOSIT

- A refundable security deposit is required with the initial agreement. This deposit will be refunded within 7 days of the Renter's complete vacation of the premises, minus any deductions for:
 - Damages incurred due to Renter's default.
 - Items left on the site, including RVs, sheds, decking, etc. (No items should be left behind).
 - Unpaid rent.
- The security deposit does not accrue interest and cannot be used to pay the last month's rent.
- If TLCR must remove Renter's belongings due to non-payment, the initial deposit will be forfeited. A new security deposit must be submitted before continuing the lease.

TERMINATION AND FEE POLICIES

- **NON-REFUNDABLE FEES**
 - Site fees are non-refundable under any circumstances.
- **TRANSFER OF SITE FEES**
 - Site fees may be transferred to another party with management approval.
- **EVICTION**
 - Fees are not refunded or transferable in the event of eviction.

TRASH

- Dumpsters are for kitchen garbage only. Waste must be in tightly tied plastic bags or closed cardboard boxes.
- Bulk items (e.g., chairs, mattresses, air conditioners, TVs) must be arranged for pickup at the Camp Office (fees apply). Violators will face a \$75.00 fine and/or eviction.

VEHICLES

- **GENERAL VEHICLE RULES**
 - The term "vehicle" refers to any form of transportation with wheels.
 - All vehicles, gas, electric, or man-powered must abide by the following:
 - Operation after dusk requires the use of a headlight and tail light.
 - Obey speed limit.
 - Young children operating any vehicles must be supervised by an adult.
 - TLCR reserves the right to restrict the use of any vehicle on the property at our discretion.
- **MOTORCYCLES AND AUTOMOBILES**
 - Must be insured and have a valid registration.
 - May only be operated by licensed drivers.
 - Invalid motor vehicles are not to be left on the property longer than ten (10) days after registration expires or vehicle will be towed by law enforcement at Renter's expense.
 - Obey traffic signs.
 - No parking on roadside or empty sites.
- **NON-STREET LEGAL MOTORIZED VEHICLES**
 - The term "non-street legal motorized vehicle" refers to ebikes, Stacycs, hoverboards, Barbie Jeeps, etc.
 - Only single person, two-wheeled electric vehicles are permitted. Barbie-type Jeeps & mobility scooters are exempt.
 - Mobility scooters may have more than 2 wheels when used for restricted mobility purposes: single use and can only be operated by the disabled person.
 - Not permitted: Golf carts and all non-street legal gas motorized vehicles.

WAIVER OF LIABILITY

- **Facility Risks**
 - Timberline Lake Camping Resort (TLCR) is a natural wooded facility with unimproved roads and trails, which may present inherent hazards due to the terrain and recreational activities.
- **Acknowledgment and Acceptance**
 - Renters acknowledge and accept all risks associated with these conditions and agree to proceed at their own

risk.

- **Liability and Compensation**

- Renters agree not to hold TLCR liable for any accidents, injuries, or loss of personal property.
- TLCR is not responsible for any compensation or remediation for loss of property or personal injury.
- TLCR is not liable for the loss of campground services beyond its control, including but not limited to storm damage and fire.

- **Responsibility**

- Renters are responsible for ensuring that all individuals in their party are informed of and comply with all campground rules and regulations.

WATERCRAFT

- **BOATS & BOAT TRAILERS**

- Boats (up to 18 ft) and/or boat trailer are permitted on site.
- Boats over 18 ft can be stored for a fee in TLCR's Storage Yard.
- Only boats that can be hand-carried, such as canoes, small rowboats, etc., that do not require state registration and are not powered by a motor are permitted in our lakes.
- There is a limit of one powered boat or two wave-runners per site.

- **CANOE/KAYAKS/PADDLEBOATS**

- All non-powered vessels must be stored on the Renter's site or, with limited availability, in TLCR's canoe/kayak storage bay at the beach for a fee.
- Vessels stored on the Renter's site must be properly stored (canoes/kayaks: upside down, paddle boats: on their side).
- Vessels stored in TLCR's storage bay must be clearly labeled with the name and/or site number, properly stored, and locked when not in use. Paddles/oars and life jackets must be stored on the Renter's site.
- Any items, including vessels, left on TLCR's property will be removed and disposed of.