

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



2024

Please keep this booklet for your records

Timberline Lake Renter General Rules and Governmental Regulations

In order to insure that Timberline Lake Camping Resort (“TLCR”) remains the type of place we can be proud of and conforms to State and Local Government codes, we must insist that you are aware of and agree to abide by the following regulations:

AWNINGS & ROOFS -

- No structures to be built on site. NO wood. Only factory-manufactured canvas-type awning roofs or Silver-Top factory-manufactured roofs are acceptable on screen enclosures (no homemade and no poly tarps) but must not be attached to trailer by screws or nails.

BANNERS, SIGNS, & SITE DECOR:

- Any banner, sign, or décor that may be deemed inappropriate or offensive at the discretion of TLCR will be removed.
- Site décor should be limited to no more than two banners/flags, 200 ft of lights, 8 potted plants, and ten “other” items. On patriotic holidays, additional American/Armed Forces flags can be flown.
- Site décor that is broken, worn, or faded must be removed.
- No directional signs OF ANY KIND will be erected permanently or temporarily by the Renter anywhere on camp property. Signs include, but are not limited to, “Slow Down”, “Children Playing”, “Speed Limit 5 MPH”, and street signs.

BOATS & BOAT TRAILERS:

- BOAT and/or BOAT TRAILERS STORAGE (up to 18ft) permitted on site only. No charge for 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.
- Limit – one non-powered and/or one powerboat per site. Proof of current registration must be presented at Camp Office for boat and trailer before placing on campsite.
- All gas-powered boats measuring more than 42-inch beam must be on a boat trailer and listed on Timberline Lake Camping Resort Agreement.

CAMPING SEASON:

- The camping season is defined as May 1 through October 15. From October 16 to April 30, all facilities will remain closed.
- All belongings must be removed from the site for Seasonal Renters (“Renters”) whose deposits have not been accepted for the following season.
- From Oct 16 - April 30, not to exceed two nights per week, Renters may visit their sites in order to check on their belongings.
- TLCR reserves the right to deny Renter(s) entry on to campground property for any reason without notification. It is understood that the use of this site is for recreational purposes and is not to be considered, in any way, a permanent residence.
- Under no circumstances are children of Renters to be enrolled in Bass River Township Schools.

CAMPING UNITS:

- “New” to TLCR Camping units older than ten years must be approved by management for Renter site rental and cannot exceed 15 years.
- Trailers must have a frame not to exceed 8ft. X 35ft. Slide-outs are accepted. Only those containing marine/RV toilets and self-contained holding tanks will be accepted. No Park Models accepted.
- All trailers must be maintained, kept clean and neat and free of algae by June 1 and throughout the season.– trailer washing is permitted.
- Post June 1st, Any trailer not “season-ready” will be cleaned by TLCR for a fee. Renter will not hold TLCR liable for any damage caused to trailer, trailer parts, personal belongings in or on the site during treatment.

CAMPSITE IMPROVEMENTS & MAINTENANCE:

- You MUST GET APPROVAL from management before making ANY IMPROVEMENTS. Without permission you will be told to remove any project not OK'd in advance.

CANNABIS:

- The use of cannabis is forbidden in public areas.
- In the best interest of our family park, you must use Cannabis in a way that will not impact the experience of other

guests, either directly or indirectly.

CANOES/KAYAKS/PADDLEBOATS:

- All non-powered vessels must be stored on Renter's Site or stored, with limited availability, in TLCR's canoe/kayak storage bay at the beach for a fee.
- All vessels stored on 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 name and/or site number, properly stored and locked when not in use. Paddles/ores and life jackets must be stored on Renter's site.
- Any items, including vessels, left on TLCR's property will be removed and disposed of.

DECKS & PLATFORMS -

- Only pressure-treated lumber is acceptable, no flake board or plywood. NO PALLETS!!!
- Only 5/4" x 6" decking permitted and unit must be portable (not attached to trailer or installed into ground).
- Decks should be built in 4' x 8' sections for easy removal and at ground level.
- Trailer decks cannot be joined to screen room decks – must be two (2) separate decks.
- Decks may not exceed SF of trailer, shed, or screen room.
- Before building a deck, get permission from the Office to show us that you will build to our specifications.

DIGGING -

- Digging is not permitted without approval from management to insert plants, posts, foundations, etc. Underground wires and pipes can be damaged. Repairs are at Renter's expense.

FIRES:

- Only one fire ring per campsite.
- Stacking two or more rings will not be permitted.
- Extinguish all fires before retiring or leaving campsite.
- Fires are not to be left unattended.
- Keep fires away from overhanging branches and burn low at all times.
- Fires permitted in approved containers ONLY.
- Keep all fires small.
- No burning leaves or anything that creates excess smoke.
- Obey fire ban signs when posted.

FIREWORKS & FIREARMS:

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

GATE CARDS:

- Gate Cards are for the sole use of the registered person for entry/exit from camp property.
- Use by any other person without prior management approval could result in gate card privileges being suspended or revoked, without notice.
- Report missing or stolen cards immediately.
- One gate card per legal driver on your account can be issued with a security deposit.

GUESTS:

- Site rental applies to persons registered on this form – all others are guests.
- Renters are responsible for the actions of ALL Guests registered on their site. This includes making sure that ALL Guests are registered and have paid the Guest Fee (May 1st –October 15th) before entering the park.
- Guests should be pre-registered and paid for prior to the Office closing. In the event Renter was unaware of Guests' arrival, Guests' vehicle should be left in front of the office with a note on the dashboard clearly indicating who they are and the site they are visiting. Renter must register Visitor the next morning if the Office is closed upon arrival.
- No visitors are permitted in the park unless the registered site holder is present during the visit.
- All unregistered guests are trespassing and will be evicted without a second chance and will not be allowed back in the campground in the future.
- We reserve the right to deny entry to any guest if the site holder's presence cannot be confirmed. Please discourage

unannounced visitors.

HOUSEKEEPING:

- Do not take dishes to restrooms to dispose of food waste in toilets or wash dishes in sinks.
- One clothesline per site for swimsuit and beach towel use only. – must not exceed 12 ft in length.
- Laundromat dryers should be used for regular laundry only.
- Completed laundry may be removed from machines in the laundromat by those waiting their turn.

LANDSCAPING AND STONES –

- Stone/gravel must be purchased from TLCR.
- No fencing around gardens.
- Total of beds should not exceed 4x8.
- Plants must be in portable store bought and manufactured planters and should not exceed 8 per site.

LIGHTING -

- No flashing lights permitted.
- No Flood lights or bright lights (manager's discretion), including motion detectors from 11PM – 8AM.

LOSS OF CAMPGROUND SERVICES:

- TLCR is not responsible for the loss of campground services beyond its control including but not limited to storm damage, fire, etc.

PAVERS –

- Only 12 x 12 or larger pavers may be used on walkways or patios. No bricks or interlocking pavers.

PAYMENTS:

- Payment Schedule Options:

<p><u>Paid in full</u> Signed agreement and total due by September 1st)</p>	<p><u>Existing Seasonal Payment Plan</u> Initial payment not accepted without signed agreement</p> <p>This schedule will require renter to have paid by:</p> <p>September 1 - \$1000 of total due November 1 - \$1900 of total due January 1 - \$2800 of total due March 1 - \$3700 of total due May 1 – BALANCE DUE</p> <p>(Add \$500 if payment received AFTER May 1)</p>	<p><u>New Seasonal Payment Plan</u> Initial payment not accepted without signed agreement</p> <p>This schedule will require renter to have paid by:</p> <p>September 1 - \$1500 (= \$1000 of total due + \$500 Site Security Deposit) November 1 - \$2400 of total due January 1 - \$3300 of total due March 1 - \$4200 of total due May 1 – BALANCE DUE</p> <p>(Add \$500 if payment received AFTER May 1)</p>
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- Campground Fees that are not paid on or before the “payment schedule” due date above, shall subject Renter to late fees in the amount of \$25.00 per month until the payment schedule is up to date.
- Renters with Campground Fees not paid on or before the “payment schedule” due date above will have their winter gate access revoked until the payment schedule is up to date..
- If Renter received a \$500 discount on their account, the discount will be removed if balance is not paid by May 1.
- Rates & 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.
- Anyone who owes a balance 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 \$350.00 site clean up fee and a daily storage fee of ten dollars (\$10.00) per day per unit. All belongings will be held or sold in accordance with the New Jersey Campground Facilities Act. Site will be available for rent to new Renter.

- Payments should be mailed to:
Timberline Lake Camping Resort
PO Box 278
New Gretna, NJ 08224
- Pay ONLINE WITH ZELLE! In your banking or the Zelle app, send your payments to: camp@timberlinelake.com, enter the amount of your deposit/payment, include your site number or last name so we can easily match your payment with your reservation.

PETS:

- Only pets with proof of current Rabies inoculation will be permitted in the park.
- Pets must be on leash or contained at all times and walked by a capable handler.
- You must clean up after pets.
- Do not tie pets outside when leaving your campsite.
- Barking or problem pets are not welcome.
- Dogs or cats are not to roam free.
- Care and control of your pets are your responsibility.

PHOTO RELEASE:

- Renter/s hereby grant Timberline Lake Camping Resort permission to use their likeness in a photograph, video, or other digital media (“photo”) in any and all of its publications, including web-based publications, without payment or other consideration.
- Renter/s understand and agree that all photos will become the property of Timberline Lake Camping Resort and will not be returned.
- Renters hereby irrevocably authorize Timberline Lake Camping Resort to edit, alter, copy, exhibit, publish, or distribute these photos for any lawful purpose.
- Renter/s waive any right to inspect or approve the finished product wherein their likeness appears.
- Renters waive any right to royalties or other compensation arising or related to the use of the photo.
- Renters hereby hold harmless, release, and forever discharge Timberline Lake Camping Resort from all claims, demands, and causes of action which they, their heirs, representatives, executors, administrators, or any other persons acting on their behalf or on behalf of their estate have or may have by reason of this authorization.

PINE NEEDLES –

- All pine needles must be removed from plastic bags and dumped in the Rec Field at the designated area.
- Do not rake into the bushes between or behind sites.

PLANT LIFE -

- A fine of \$100.00 and/or eviction will be enforced for cutting plant life. If you have bushes, trees, etc., in need of removal or trimming, please check with the Office and Management will take care it it.
- Plantings are permitted along side and back perimeters of your campsite, using only indigenous plants.
- Other plants must be in portable store bought and manufactured planters.

PUBLIC AREAS:

- Renter will follow posted rules in any/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 of by TLCR.

PUMPOUT SCHEDULE - *(These rates are subject to change)*

- Sign up at the Office or phone at least one day before pump-out.
- Pump-outs are done on Thursday.

QUIET HOURS:

- All loud noises, voices, radios, etc. must be curtailed at 11:00 PM until 8:00 AM.
- **NO NOISE!!! NO LOUD RADIOS** at any time, day or night, your neighbors should not have to listen to your music or
- yelling.

RENTERS & GUEST UNDER AGE 20:

- Renters under age 20 must be on their own site by 11PM (quiet hours).
- Renters under age 20 may not loiter in or around the restrooms. Running in and out and being a nuisance to others is prohibited.
- Renters under age 20 will not be left without parents. Being left under the supervision of an older sibling is not acceptable.

RVS FOR SALE:

- A 10% fee of sale price of RV and all items included with the sale will be charged when listed and sold by TLCR. Renter may sell on their own without charge with a signed Trailer Sale Agreement with TLCR. RV can also be removed from the property and sold at another location of their choice.
- “For Sale” signs are not allowed on RVs unless a “Trailer Sales Agreement” is signed at the Office.
- RVs older than 10 – 15 years will not be permitted to remain on campground property by new Renter without management approval.

SATELITTE DISHES –

- Any dishes installed must be mounted on camping unit.

SEPTIC SYSTEM AND SEWER SITES –

- No washing machines are permitted.
- Toilets aren't trash cans: Do not flush anything besides human waste and toilet paper. Never flush or pour down the drain: cooking grease or oil, flushable wipes, feminine hygiene products, condoms, dental floss, diapers, cigarette butts, coffee grounds, cat litter, paper towels, pharmaceuticals, household chemicals like bleach, gasoline, oil, pesticides, antifreeze, and paint or paint thinners.
- USE ONLY biodegradable soap and dish soap that are safe for septic. READ THE LABELS!!!!
- Treat your septic with Rid X, etc. monthly.

SERVICE REQUESTS -

- TLCR guarantees a seasonal campsite which includes Wi-Fi, cable TV (or equivalent), and access to dumpsters, all included at the agreed-upon rate. Any requests for supplementary services (e.g., trailer or shed relocation, additional picnic table usage, trailer monitoring, package deliveries, etc.) are considered optional and may incur an additional fee.

SCREEN ROOMS –

- Entire unit must be factory-manufactured. METAL (not wood).

SHEDS -

- Before erecting shed/decks, Renter is required to get location approval from management.
- Maximum of ONE shed per campsite (must be new or like new, metal or vinyl type, factory-manufactured only, and not to exceed 120 square feet (10ft x 12ft), with light or neutral colors preferred).
- Foundations may not be permanent (ex: poured concrete) but shed must be level. Use of cinder block corners, pressure treated wood and/or patio block floors are permitted.
- Good appearance must be maintained after installation. All sheds showing rust must be painted or removed.

SEASONAL SITES:

- One family per campsite. Eligible family members to be listed on agreement include: spouses and dependents. All others must pay appropriate guest fees.
- Fees are not transferable or refundable. With Management approval, site fee may be transferred by paying a 10% fee of the full site cost for the season.
- Renters must occupy the campsite assigned at check-in. If a Renter sets up on another site without permission from the Office, a move to the appropriate site may result.

SITE SECURITY DEPOSIT:

- A one time refundable security deposit will be collected with your initial agreement. The deposit shall be refunded to Renter at the address designated by Renter within 7 days of Renter COMPLETELY vacating the Premises less any amount necessary for Renter to pay TLCR for:
 - a) remedying damages TLCR incurred due to Renter’s default of a term(s) of this Agreement;
 - b) any items left on site, including but not limited to: RVs, sheds, decking, bricks, lawn décor, or any items accepted by you by previous Site Renter; (NOTHING LEFT BEHIND);

- c) paying unpaid rent;
- Renter shall not be entitled to any interest on any security deposit.
- Renter may not use the deposit as a payment of a part or all of last month's rent.
- In the event TLCR must remove Renter's belongings due to delinquent payment, Renter will forfeit initial deposit and be required to resubmit a new Security Deposit before continuing current lease.

SKIRTING -

- All camping units and trailer skirting must meet the approval of the Management.
- Factory-manufactured camping units and screen houses only. Only factory-manufactured skirting made of aluminum or vinyl or pressure-treated lattice may be used.

SODDING-

- Anyone who seeds their site will have to mow and trim it. Timberline will mow open areas where there are no obstacles or cords but Renter will be required to trim around their chairs, tables, etc.

SWIMMING:

- Obey posted rules and Pool Attendant at pool and beach..
- At the lake, swim only in the protected rope area.
- Pet swimming is only allowed in the back of the campground at the last dike.
- The pool is open (weather permitting) Memorial Day through Labor Day weekend (11:00AM – 7:00PM).
- No pools (of any size) are allowed on your site.
- No swimming in the lake from sunset to sunrise.

TRASH:

- DUMPSTERS –
- Kitchen garbage ONLY. Must be in tightly tied plastic bags or tightly closed cardboard box.
- Please place inside openings, it is necessary to fill back wall of dumpster before front is loaded.
- NO BULK ITEMS such as chairs, mattresses, AC's, TV's, etc. Arrange for pick up (fee charged) at the Camp Office. Anyone caught dumping bulk items will be fined \$75.00 and/or evicted.

UPKEEP -

- Sites must be neatly maintained in an orderly fashion and UNCLUTTERED at all times
- Sites must be "season ready" by June 1. Post June 1st, any site not "season-ready" will be cleaned by TLCR for a fee. Renter will not hold TLCR liable for any damage caused to trailer, trailer parts, personal belongings in or on the site during treatment.
- Only items being used should be on the site. Items such as buckets, boards, paint cans, screen panels, ladders, broken chairs, etc., must be stored in a shed or behind approved skirting under trailer.
- All refrigerators, coolers, sinks, cabinets, etc., must be contained INSIDE the camping unit or screen room.
- No doghouses, detached animal pens, or fences of any type permitted.
- No fountains.
- If underground repairs or tree removal is necessary, it is the Renter's responsibility to remove the trailer, screen room, decks or anything that is put on the site at Renters' expense in a timely fashion, or removal will be made by TLCR for repairs to be made.

VEHICLES:

- 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 are also subject to the following:
 - 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 towed by law enforcement at Renter's expense.

- Obey traffic signs.
- No parking on roadside or empty sites.
- Non-street legal motorized vehicles are also subject to the following:
 - The term “non-street legal motorized vehicle” refers to ebikes, Stacycs, hover boards, 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:

- Timberline Lake Camping Resort is a natural wooded facility with unimproved roads and trails, therefore, there may be natural hazards due to the terrain and types of recreation offered here.
- As a Renter in this facility, you acknowledge the possible inherent hazards that may accompany this form of recreation and are willing to proceed at your own risk.
- Renters will not hold Timberline Lake Camping Resort responsible for accidents, injuries and/or loss of personal property of any kind.
- Renters take full responsibility to ensure that everyone in their party is aware of and follows all the rules.
- Renters have no expectation for remediation for loss of property or personal injuries to them self or any who are in their party.
- Renter understands that Timberline is not responsible for fire, wind, accident, or theft loss.

WINTERIZING:

- Renter is responsible to “winterize” their RVs & Sites, at Renter's expense, at the end of each season if RV is left on camp property. Winterizing includes, but is not limited to, removing all patio lights, clothes lines, yard décor, storing furniture in sheds/trailers, etc by October 15. Items left on site may be removed and disposed of by TLCR.
- All hoses must be disconnected from TLCR's spigots. Any damage to TLCR lines due to Renter neglecting to “winterize” will result in charges to Renter for repair.

WOOD PILE -

- Wood piles should not exceed 6'L x 2'W x 4'H.
- Only neatly cut and stacked wood permitted.
- Clear plastic may be used to cover a small wood pile not exceeding our regulations.