

SEASONAL SITES

To prevent sites from becoming overcrowded a maximum five (5) items are allowed on each site.

One of each of the following is permitted on the site:

CAMP TRAILER OR R.V. maximum width 8' in closed position by a maximum length of 42', must be under 400 sq ft.
PRESSURE TREATED DECK made in 4' x 8' sections by a maximum length 2/3 that of your camper.
STORAGE SHED no larger than 6' x 6' with a maximum height of 7'-6" with design approved by management.
BOAT AND TRAILER maximum length 12'. Pontoon boats cannot be left on site.
SCREEN HOUSE must be a temporary structure and dismantled for the off season.
MOTOR VEHICLES MAXIMUM 2 PER SITE. Commercial vehicles are prohibited on site, must be registered w/office.

**Annual property taxes are levied by the Town of Lisbon on your personal items, i.e Trailer, R.V. Deck and Shed.
Please notify the office if your trailer is registered in another town.**

INSURANCE: The licensor must secure full value comprehensive coverage for any trailer and other property on their site, and shall provide Ross Hill Park annually with a copy of a current **certificate of insurance** evidencing such coverage during the term of the agreement.

ENTERING CAMPGROUND SITE: We (The Management of Ross Hill Park) may enter the Campground Site at reasonable times to make repairs or inspections that we are required to do, to supply the utilities and services that we have agreed to supply, or in the event of an emergency. You grant us the right to move the camper from any emergency or necessary maintenance or in the event of the termination of the agreement.

SIGNEES: If there is more than one of person to sign the agreement both parties agree to pay the entire amount due. We can delay enforcing any of our rights under this agreement without losing them. If one person is released at any time from the agreement the other party shall pay the amount owed.
Anyone using the facilities must do so with the understanding that the Campground is provided as a **recreational facility** and **may not be used as a primary residence.**

THE USE OF YOUR CAMPGROUND SITE IS FOR YOU AND FAMILY MEMBERS LISTED ON YOUR SEASONAL AGREEMENT. YOU MAY NOT SUBLEASE THE SITE. LETTING OTHER'S STAY ON YOUR SITE WHEN YOU ARE NOT PRESENT IS PROHIBITED.

BEHAVIOR: At the option of the owner and it's managers, intoxication, the use or possession of drugs or drug paraphernalia, obscenities, fighting, creating a public disturbance or engaging in criminal activity shall be grounds for suspension of use of the campground facilities, or expulsion from the campground. **Seasonal campers are responsible for the behavior of all family members including minors and visitors**
If you are asked to leave the campground for any reason by the management of the campground, you must do so immediately or you accept that you will be treated as a trespasser by the appropriate authorities.

VISITOR RULES AND FEES APPLY TO ALL SEASONAL CAMPERS: A visitor is anyone who is not registered with the original party. Visitors to the park are being charged an entrance and use fee. Visitors add strain on the restrooms, activity programs and other facilities. Please advise your guests of the visitors fees. **If you would like to pay in advance for your guests, you may do so at the office.** You will be responsible for the conduct of your guests on the campground site and in the campground. Objectional behavior by your guests can be grounds for termination of your seasonal agreement. Visitors vehicles are to remain in the designated parking areas. **All vehicles must be registered with the office.**

DISCLAIMER: While the camping vehicle and other personal property is on the campsite, or in storage, we disclaim any representation, warranty or guarantee as to the safety of the storage are for said vehicle. We assume no responsibility for damage to your trailer or camping vehicle for any reason, including but not limited to vandalism, natural causes or acts of God. We assume no responsibility for proper or necessary maintenance of your trailer or camping vehicle during the term of your agreement, this being your responsibility.

SITE MAINTENANCE

LAWN CARE: Seasonal campers are responsible for lawn mowing and for maintaining the visual esthetics of their site. Unsightly items must be stored out of view of your neighbors. Umbrella clothes lines are permitted. No laundry is to be hung on weekends. Ross Hill Park and its staff work hard to maintain the natural beauty of the park and we ask that you do the same.

Lawns left uncut will be mowed at the discretion of the management and/or the grounds keeping staff.

A fee of \$25.00 will be charged to your account per each cutting.

CARE OF CAMPGROUND SITE: You are responsible for keeping your campground site and all the fixtures in a clean and safe condition. You must remove all ashes, garbage, rubbish and other waste in a clean and safe manner, to the place provided by us. You will use all electrical, plumbing and other facilities and appliances in a reasonable manner. You will not destroy or damage any part of the campground. You also will not remove any of our fixtures from the Campground Site.

Absolutely no pruning or cutting of any trees, limbs or shrubs.

Doing so will void your seasonal agreement.

STORAGE: Proper storage of personal items are your responsibility. All items must be stored in your shed or on your deck and should be secured in the event of severe weather. Any items left on the ground will be considered discarded and will be disposed of at your expense by Ross Hill Park's Manager or its staff. On site winter storage is included as part of your seasonal rate. In the event you take your camper/RV out for the winter, no discount is available.

FIREWOOD: You are allowed no more than a half cord of wood on your site at any time. The wood should be stacked to the rear of the site and covered with a green tarp. Pallets and/or pressure treated wood is prohibited. **Outside vendors will not be permitted into the park for wood sales.** Ross Hill Park offers bulk wood sales at competitive prices to our seasonal clients. If you would like wood delivered to your site please contact the office.

SEWER SITES: As per public health code, a sewer collar must be attached between the sewer hose and the sewer inlet. All camping units must have a holding tank for black and gray water. The dumping of gray water on or into the ground is illegal! You can not hard plumb piping from camper to inlet. Pump out services are available for non-sewer sites. See office for days and rates. **To prevent problems in your holding tank as well as our septic systems, the use of single-ply toilet paper and the proper chemicals designed for use in the holding tank are required.**

BACK FLOW PREVENTERS: Public health codes state that anti-siphon valves be installed at each water spigot and are designed to prevent contaminates from backing into the water system. Back flow valves are not to be removed for any reason.

**WE APPRECIATE YOUR BUSINESS AND WILL CONTINUE TO PROVIDE A CLEAN
AND PLEASANT ENVIRONMENT FOR THE FUTURE.**

WE UNDERSTAND THAT YOU CONSIDER ROSS HILL PARK YOUR HOME AWAY FROM HOME.

PLEASE HELP US BY INFORMING YOUR VISITORS OF OUR RULES.

PLEASE REFRAIN FROM GOSSIPING.

IF THERE IS A PROBLEM, PLEASE REPORT IT TO THE OFFICE AT ONCE.

THANK YOU FOR YOUR COOPERATION.

**IN THE EVENT OF AN EMERGENCY WHERE POLICE, FIRE OR EMS ARE IN THE PARK
PLEASE DO NOT INTERFERE WITH THEIR DUTIES.**

**IF YOU SHOULD HAVE ANY QUESTIONS REGARDING THESE RULES OR POLICIES PLEASE
CONTACT THE OFFICE FOR CLARIFICATION**

RULES ARE SUBJECT TO CHANGE WITHOUT NOTICE.