

2022 RULES AND CAMPING ETIQUETTE

Welcome to **Naples KOA**. The undersigned (all being called "Camper" or "Visitor") agrees that the following Rules and Regulations shall govern the Camper and Visitor's occupancy of a camping site in or at **Naples KOA** (the "Campground") whether the occupancy shall be on a Transient, Visitor or Seasonal Guests basis. It is agreed that any breach by the Camper or the camper's guest of these Rules and Regulations may constitute grounds for immediate action or ejection from the Campground with no refund of fees. These rules may be amended from time to time in any reasonable fashion with public notice posted in the office. It is the registered Camper's responsibility to review these Rules and Camping Etiquette and share them with everyone on their site. **By completing a reservation, deposit, payment, or moving on to a site, Campers agree to abide by all rules and Camping Etiquette as printed and thoroughly outlined as follow. Copies are Available Online or in the Office.**

ALCOHOLIC BEVERAGES - Please consume alcohol in moderation. Drunkenness, impaired or under the influence, loud or disorderly behavior will not be tolerated. No one under 21 years of age will be allowed to possess or consume alcohol in the campground.

APPEARANCE - Sites used by long-term, Seasonal, or transient guests must be neat, clean free of clutter, and in well kept condition. Seasonal and long-term guests are not allowed to have clutter around their site such as Refrigerators, appliances, inoperable or tarped vehicles, broken RV's or equipment. Campers are responsible for disposing of all trash/ clutter in the appropriate dumpsters. Also, please refrain from bringing in non-camping items. All Grills, smokers, and cookers must come equipped with a grease catcher attached to it. Refrigerators may NOT be visible from any part of the street. Management has sole discretion on "appearance" guidelines.

BEHAVIOR- Campers and Guests shall be respectful to campground management, staff, and other campground guests. Disruptive behavior of any kind including harassment, foul language, or threats toward staff or campers will not be tolerated and is grounds for removal without refund.

BUSINESS- Campers and Guests are not allowed to operate a business from their site. No Commercial sales of goods or services is permitted.

BICYCLES / HOVERBOARDS- All bicycles and non-motorized wheeled modes of transportation must be back at your site by dusk. Please have your children adhere to proper bike Safety regulations. Bicycles must be parked in the designated areas. No bicycles allowed in any building or any posted areas. Maine law requires that all children under the age of 16 years must wear safety equipment **to include a helmet**. Please take all actions necessary to minimize the potential for injury and make your camping experience as safe as possible. All Motorized low riding scooters, hoverboard karts, and power wheels that are less than 2' tall must have a 5' flag pole with flag affixed for safety purposes.

BOATS / TRAILERS - Boats / Trailers are not allowed on campsites unless **WRITTEN** approval by Management is on file. Please make other parking arrangements. Inquire at the Office. **Trailers must be clearly marked with Name and Site number.**

BUG LIGHTS - BUG ZAPPERS - Electric bug lights / bug zappers must be turned off during quiet hours.

BUSINESS- Campers and Guests are not allowed to operate a business from their site. No Commercial sales of goods or services is permitted.

CABINS / RENTAL TRAILERS: All rentals are deep cleaned and sanitized prior to your arrival. Check in time is 3:00 pm or later. Check out time is 11:00 am to give us time to clean between stays. A cleaning fee of \$75 will be charged to your card if deep cleaning/ Pet cleaning is required post departure. Per Maine guidelines our cabins are **Smoke Free accommodations**. Campers are responsible for any damages they cause.

CAMPERS / PARENTS - Campers / Parents are responsible for the safety and behavior of their children, friends of their children and their guests/visitors at all times. Children under 18 cannot be left to occupy the campsite overnight without adult supervision.

CAMPER WASHING: You may wash your camper during the week, once in the spring and once in the fall before closing up for the season. A pressure washer is available for rent at the store. Please schedule at the office to coordinate water usage / consumption. We also offer external washing services, please call the office.

CAMPFIRES / CANDLES- All fires are to be contained within the fire ring or pit. We reserve the right to monitor and control the size of all campfires. Fire rings or pits are not to be moved without prior approval from the management. No fires shall be left unattended and must be extinguished before retiring or leaving the site. Dumping of charcoal or ashes in the woods is strictly prohibited. Please make arrangements with management for removal. For safety purposes, no bamboo or pole tiki torches are permitted. Table top citronella lanterns/Candles are permitted but fire pit rules and guidelines must be observed. **Limit of 3** open flame candles at any given. Safety First

CHECK IN - Check-in time, for all **RV sites, is 1:00 p.m.** Check-in time for all **Rental Cabins is 3:00 pm.** Early check is not guaranteed.

CHECK OUT - Check out time, for all sites is **11:00 a.m.** Sites must be vacant and clean, or a site cleaning fee may apply.

CIGARETTES / TOBACCO / CANNABIS - Please do not throw or deposit cigarette or cigar butts on the grounds. Cigarette / cigar butts left on the ground is not healthy for children or animals. No chewing tobacco or snuff shall be used if such use involves spitting on the ground. Consuming cannabis or any illegal substance on campground property is strictly prohibited and illegal in Maine. Recreational marijuana may only be consumed on private property (which means your home). Your camper is NOT your home. **Anyone caught smoking pot or taking drugs anywhere on the premises will be ejected by law enforcement with no refund.**

DECKS / PLATFORMS / SCREEN ROOMS / SHEDS / STRUCTURES - Existing decks along your camper are allowed to be maintained - NOT replaced. **No new decks will be allowed.** Screen Rooms and platforms may not exceed 12' X 12' max. Management reserves the right to inspect and approve deck design & quality for safety purposes. **Decks with walking surfaces more than 12 inches off the ground must have guardrails, steps, and handrails consistent with Maine Safety Code. (On residential porches, balconies, decks and stairs the guardrail must be at least 36 inches in height. In order to close off the open space between the guardrail and the floor or step, there must be balusters spaced tightly enough together that a sphere 4 inches in diameter can't fit between them.)** All platforms and decks require management inspection and approval. All construction / maintenance must be completed by May 25th. Any construction after May 25th must be approved and scheduled with campground owners. Town of Naples personal property tax may apply. Wooden, metal, or permanent add-a-rooms, sheds, or carports are prohibited. Screen rooms and structures must be commercially manufactured / approved by Management. Storage sheds, chests must be Rubbermaid sheds or the like with a maximum overall size of 49 sf. (7' x 7'). Sheds must be portable when emptied and broken down. Temporary Tents for additional guests must be approved by Management to prevent overoccupancy on individual sites. ---Patio pavers are allowed in lieu of decks

ELECTRICITY- All sites have electric meters We suggest using high-energy consumption units to a minimum. **Note: Your transformer/inverter uses power 24/7.** The policy is as follow: Seasonal and Monthly Campers will be charged a monthly fee according to usage multiplied by the Current rate that is published at the Office. All accounts shall be paid in full by the 15th of each month. A late fee of \$10.00 per month will be assessed to those accounts not paid in full by the 15th. It is the campers responsibility to pay their bill ontime, Individual invoices will not be sent out. Bills will be ready by the 2nd of the month for seasonal guests and by scheduled day of checkout for monthly

FIREARMS / WEAPONS - The use, display and possession of firearms, air arms, paint ball guns, fireworks, explosives, weapons and illegal drugs or substances is strictly prohibited. Violation of this rule will result in immediate ejection and removal of your personal effects. We will notify the authorities. The tossing, throwing, etc. of rocks, stones or other objects is prohibited.

FIREWOOD - Firewood is sold at the store. No cutting of firewood is permitted in the campground or abutting properties. All firewood brought into the campground must be removed before checkout. Firewood, kindling and paper must be stored a minimum of 10' from the campfire ring. Only two weeks' worth (1/2 cord) of firewood, stacked and neatly stored at any given time. Out of State firewood is strictly prohibited unless kiln dried. **Camper is liable for all loss or damage including trees and forest, due to insects from imported firewood.**

GOLF CARTS - Electric Golf carts are allowed. **Strictly NO GAS CARTS allowed.** Must have proof of insurance on file at the Office. **Licensed operators only.** See Golf Cart Rules available at the office. All carts must have a roof, windshield, lights, brakes, governed for speed and a responsible driver. Violation of Rules or unsafe behavior may result in a ban from operation or having a cart on premises.

INDEMNITY – Naples KOA, the Owners or Management assume NO responsibility for the use of the grounds or facilities. Use is entirely at the user's risk. Users also assume full responsibility for injury or illness occurring to them or to family members or guest. Naples KOA, the Owners or Management assume NO responsibility for lost, stolen or damaged property while on the grounds or facilities. Management reserves the right to eject any and all violators of these Rules and Camping Etiquette without refunds and to remove persons, equipment, or animals which are considered detrimental to the health, safety and welfare of Management or others using the campground or facilities."

MOTORCYCLES – Motorcycles, motorbikes, motor scooters or any sound producing, registered vehicles used for transportation shall be used only to enter and leave the campground. Motorcycles that require to be idled or revved to warm up may NOT be at your site. Find a location that you can start your bike that will not interfere with other campers

PARTIES – Family gatherings are fun! We encourage family gatherings although; they must be maintained at a level that is not disturbing to the neighboring sites. A gathering of 8 people or more must register at the office to discuss your plans (visitor rules apply). The Rec Hall and picnic area is available to those who reserve the dates. Assistance with the facilities, food or planning activities can be discussed at the Office. Unregistered parties may be asked to disburse. All visitors subject to a guest fee.

PARTY LIGHTS – Party lights shall be limited to 3 sets of 7 lights. Campers that have yard lights on their rigs must not interfere with your neighbors. All other low lighting must be approved by management for safety and appearance and must carry the theme of a camping experience.

PAYMENTS – Payments are to be paid in advance. Refunds subject to \$10 cancellation fee. Notice deadlines: 48 hours for site rentals, 7 days for Cabins, Rental Units or any site holiday stays. 30 Days for any long term site. Balance is due on arrival. For seasonal campers, all fees are due and payable per terms of Rental Agreement. Value Kard discount of 10% applies to all Value Kard holders off the **regular nightly rate, not any discounted, promotional, or long term rate.**

PETS – Pets are welcome but are required to be leashed at all times. Maximum two (2) pets per site. All pets must be registered and owners must be able to produce rabies and shot records on demand. All pet litter/waste must be picked up immediately. **See our "Pet Policy" / "Dog Park Rules". Campers who do not pick up after their pets will be assessed a waste removal fee of \$25.00 to their site, repeat offenders will be asked to leave - with NO refunds. No exceptions.** No pets are allowed in the Pool area, Store, Rec Hall, bath houses, any playground area or left unattended at ANY time. Continuously barking or growling dogs will not be tolerated. On complaint of noise, one warning will be issued. In the event such barking or roaming, or any other infraction continues, the Registered Camper shall either remove the pet from the campground or shall leave the campground immediately. **Animals demonstrating aggressive behavior to persons or other pets will not be given a warning. Owners will remove the animal from the campground immediately.** If not so removed, the registered camper shall leave the campground with no refund of payment for site rental. We want everyone to enjoy their camping experience, pet owners and non-pet owners alike. **Visitors / guest may not bring pets to the campground.**

POOL / PATIO AREA - NO LIFEGUARD ON DUTY - Pool hours are 10:00 a.m. to 8PM/Dusk. All swimming is at your own risk. Please provide your own life jackets. Swimming is not permitted during thunderstorms. No children under 12 years old shall be allowed to use the pool unless accompanied by a parent or guardian. Pool parties may not interfere with other guests use or access to facilities. **NO** nude swimming by anyone at any age. **Babies / Toddlers must use swim pants in the pool.** Diapers are not allowed in the pool area. **Glass bottles, glass cups or any glass containers or dishes are strictly prohibited in pool area.** Broken glass will shut down the pool. No food or drink shall be allowed in the swimming pool itself. Rafts, or inflatable toys are allowed in the pool as long as it does not interfere with the enjoyment of others. **NO SMOKING** in pool or patio area.

PROPERTY TAX – Seasonal Campers are responsible to the Town of Naples for Personal Property Tax assessed by the Town forcampers.

QUIET HOURS – Quiet hours are from 10:00 p.m. to 8:00 a.m. The quality of rest and relaxation is important to all campers so please refrain from loud noises and disturbances during this period. *****Gauge:** If you can hear it from outside your camper, it is too loud. Remember, your voice carries, please kept to a low whisper to not bother other campers. During non-quiet hours, the Registered Camper or guest shall not operate any radio, stereo, TV, instruments, or other noise-making device at such an unreasonable volume level to be a disturbance to any other camper.

RESTROOMS / SHOWERS –Facilities are cleaned and maintained several times daily. Please report any issues to management at the office.

SALE OF TRAILERS – Management must be notified before displaying any advertisement for the sale of a trailer. Prospective buyers must be informed that the sale of the trailer is separate from the site. Management determines the future use of the site and new rate. Sites cannot be subleased/ transferred or sold without written Management approval. Selling a trailer mid-season does not constitute a refund of any kind.

SEASON – The summer camping season officially begins April 22nd (Weather Permitting) and ends October 16th. We invite all seasonal campers to "clean-up" their sites the last weekend in April. Anyone on the grounds at any other time is TRESSPASSING. Never is anyone allowed to stay in their campers out of season without making arrangements with Management. **If snow removal from the roof is an issue, call to make arrangements.**

WINTERIZING - roof window boxes and roof supports available on request. It is important to make sure you leave a winter phone number in the window **ON YOUR CAMPER** for us to contact you throughout the winter months in case of issues. Winter attendants walking the grounds do not.

SEWER HOOKUPS – All sites have a sewer hookup. Instructions for proper use is available at the office. All campers shall use **toilet paper designed for recreational vehicles.** Allow your tanks to fill up to ¼ full to allow solids to "float". Gate valves must **not** be left open on the black water tank until you are ready for purging. An open gate valve on your gray water tank could result in foul and hazardous septic odors (methane gas) outside and may end up inside your camper. For more information or assistance please contact the Office. We are glad to help. Do not dispose paper towels, clothing, sanitary napkins, grease, dog feces, rocks, food scraps or anything that is not human waste or dish water in the sewer system. **Any plumbing issues caused by the camper negligence will be corrected at the camper's expense.** State law prohibits the discharge of gray water or black water on the ground or stored in containers. The Camper agrees that they shall not cause or allow black water or gray water to be emptied on the ground. Sink water or dishwasher must be emptied in the sink, outside each bathhouse. Hazardous waste fee may apply for accidental discharge.

SPEED LIMIT: A maximum speed of **5 miles per hour** throughout the campground will be tolerated, including all vehicles, golf carts, bicycles, motorcycles, mopeds, scooters, or any other wheeled method of transportation. Violators will have their plate logged, repeat offenders will be removed from the park without refund. **Safety is our #1 concern.**

TRASH DUMPSTERS – Cameras are monitoring the disposal of trash and cardboard by campers. Place all trash in the dumpster. **Household trash only.** Only trash generated while camping is allowed. Dumpsters are located by the propane fill station. Large items, personal items, electronics, appliances, grills, tanks, and the like are NOT accepted. **Cleaning of sites, broken glass, or remains of burnt trash/cans/debris in the fire pit will result in a \$35 clean-up fee assessed to the camper. Inquire at the Office for Large item disposal options. Please RECYCLE and join us in being responsible stewards of our environment.**

TREES / FLOWERS – We encourage campers to beautify their sites by planting flowers, plants, shrubs, or trees. Please do not cut, trim, strip, nail or damage trees or vegetation in any way. The cutting or pruning of any tree is prohibited. Anyone using nails or staples in our trees will be charged \$350 for a tree with trunk 3" or greater. Please use rope or bungee cords. All landscaping (trees, flowers, shrubs, stone, fencing, etc.) remains the property of the Campground. **We may, at our discretion, provide you a credit for work you have done to your site or impose a charge to remove any plants, shrubs, etc.** Please contact management to discuss prior to removal.

VEHICLE/ PARKING – **Personal** registered vehicles – cars or trucks, only. Limit two vehicles allowed per campsite. **PARKING TAG MUST BE DISPLAYED AT ALL TIMES.** If your vehicle is loud, such as a diesel engine truck, or Vehicle with loud mufflers, please turn it off as soon as possible not to interfere with other campers. Additional vehicles must be left in the visitor's overflow parking lot, Overflow parking is limited and available on a first come first serve basis and is not a long term parking solution. No changing of fluid such as oil, gas or antifreeze shall be allowed. No repairs shall be made to vehicles except emergency repairs. Parking is only permitted on your own registered campsite.

VISITOR / GUEST - Any person or persons who are not named on the initial registration form as a "Registered Camper", and who has entered the campground is considered a visitor. Registered Campers who have visitors that are not registered will be charged the visitor's fee for their guest according to the scheduled rates. Failure to register Visitors and / or Guest may result in a \$10.00 penalty fee in addition to the regular fee. There will be no more than 6 people registered to one site at any given time, either on a transient basis or seasonal basis. Visitors incur a 10.00 fee regardless of the time they will be on property. Overnight guests or day guests are considered the same thing. **State Law requires us to know who is in the campground and on premises.** Additional tent(s) may not be erected on RV sites without management approval.