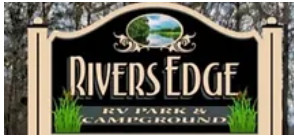


River's Edge RV Park & Campground



Seasonal Camper Agreement Handbook/ Code of Conduct

River's Edge Campground Seasonal Campsite User Agreement

Updated August 2023

The rules in the Seasonal Camper's Code of Conduct are intended to promote safety and to make all patrons' camping experiences pleasant. If you do not understand any rule, please discuss it with the owners. It is the sole discretion of the owners to determine if anyone named on the campsite user agreement is in serious violation of a rule or a law. Management reserves the right to terminate the campsite user agreement and/or immediately remove the RV to a storage area within the park at the camper's expense without further notice. Expulsion from the park without refund is possible for a serious violation. By signing this contract, I state that I have read a Seasonal Handbook/Code of Conduct (updated August 2023) and I have questioned the owners if there was anything I did not understand. I agree to abide by the campground rules.

River's Edge, 1274 William Penn Hwy, Mifflintown, PA 17059 • 717-437-2852
Website: riversedgencampground.org Facebook: [Rivers Edge RV Park & Campground](https://www.facebook.com/RiversEdgeRVPark&Campground)
E-mail: riversedgencampground@aol.com **Camping Season**

Seasonal Camping Information

2024 Camping Season: April 1, 2024 – November 1, 2024

2024 Seasonal Site Rates: River Sites \$2,600+ electric, all other sites \$2,200+ electric

*All sites have electric, water, and sewer hook ups.

2023-2024 Winter Storage: \$200/winter= storage of RV/Camper from November – March

Seasonal Camper General Information

Occupancy: Seasonal sites may only be occupied between April 1st – November 1st and after your site balance is paid in full. These dates may be shortened or lengthened at River's Edge's discretion due to weather, remodels, flooding etc. If your RV is left onsite outside these dates, there will be a charge of \$200. RV's can only be inspected/checked-on. Sites may not be accessible during the winter months. You are required to contact the office 24 hours in advance of your off-season visit.

Estimated normal site occupancy is 5 persons, 2 adults and 3 children. Rivers Edge reserves the right to restrict or refuse excessive visitors and overnight guests. Overnight guests must be registered at the camp office or by contacting Lacie @ 717-437-2852.

Camp Site Contracted Occupants are responsible for their own family's safety and well-being along with any/all of their guests' safety and well-being.

Seasonal Camper Payment Information

Deposit: To secure your seasonal site for the next year, a \$300 **NON REFUNDABLE** deposit and a completed, signed Agreement for the 2024 season is due by September 30th. If your deposit is not made, we will consider your site open and add it to our available site list. If you do not pay by September 30th and someone reserves your site before we get your deposit and signed agreement, you will have to choose a different site or be added to the bottom of our waiting list.

Payment in Full: You must pay your site in full by April 1 to camp for the season beginning April 1st. **COMPLETE PAYMENT MUST BE MADE PRIOR TO PULLING CAMPER ON SITE.** Payment must be made by either cash or check – **NO CREDIT CARDS** or VENMO for site payment.

Late Payment: A \$25.00 late fee will be assessed for all late payments (NO Exceptions). If full scheduled payments are delinquent 15 days or more and you have not made arrangements for a late payment, this agreement will be void at the discretion of the owner/agents of River's Edge. Should this option be exercised and your RV need removed from the site, a storage fee will be assessed. If late payment arrangements are made you will still be assessed a late payment fee, but you will be able to retain your site.

Refund Policy: There will be no refunds on Seasonal Camper accounts.

Electric Bills

Meter Reading: Rates do not include electricity. Electric meters are read BIMONTHLY from April through October.

Billing: If we have a cellular number on file, you will receive text message with your balance within one week of the meters being read. Otherwise, we will contact you via email, phone, or campground mailbox. You can also call the office for your balance. A mail slot on the office door is available for payments to be made or VENMO to: Timothy-Wert-2. Payment is due at the end of each billing month.

Late Payment: If they are not paid, in full, a 10% per month late fee will be added to your account. If past due electric bills exceed \$100, admittance to River's Edge Campground will not be allowed.

End of Season: Contact a River's Edge Representative to get your final meter reading before you leave so we can calculate your payment, which is due at that time. Electric bills need paid BEFORE pulling out at the end of the season! Bills will NOT be sent out and a \$25 fee will apply if we have to cover the charges until the following season.

Campers' Respect

Please respect your neighbors while in the Campground. River's Edge wants to be sure that you are comfortable on your campsite and that your neighbor is comfortable on theirs. Among other things, loud music (from your camping trailer, radio, vehicle, or any other source), loud laughter, loud conversation, foul language/inappropriate remarks, and constantly-barking dogs are considered disruptive to others. Please do not drive across or walk through other Campers' Sites without their permission. Everyone is here for a relaxing stay. The owners will take all complaints seriously and deal with them in a timely manner.

Site Information

Boundaries: Seasonal site use will include an area no greater than 60 ft long, running from sewer line to sewer line. Camper tires or any other grounded item may not exceed this boundary. Some sites will vary in size and have common ground. This common ground can be utilized by all campers within reason. Only one RV (per site) allowed.

Cleanliness: All RV's must be maintained on the exterior. RV's more than ten years old must be approved by management. Those renewing their Seasonal Camper's Agreement – we reserve the right to require you to upgrade to a newer RV unit to help maintain the modern appearance of our park. If this applies, you will receive a notice attached to this contract. All camping units must be self-contained.

Some townships have started to enforce the taxation of seasonal RV units that do not have a current license plate and inspection. Most state laws require that an RV unit must be able to be moved within 30 minutes. Please give this consideration

Each camper must maintain a clean and orderly site. Household type appliances (refrigerators, stoves, freezers) are not allowed outside your camping unit, with the exception of dorm style "cube:" refrigerators. Unsightly or inappropriate RV's and other vehicles will not be allowed. If owners see a violation of this rule, owners reserves the right to correct the problem at the camper's expense. A minimum of \$25 will be charged if we have to supply this service. Any structure or material on any site in the campground which is destroyed by fire, windstorm, or any other act of God, must be rebuilt or all debris removed within seven days.

Grass/Weeds: This is the responsibility of the seasonal site occupants. We highly encourage lawn maintenance be performed on a weekly basis. If you are unable to maintain your lawn, River's Edge owner/agents reserve the right to mow and/or trim at their discretion. A fee of \$20.00 will be added for mowing and trimming to the site balance. No automatic sprinklers are allowed.

Trees: Trees and shrubs may not be removed or trimmed except by campground staff. Unfortunately, some trees cannot be trimmed around your site unless your camping trailer (and possibly your neighbors' camping trailer—with their approval) is moved. If a tree is interfering with your campsite, please contact the office to discuss your concerns. Do not nail or attach anything to any trees.

Breaking Ground: Digging at your site is not allowed for any reason. We know that you would not want to have to reimburse us for any damages made.

Tents: Tents are permitted on seasonal sites, with approval, at a rate of \$20 per night. Tents need to be taken down when guests leave.

Parking:

- There is a limit of two cars per site.
- Please park additional cars/trucks/SUV in the visitor parking area, just before the entrance to the campground, or on gravel at your site. Parking at the main building is prohibited. Parking can be an issue; however, vehicles can really tear up the grass and destroy the appearance of the campground. All roads in the campground must be kept accessible to fire and emergency vehicles at all times.
- Do not park your car on another site that is temporarily vacant. Also, any vehicle left unoccupied without written authorization from the owners will be deemed abandoned. The campsite user understands that any abandoned vehicle or vehicles can and will be towed at the owner's expense.
- Parking on your neighbor's site will not be allowed without their permission.

Decks: Decks must be made in 4x8 sections to be moved easily. Roofs are not allowed. Decks can be no longer than the length of your camper and no permanent posts may be used. If you have special requests or a deck plan that does not meet these requirements, a blue print must be submitted to the office for approval before

construction. All improvements/structures must be removed if you no longer maintain a Seasonal Campers Agreement, with the exception of concrete work.

Permanent-type Structures: Permanent-type structures (such as porches, wooden screenhouses, etc.) are not allowed.

Non-Permanent-type Structures: In order to maintain the modern and organized appearance of our park, we do require that all structures (storage boxes/sheds, site changes, decorations, concrete work, etc.) be approved by River's Edge owners/agents prior to construction/installation. Storage boxes/sheds should be Rubbermaid tan Big Max 7'x7' or Big Max Junior 3.5'x7'. Restrictions for structures do apply, such as the distance from adjacent campers must be at least 2 feet, unless otherwise agreed upon by both parties; type of fence; height of fence; etc. If you build or install anything on your site without permission and we deem it unsuitable, it will be your responsibility to remove it at your cost.

No personal aquatic features, such as hot tubs, swimming pools, baby pools, or ponds.

Landscaping Material: Each site has been prepared for our campers. Any further aesthetic enhancing additions, such as topsoil, re-stoning/gravel, grass seed or any other modifications are not the responsibility of River's Edge and must be approved by the owners/management.

Signs: Campers shall not erect or post any non-camping related signs or advertisements on their campsites.

Washing: Seasonal campers may wash campers, boats, or vehicles at their sites for \$10 per washing, decks for \$10 per washing, and golf carts for \$5 per washing. It is your responsibility to pay these fees prior to washing. Those who choose to wash without paying the appropriate fees first will be charged with stealing this service and will result in legal action. Please avoid pressure washing during the weekends, from Friday evening until Monday morning.

Trash: Trash is not permitted to be left on your site. Please adhere to the following guidelines:

- A River's Edge dumpster is located near the front office.
- Dumpster and all trash receptacles should be used for camping refuse only. DO NOT bring trash from home.
- Trash should be bagged and tied before thrown in dumpster. Nothing loose will be accepted.
- Burning of trash is not allowed.
- No hazardous waste (paint, motor oil, decks, or needles).
- All metal frames, chairs, mattresses, rugs, refrigerators, and electronics are NOT accepted. People found throwing these away will be fined accordingly.

Sewer: Use white, one-ply, "septic safe" toilet tissue and non-toxic chemicals (no formaldehyde). Follow the on-site sewer instructions below:

1. Inspect your entire outside sewerage system, making sure it is secure enough to empty water and waste. No holes, no tight fittings. Make sure that there are NO HOLES OR LEAKS in the hose as it will pose a health hazard to our water table and to our campers. It will attract flies and insects. A Good Rule of Thumb: If you need to use tape on the hose, please replace it!
2. Make sure your holding tank is full before emptying it. Add water, if necessary.
3. Close the gray water valve. Slowly open the sewerage (black water) valve to empty the tank.
4. When the tank is empty, run toilet water for 30 seconds and/or wand the tank. (Some campers close the sewerage valve, fill the tank again with water, open the sewerage valve, and dump the water before “wanding” the tank.)
5. Close the sewerage valve. If the sewerage valve is left open, sewer gas will come up through your drains into your camping trailer.
6. Open the gray water valve. If the gray water valve remains closed, the water from sinks and showers will remain in the gray water holding tank. If it remains long enough, it could emit an odor in your camping trailer. The gray water could also back up into the tub/shower.
7. Using the manufacturer’s directions, add your non-toxic chemical (NO FORMALDEHYDE) into your toilet. Fill your toilet (not your holding tank), add your chemical, and flush. Note: This should be done BEFORE you start using your toilet again. The chemical helps to break down the waste matter as well as the toilet paper while it remains in the holding tank until the next cleaning. It also helps to control odors coming from your toilet.
 - Tips: In the hot weather, your tank should be emptied more often to decrease the growth of bacteria, which can cause unpleasant odors.
 - Use the least amount of toilet paper as possible. Make sure it is “septic safe.”
 - Do not put paper towels, diapers, sanitary napkins, tampons, or food into the tank.
 - After each flush, you should add some extra water to the tank to dilute your waste and to help break it down.

NEVER ALLOW YOUR SEWERAGE VALVE TO REMAIN OPEN!

If you have any questions, please see the owners. Failure to comply with our instructions will result in the Seasonal Camper assuming immediate full financial responsibility to repair any campground sewerage system problems.

Campfires: Campfires are only permitted in fire pits, circles with large stones or on a confined cooking device. Cardboard and paper may only be used to start a fire. ONLY BURN WOOD (NO TRASH, CARDBOARD, PLASTIC, CANS, ETC.) Fires should be kept low, always tended to and be confined. Fireplaces cannot be relocated once established. Please extinguish your fire completely before retiring for the night or leaving it. Notify the office immediately of any fire that is too high or out of control. Please be mindful that the State/County/Town sometimes issue warnings regarding fires. If a warning is issued for NO or LOW fires, we are required to enforce that warning- for everyone’s safety. Failure to comply with the campfire rules will result in your being asked to leave the campground immediately and to remove your camping trailer within two weeks. No refunds!

Mail: Please inform the office if the park address is used as a mailing address or you are expecting a package to be delivered. The office is not responsible for lost mail or packages.

Vacating Your Site:

- At the end of the season you must remove all belongings from the site. All items must be taken home or secured inside of your camping unit/shed. These items include but are not limited to children's toys, lawn chairs, grills, etc. Any site left unclean will be charged a clean-up fee, at a rate of \$25 per hour, based upon the amount of time involved in cleaning the site.
- Do not leave bagged trash on your site or on River's Edge Campground property during end-of-season closing. Trash must be properly disposed of at the dumpster or the camper must take it with them out of the campground.
- If the seasonal camper desires to terminate this lease before the expiration date, the owners must be notified. River's Edge makes no refunds on this agreement.
- Winter camper storage = \$200 per winter

Vacant Site:

- If your campsite is vacated for any period of time, the office must be notified.
- Seasonal sites will not be used for transient guests without request, unless a seasonal camper leaves prior to November 1st, with no intent on returning for the remainder of the camping season. In the latter case, the campsite may be rented to weekender guests.
- During the period of the campsite user agreement, any vehicle left unoccupied on an unpaid site without written authorization from the owners will be deemed abandoned. The campsite user understands that any abandoned vehicle or vehicles can and will be towed at the owner's expense.

Selling or Renting Your Camping Trailer

Selling: Please advise the office if you plan to sell your camping trailer- whether it will remain in the campground or be taken out of the campground. Please keep in mind that you are selling your camping trailer – NOT THE SITE. It is not guaranteed that your camping trailer, once sold, will stay on its present site. Refunds will not be given for any unused portion of your site fee. We will try to accommodate all reasonable requests for consideration of site fees and new ownership – please keep in mind, we do maintain a site waiting list which needs to be taken into consideration.

Renting: The rental site may not be the subject of any sub-lease arrangements by the seasonal camper. Sub-lease arrangements may be made, upon request, through the office for a nightly rate. Seasonal sites may not be transferred during the camping season.

Bicycles/Golf Carts

Bikes:

- The Pennsylvania law states that everyone under the age of 12 must wear a helmet, applying to children operating bicycles and to children who are passengers in a restraining seat or trailer. Due to insurance reasons, we must enforce this law within the campground. It is also very important for people over the age of 12 to also wear a helmet.
- Bicycles are not permitted after dark and should be used on roads and paths only.
- No bicycles are to be on stairways, sidewalks, decks, patios, or buildings.
- Bicycles riders must obey our speed limits and signs.
- Riders should keep to the right-hand side of the road.

Golf Carts:

- Drivers must be 16 years old and have a valid driver's license. Learner's permits are not acceptable.
- Golf carts should be driven on campground roads. Driving through grassy areas and other campsites is prohibited.
- The number of seats in your golf cart is the maximum number of people permitted to ride in the golf cart.
- Golf cart drivers must be covered by owner's golf cart insurance. Please ensure your policy covers all potential drivers. River's Edge Campground is not responsible for uninsured drivers.
- The golf cart owner will be responsible for the driving and behavior of any person who drives the golf cart.
- Drivers must obey our speed limits. The speed limit throughout the campground is 5 MPH.
- There will be no reckless driving and all drivers MUST yield to pedestrians.
- Do not leave your keys unattended in your golf cart.
- No one shall operate a golf cart while intoxicated. There are no exceptions. Pennsylvania State Laws apply to golf carts.
- Four wheelers are not permitted.

The golf cart owner is expected to adhere to and follow all rules and regulations. The owner must also ensure that anyone driving his/her golf cart adheres to and follows the same rules and regulations. Violation of these rules will result in the immediate removal of the camper and/or his/her guest, without a refund. River's Edge reserves the right to refuse any individual the use of a golf cart.

**STATE LAWS: NO DRINKING AND DRIVING – NO TEXTING AND DRIVING
This applies to motor vehicles, boats, and golf carts.**

River

The River is a public amenity. You are welcome to access, enjoy and use it "At Your Own Risk." There is No Life Guard or Safety Personnel on Site. River's Edge is not responsible for any injury, accident or fall associated with the water way known as the Juniata River. Approach the bank and water with great care and caution. As we are not responsible for you and your guests' Safety and Well-being.

Game Room

Usage: The Game Room is available from 9:00 a.m. to approximately 10:00 p.m. Children under 14 should be supervised by adults.

Rental: Seasonal campers may rent the Game Room for events:

- Reservations and \$50 refundable deposit required.
 - \$25/hour for seasonal campers who wish to invite noncampers
 - Free for seasonal campers who will be using the building for a gathering that includes other seasonal campers only.
 - Clean up by midnight on the date of the event:
 - Empty all trash cans
 - Sweep
 - Wipe counters
 - Do dishes/put away
 - Arrangement of tables/chairs/equipment
- *Forfeit deposit if not returned as found

Pets

We, too, love our pets. However, for everyone's safety and comfort, we must insist that you follow these rules:

- Maximum of two pets per site.
- Aggressive or threatening pets are not permitted in the campground.
- All pets must be kept on a leash and be under the owner's control at all times—even at your own site.
- While you may consider your dog to be friendly, please respect other people's fears.
- Pet owners are expected to pick up their pet's waste and dispose of it either in your own trash, dumpster, or at the doggy station (where waste bags are provided). Do not let your pet use the restroom on someone else's site. Violation will result in a fine.
- You must have a copy of your pet's rabies certificate on hand.
- Please be considerate of other campers. Dogs that continue to bark will not be tolerated.

Rivers Edge reserves the right to refuse acceptance of any animal producing excessive noise or displaying signs of aggression. By signing you are agreeing to have extending liability insurance to cover any issues as a result of a person's injury from your animal.

Conduct/Responsibility

Seasonal Campers and their guests are governed by the rules & policies in the Seasonal Camper's Agreement/River's Edge Rules & Policies. By signing this agreement, you acknowledge receipt and acceptance of these rules & policies. Any River's Edge guest, seasonal or otherwise, found not obeying campground rules &

policies, causing dissension, or displaying an action or conduct we deem unsuitable will be asked to leave without warning and without a refund of any and all payments. Automatic Seasonal Camper's Agreement renewal is at our discretion. Should any conflicts arise between any guests and/or camper's, it is the contracted camper's responsibility to resolve the conflict. Unresolved disputes may result in both parties being asked to leave without warning or refunds.

Quiet Time: Quiet time is from 11:00 p.m. to 8:00 a.m. Outside games such as corn hole or horse shoes should not be played during quiet time. Music should not be played too loud. Please respect your fellow campers by following this rule. Repeat violations of quiet time can result in expulsion from the campground without refund.

Children/Guests: Seasonal campers are responsible for the safety, supervision, and conduct of their children and/or guests. Seasonal campers shall be responsible for any policy infractions; unreasonable annoying activities or unruly behavior relating to themselves, their family and guests; and/or destruction of campground property or property of other campers by their children or guests. Seasonal campers shall be liable for the full value of any willful destruction of campground property and may result in immediate expulsion without refund.

- All children under the age of 18 must be at their campsite by 10:00 p.m., unless accompanied by an adult.
- Children under 10 must be under adult supervision at ALL times.
- When leaving the campground, parents must take ALL children with them or leave them with a responsible adult (age 18+).
- Children creating a problem will be returned to their site.
- Please remember that River's Edge staff are not babysitters, and you are responsible for your children's needs and actions everywhere in the campground.

Speed Limit: All vehicles including cars, trucks, golf carts etc. must obey the posted 5 MPH speed limit throughout the campground.

Alcoholic Beverages/Drug Use: Pennsylvania State Law states that the legal drinking age is 21. Under no circumstances will minors be allowed to consume alcoholic beverages in or on any part of the campground. Please keep alcoholic beverages discrete by using a coozie. Bonus points for those using a River's Edge coozie! Use of any controlled or illegal substance is forbidden. Misuse and abuse of alcohol or drugs by any camper will not be tolerated and authorities will be contacted. Zero tolerance on unruly conduct. You will be removed from campground without any warnings or refunds.

Problems/Concerns: Immediate campground problems/issues should always go through the office first. Please call the River's Edge Campground office number with issues involving your campsite (electrical, water, sewer, etc.). Proper direction will then be taken with the appropriate person who can handle the issue. We will extend our deepest efforts to correct any problem you may have.

We ask that you bring your issues to us privately and avoid airing matters online, as this does not solve the problem. Let's work together and keep it positive!

Other:

- Profanity will not be tolerated at River's Edge Campground.
- All of River's Edge Campground buildings are smoke free.
- Fireworks and firearms are prohibited.

HAVE FUN!!! River's Edge wants to be sure you have an awesome, memorable, worry-free stay with us.

Personal Property, General Security, and Insurance

The seasonal camper recognizes and acknowledges the unique nature of camping and campgrounds where the desire for personal freedom, a relaxed atmosphere, and lack of restrictions conflict with the establishment of security measures and the general welfare of other persons in the campground. Under these circumstances, it is essential that each individual be responsible for his or her own property, whether on an assigned site or elsewhere in the campground.

Insurance on your RV unit/possessions is your responsibility. We do not assume liability for loss or damage of any kind. Example: trees, wind, storm, water line breaks/leaks or electrical failure or power surges. A water reducing valve is suggested due to high line pressure from public water source.

The seasonal camper assumes the risks associated with camping with the understanding that the campground permits the use of its space but cannot and does not accept responsibility for the general security of the person or property of the users.

The use of any equipment or any facilities of the campground by the seasonal camper, member of his or her family, visitors, and guests is done so at their own risk; and the seasonal camper agrees to save harmless and indemnify the campground from and against all loss, liability and expense that may be incurred by the campground connection therewith.

The seasonal camper accepts and assumes complete responsibility for reasonable care of personal property in the campground environment, which, by necessity, is open to the general public. The seasonal camper agrees to maintain in full force and effect adequate property damages and liability insurance on this personal property. The seasonal camper agrees to take full responsibility for all damages made by guests and/or personal maintenance workers at the campground at all times.

Amendments to Our Handbook

All rules contained in this handbook constitute the Rules and Regulations of River's Edge Campground. They may be amended and changed from time to time, as conditions warrant, in order to provide for the well-being of the seasonal camper and the good management of the campground.

RIVER'S EDGE CAMPGROUND

2024 CAMPER'S AGREEMENT ACCEPTANCE

I have read the Seasonal Camper's Agreement completely, along with it's enclosures (River's Edge Rules & Polices). River's Edge has the right to amend/alter at any time.

By signing below, I agree and accept this Seasonal Camper's Agreement.

Name Adult 1: _____

Address: _____

Cell Phone: _____

Email _____

Signature Adult 1: _____

Name Adult 2: _____

Address: *Same as Adult 1* _____

Cell Phone: _____

Email _____

Signature Adult 2: _____

Year/Make/Model of RV _____
(Attach Photo of RV if 10 years or older)

Driver's License # _____

Private Facebook Group: **River's Edge Seasonal Campers**-If not already a member of this group, please provide your full name on Facebook so we can invite you to join - _____

River's Edge Campground Site# _____ **First REC Year:** _____

River's Edge, 1274 William Penn Hwy, Mifflintown, PA 17059 • 717-437-2852
Website: riversedgecampground.org Facebook: [Rivers Edge RV Park & Campground](https://www.facebook.com/RiversEdgeRVPark&Campground)
E-mail: riversedgecampground@aol.com