

# COUNTRY ACRES CAMPGROUND AND FUN PARK

## SEASONAL STAY SITE APPEARANCE STANDARDS

All modifications, changes or additions to any of the following standards, the Site or RV must be approved in writing in advance by Company. Except as expressly set forth in this agreement, Company has the right, in its sole discretion, to approve or disapprove any proposed modification, change or addition. Note that large items such as decks and sheds may be required to be moved during periods of renovation.

### GENERAL SITE APPEARANCE

- The following are **not** allowed on sites (including under the RV):
  - Fences or storage bins.
  - Concrete blocks to form structures or brace awnings.
  - Tarps are not permitted on camping vehicles.
  - Clotheslines or hanging of laundry.
  - Any items hanging from or attached to trees or pipe stands including string lights
  - Appliances outside the RV, including hot tubs.
  - Indoor furniture such as couches, recliners, and end tables are not permitted outside the RV.
  - Carpets, mats, etc. on grass.
  - Clutter and eyesores such as garbage, boxes, tools, empty flowerpots, etc.
  - Air conditioners not designed for RV use (i.e. window units or evaporative coolers).
  - Boats, Cargo, or other trailers are not permitted on site unless approved by management.
  - Sleeping tents.
  - Operating a business from your site, not including 'work from home' telecommuting.
- Contact the office if you wish to sell your RV. Occupancy of Seasonal RV Site Agreement cannot be transferred as part of the RV sale. The Company and new User must sign a new contract, subject to approval. Any RV or Park Model older than 16 years must depart and all personal property must be removed from the campsite.

### SITE MAINTENANCE

- Please keep Site tidy and debris-free, including oil and mud.
- Please keep grass cut on a regular basis including trimming around the sides of the RV and utility pedestal.
- If User fails to maintain their site, they will be notified with a request to bring their site up to standard. If User fails to bring the site up to standard within 7 days of the date of notification, Company will charge User a minimum maintenance fee of one hundred dollars (\$100.00) per month until the campsite is restored to standards. Payment is due within 7 days of fee assessment.

### STORAGE

- Bicycles must be stored in an orderly fashion at the Site.
- Garbage cans must be secured and out of sight when you are not at your site.
- Patio furniture may not be left out when the site is unoccupied for an extended period of time unless the furnishings are in the gazebo.
- Furniture and any other deck items must be secured when you are not at your site, so they do not blow off the campsite.

- Large propane tanks over 100# are not permitted.
- All loose items must be stored inside a shed, in a deck box or taken home at the end of the season. This includes, but is not limited to grills, furniture, decorations, swings, toys, flags, etc.
- Company is not responsible for personal items stored on the Site.

## GAZEBOS/SCREEN TENTS

- Only one gazebo, EZ-Up canopy, screen tent OR awning screen room is permitted on each site.
- Gazebos must be prefabricated and may NOT have a solid surface roofing such as metal.
- Gazebos must be secured to the deck or secured firmly in the ground.
- Side curtains must be in the open position when the site is not occupied.
- An EZ-Up type canopy is permitted but must be secured to the deck or ground.
- Additionally, the EZ-Up top cover must be removed, and the frame lowered to the ground when not in use.
- Screen tents are permitted but must be secured to the deck or ground.
- Screen tents and “pop-up” style tents are strongly discouraged when you are not present on your site. You are responsible for all damage caused by items blowing off of your site.

## SKIRTING

- Please check with the office before buying and installing skirts on your RV.
- Skirting material must be prefabricated and intended for use as skirting.
- Skirting must be securely fastened and neat in appearance.

## DECKS

- Please check with the office for guidance before buying material. Pallet wood is not a permitted decking material.
- Decks must be easily movable and not attached to your RV unit.
- Decks should be built in pieces that are movable without machinery required.
- It is your responsibility to be able to move your deck.
- Decks must not be longer in length than RV length; no higher than 2 ft from ground; no wider than 8 ft; and easily movable. Maximum deck size is 200 sq ft. Deck size must correspond to the space available on your site which may not accommodate the maximum deck size permitted.
- Railings permitted in some circumstances with written approval from management.
- Homemade posts are not permitted.
- Roofs over decks are not permitted.
- Decks must be kept in good condition and free from rot and insects.
- Decks deemed unsuitable for use will be required to be removed.

## STORAGE SHEDS

- Please consult with the office before buying and placing a shed on your site.
- One storage shed is permitted per site.
- No soft-sided sheds/carports permitted.
- Sheds may not be built from scratch.
- Sheds must be prefabricated, hard plastic (Rubbermaid) style in neutral Earthtone colors such as beige, brown, grey or green.
- Sheds may not be larger than 7 feet by 7 feet in size.
- Shed size must correspond to the space available on your site which may not accommodate the maximum shed size permitted.

- Shed location must be at rear of site at least two feet from your neighbor and at least three feet from any utility line.

## DECK STORAGE BOXES

- One deck box is permitted per site.
- Must be located on the deck or in an inconspicuous location on the Site.
- Deck boxes must be a hard plastic (Rubbermaid) type material in neutral Earthtone colors such as beige, brown, grey or green.
- Deck box style is top lid only.

## PICNIC TABLES AND FIRE RINGS

- One propane or charcoal grill is allowed.
- One campground-owned picnic table or if preferred, one guest provided patio set.
- Painting tables or cedar-tone semi-transparent stain is permitted with management approval.
- One campground-owned fire ring or if preferred, one guest provided fire pit.
- Fire pit must be located a minimum of 3 feet from the neighboring site and at least 10 feet from any RV, vehicle, utility pedestal, deck, propane tank or any other flammable surface.

## FIREWOOD STORAGE

- No outside firewood is allowed to be brought onto Company property without management approval.
- Firewood must be stored neatly on the Site.
- Firewood stacks may not be larger than 4 ft long x 4 ft wide x 4 ft high and must be neatly stacked.
- Stacks may not be located within 3 feet of any utility line or within 2 feet of your neighbor.
- Selling firewood to other campers is strictly prohibited.

## LANDSCAPING & DECOR

- Up to three flags and/or displayed items are permitted per site. Flags of current nations, states, provinces, sports teams, military, and college affiliations are permitted. No other flags, signs, banners, placards or other visible displayed item(s) are permitted including political party, confederate flags, or flags containing profanity.
- Any and all permanent landscaping improvements made to Site by User with Company approval, including and without limitation to trees and bushes, become the property of Company.
- Decks may have an 18" planting border around the edge. All flowers, lawn-type ornaments/statues and solar lights must be attached to the deck or within the 18" planting border.
- Patio stones may be used for under a picnic table or for a small walkway.
- Flowerpots may be placed in the yard area.
- Flowerbeds, vegetable gardens, lawn-type ornaments/statues, and solar lights are not permitted in the yard area.

## EXTERIOR LIGHTS

- Light strings & similar exterior ambience lighting must be turned off by 11pm.
- No lighting is permitted that interferes with another camper.
- String lights are only permitted if attached to RV or RV awning or attached to deck.
- Area lights are permitted inside of gazebos or screen tents and no other area.

- Maximum of 12 solar lights and/or solar lighted objects allowed.
- Solar lights may be used on the deck and in flowerpots, or in the 18" deck border area.
- NO lights in or on trees or attached to any Company owned property

## WINTERIZATION

- You are responsible for winterization of your RV which includes disconnecting from all utilities (electric, water & sewer), replace the sewer cap and stow your cords and hoses. Please advise any Team Member if the sewer cap is not available. Company is not liable for damages to the camping unit due to Acts of Nature.

