

Westward Shores Cottages & RV Resort

Seasonal Rules and Regulations

QUIET HOURS. 11:00 PM – 9:00 AM on Friday/Saturday; 10:00 PM – 9:00 AM on Sunday – Thursday. No radios, loud talking, TV, or other noise between the above hours. All children must be at their sites by 11:00 on Friday/Saturday and by 10:00 PM from Sunday through Thursday. We reserve the right to evict ANYONE creating a disturbance. All children under the age of 12 must be accompanied by an adult in the restrooms.

IMPROPER BEHAVIOR. Campers and their guests may not conduct themselves in a manner that creates discomfort or displeasure to their neighbors. Unacceptable conduct includes, but is not limited to: loud music, loud televisions, profanity or boisterous conduct that is audible outside of the radius of your site. Additionally, unacceptable conduct that is enhanced by excessive use of alcohol or illegal drugs will not be tolerated.

Further, any individual who violates these Rules and Regulations, or by their actions or words disturbs the peace, creates conflict, whether on their site, in the Campground, social media or online, or otherwise creates a situation not in keeping with the family environment, may be deemed to be engaging in improper behavior and may be instructed to leave the Campground. You shall indemnify and save harmless the Campground, and their officers, agents, employees, and stockholders, and all other persons or entities associated with those business, against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save harmless the Campground, and their officers, agents, employees, and stockholders, and all other persons or entities associated with those businesses, from any and all claims, demands, suits, actions or proceedings of any kind of nature, of or by anyone whomsoever, in any way resulting from or arising out of your or your guest's improper behavior at the Campground.

BICYCLE SAFETY RULES. Bikes are to be confined to roadways only. No bicycle riding after dusk. New Hampshire law requires all children under the age of 16 to wear helmets while bicycling.

GARBAGE: You may dispose of BAGGED HOUSEHOLD trash ONLY in the self serve compactor located in the 300/400 section. NO OUTSIDE TRASH CANS OF ANY KIND ARE ALLOWED AND WILL BE REMOVED. You will be solely responsible for disposing of anything other than bagged household trash at the town transfer station or bring it home to dispose at your liking. We will not dispose of televisions, propane tanks, mattresses, furniture, barbeque grills, refrigerators, etc. Please contact the reservation office if you are unsure if an item is considered household trash BEFORE placing it in the dumpster.

EXTREME WEATHER. In the event of extreme weather and/or flood conditions, it is your responsibility to ready your site and move your RV/Park Model and other personal property. We cannot guarantee that we will have ample on-premise storage or an alternate site for your RV/Park Model.

The Campground, and their officers, agents, employees, and stockholders, and all other persons or entities associated with those businesses, are not liable for any damage, theft, or injury to person or property occurring within the premises or for damage by lightning, electrical surges, or any act of nature during a storm, including falling limbs or branches from an otherwise healthy tree; therefore, campers should maintain their own personal property and liability insurance.

PET RULES. Pets should be on a short leash at all times and remain tied on a strong durable chain or rope that will not allow the pets to extend off the site in any direction. Pets should never be left

unattended outside. Designated areas are set aside for walking your pet. All pet/dog droppings shall be the responsibility of the pet owner and should immediately be placed in the proper receptacle. All pets should have papers for vaccinations to be presented to the Resort management. If any pet is creating a disturbance or being a nuisance, the pet shall immediately be removed at the request of Resort management. No more than two pets per site allowed. Visitors or our guests are not allowed to bring pets. Pets are not permitted in buildings, playgrounds, camp store, gas dock area or beach areas (pets are allowed at Causeway Beach). The Resort reserves the right to deny any pets access to the Resort.

CONDITION OF CAMPSITES. Campsites are to be kept neat and orderly. Any site that is not picked up will be subject to a \$40 clean up charge each time Resort staff is required to pick up your site to allow for mowing and weed wacking. Woodpiles need to be orderly and kept to a maximum of 1/3 cord of firewood. You are responsible for maintaining your site with prior management approval. Only management approved mulch is permitted. No treated mulch of any kind is allowed. Only brown and green tarps are permitted at your site. No excessive lawn ornaments or site decorations (as determined in the sole discretion of Resort management). Outdoor refrigerators and their placement must be approved by Resort management and cannot be larger than 5.7 cubic feet. Do not cut, mutilate, debark, drive nails, axe or saw into dead or live trees. You may not hang anything from trees, including, but not limited to: clotheslines, rope lights, or cables. Hammocks are allowed using stands. You may not alter your site in any way without prior approval of Resort management. Management must pre-approve any skirting (approved examples include vinyl, wooden, board and batten, cedarwood with gap underneath for flood water flow). No work shall be done on your site from 5pm on Friday until 8am Monday morning from June 24th to September 6th. Exterior lighting must be pre-approved by Resort management and may not be affixed to anything permanent. All exterior lighting must be removed prior to the season end date. Private security cameras are allowed ONLY on the interior of your RV.

FLOOD PLAIN ORDINANCE. Pursuant to the 1991 Flood Plain Ordinance Adoption by the Town of Ossipee, all non-compliant units must be anchored on a temporary basis, with two helical anchors per side on or before October 1, 2020. Northgate will buy the helical anchors and cables in bulk, and will sell them to unit owners at cost. Unit owners shall obtain a building permit from the town prior to installing the anchors, and shall post the permit on site in a visible location prior to work being done. Upon the sale of any non-compliant unit on site, the new owner shall be obligated to bring the unit into full compliance with the Flood Plain provisions of the Zoning Ordinance within 10 years from the date of sale. Nothing contained herein creates an agreement for any period longer than the 2020 camping season.

ADDITIONS/SHEDS/AWNINGS. Additions, structures or enclosures of any type (including, but not limited to, screen houses, decks, gazebos, storage sheds, flags poles, etc.) are not permitted without the prior approval of Resort Management and the Town of Ossipee. After receiving Resort Management's approval for an accessory structure, you must get the appropriate approval from Ossipee's Code Enforcement Officer as required per Section 4.10.3 of Ossipee's Zoning Ordinance, prior to constructing the accessory structure on your campsite. No additions, decks, platforms, sheds or any other alterations may be made to your site until it has become FEMA compliant and approved by the Town of Ossipee and FEMA. Building permits must be attached to your site marker or visible from the road until final inspection by the town of Ossipee. In addition, please note the following:

- Snow roofs or structures similar in nature to snow roofs are

not permitted under any circumstance. Any current stick-built structures that are damaged due to weather, snow, etc. cannot be rebuilt without Westward Shore's management's approval.

- All awnings and three season structures must be commercially manufactured by a reputable manufacturer such as Dura Built or Silver-Top. An awning attached to the RV cannot exceed 10' in width, cannot extend above the lowest point of the roof of the camping unit, cannot be longer than the box portion of the camping unit, and cannot extend beyond either the front or rear of the camping unit. **Every RV must be accessible in case of an emergency that necessitates its immediate removal.**
- Decks cannot exceed 10' in width, cannot be longer than the box portion of the RV and cannot extend beyond either the front or the rear of the RV. All deck plans must be approved by management and a building permit obtained from the Town of Ossipee.
- All sheds must be approved by management.
- Storage of flammable or hazardous materials in storage sheds or accessory structures is prohibited.

CONDITION OF RVs. Please keep your RV clean. If you fail to wash your RV after sufficient notice from management, Resort staff will wash it and you will be charged \$200. No washing your RV from 5pm on Friday until 8am Monday morning from June 24th to September 6th. Any sale of a Unit onsite must have prior approval from the Management, in its sole discretion, taking into account the age and condition of the Unit.

CAMPFIRES. Campfires are permitted in designated fireplaces. Cinderblock fire pits are not allowed. Fire pits must conform to guidelines provided by the state fire marshal and cannot be higher than 2 feet on all sides. You may not throw any fire pit material in Resort dumpsters. Children are not permitted to have campfires unless an adult is present. Always keep campfires small. All fires must be extinguished by midnight. No burning pallets, trash, bottles or cans. The state of New Hampshire does not allow the transportation of firewood across state lines. **Never leave a campfire unattended. No outside firewood is permitted into Westward Shores. Bundled wood is available for purchase at the Marina Store and firewood for seasonal campers may be ordered at the reservation office.**

MOTORCYCLES, MINI BIKES & ELECTRIC SCOOTERS: Motorcycles may be driven from site to road by licensed drivers only. Positively no electric or gas powered mini bikes, motorbikes, motor scooters, mopeds, or four wheelers allowed in the Resort.

VEHICLES & PARKING. There shall be no more than two vehicles per site during the summer months. There is no parking allowed on empty campsites. Extra cars must be parked at the reservation office and must display a current Resort sticker or guest tag. All vehicles must display a current seasonal sticker or guest pass tag. Those vehicles not showing the proper identification will be subject to a fine and/or towing at the owner's expense. **No trailers of any kind are allowed within the park. All trailers must be parked in the secure trailer parking area. Please contact the reservation office for any trailer storage.**

VISITORS/GUESTS. Any person who is not listed as a registered person on your Site Agreement is a visitor or guest to the Resort. All visitors and overnight guests must register with the Resort and park in designated area(s). Daytime visitors must leave the Resort by 9:00 PM. You are responsible for your visitors and guests. No guests are allowed in the resort unless they are registered with the office.

TRAFFIC. 5 MPH speed limit. No reckless driving.

- **NO** Alcohol signs, Road signs, or inappropriate types of signage.
- **NO** Pets in restrooms
- **NO** discharge of wastewater on the ground.

- **NO** firearms, air guns, BB-guns, paintball guns, slingshots or bow and arrow.
- **NO** fireworks or sparklers of any kind.
- **NO** washing cars or otherwise wasting water.
- **NO** chainsaws of any kind.
- **NO** disturbing the quiet enjoyment of others. No loud, foul language.

GOLF CART RULES

- Golf cart insurance is required and a copy of insurance policy must be attached to your Site Agreement on file with the Resort. The insurance shall provide for no less than \$500,000 thousand dollars of liability coverage and the Resort must be named as an additional insured under the policy.
- The owner of the golf cart assumes any and all liability associated with any damage or injury incurred in connection with the operation of the golf cart.
- Golf carts must have a signed Golf Cart Registration form on file and pay the \$50 seasonal fee.
- Golf carts must have front and rear lights.
- Golf carts must display their site number clearly on both sides of the cart.
- **No reckless driving.** Drive at a safe speed and obey 5 MPH speed limit.
- Drivers must be signatories on the Site Agreement and must be at least **16 years of age with a valid driver's license and covered by insurance.**
- NO gas-powered golf carts allowed in the Resort.
- NO standing on golf cart.
- Do not leave key in parked cart.
- NO more than 1 golf cart per seasonal site.
- Transient campers and visitors/guests are not permitted to bring golf carts into the Resort.
- No driving a golf cart while under the influence of drugs or alcohol. Resort management will notify local authorities of anyone driving in an unsafe manner and suspected to be under the influence.
- No texting while driving.
- All carts must be at campsite during quiet hours.

BOATS, TRAILERS, PERSONAL WATERCRAFT

- Boat trailers are not to be stored on any open areas around the park. Check at the office for the appropriate storage facility. Boats & PWC may not be stored on site during the winter, or closed seasons.
- Personal watercraft are not allowed to be stored in the "buffer" zones between sites or in the woods behind or around sites. A personal water craft or boat on a trailer can be stored in our self serve boat storage area. Please contact the reservation office for details.
- Boats may not be tied up at the dock in front of Westward Market. This area is for loading and unloading and fueling only. Boats or watercraft of any nature in the BOAT SLIPS OR ON NORTH BEACH must have a Resort sticker. Any boat or watercraft parked in the wrong slip or beached without a sticker is subject to removal at the owner's expense. Any boat or watercraft beached or tied up without a sticker shall be charged \$50.00 per day and \$50.00 per night.
- No site or dock may be sold, swapped, sublet, willed or deeded. There is no subletting or sharing of any dock/slip. It is exclusively for the boat assigned to that boat or watercraft slip.
- Do not tie any boat or watercraft of any kind to the swim lines. Mooring of any boats or water craft is not allowed within or outside the swim line.
- Unsupervised children are not allowed on any dock at any time. No one is allowed on any dock unless he or she have a

boat on that dock. Docks are for the sole use of boaters with a rented slip on that dock.

- There is no fishing from the boat docks.

MILFOIL. Milfoil is an invasive plant that could overtake the waterfront of the lake. Please carefully inspect your boat and trailer to insure it is clear of milfoil and other invasive species before and after launching.

BEACH SAFETY AND RULES

- Children under the age of 13 shall be under parental supervision at all times at the beach.
- No dogs on any beach except for the Causeway Beach.
- No swimming after dusk.
- All alcohol should be in “koozies” or cups and no glass containers.
- All beaches are ‘swim at your own risk.’ There is no lifeguard on duty.
- Keep beaches clean and picked up. Please carry out what you brought in.
- No smoking on the beach.

I fully understand and agree to the Rules and Regulations as listed above.

/s/ _____

Print name: _____

/s/ _____

Print name: _____

Date: _____

Site #: _____

CURRENT GUIDELINES FOR ENFORCING CAMPING RULES

We sincerely hope that you enjoy your stay here at Westward Shores. Our number one mission is to provide you, your family, and your guests with an Outstanding Customer Experience. We also value the security and safety of our guests here at the Resort. Below are the current guidelines management will use when enforcing the rules in the Season Camper Handbook/Code of Conduct. Please review the guidelines and remember that the rules in the handbook and the enforcement guidelines below are designed to help improve the quality of the camping experiences of you and your neighbors and to protect your safety and security.

Tier 1 = \$25.00 – Initial warning, fine on second offense

Examples include, but are not limited to - (under age/unlicensed driver of golf cart or scooter, or violating any of our golf cart rules, no site number or inspection sticker on golf cart or vehicle, pets not on a leash, pets not cleaned up after, under age curfew violations/riding bikes after dark, children under 14yo swimming without legal guardian (in pools or lake), no glass in or around the pool and lake. Parking more vehicles than are designated for your site. Bringing in your own firewood.

Tier 2 = \$50.00 – Initial warning, fine on second offense

Examples include, but are not limited to – (unsightly/cluttered site, verbal abuse to other campers, entering pavilion areas when in use by another group or party, cutting trees from park property, not placing garbage inside of dumpster) adding a shed/structure without prior management approval. Parking boat in someone else's boat slip/mooring.

Tier 3 = \$100.00 – Initial warning, fine on second offense, possible removal

Examples include, but are not limited to – (quiet time violation, using golf carts in areas that are off-limits, filling dumpsters with large furniture or other items from home, excessive speeding in golf cart or motorized vehicle)

Tier 4 = \$250.00 – Immediate fine, possible expulsion from park

Examples include, but are not limited to – (dumping black water on to grounds, any type of vandalism to Westward Shores property or another camper/guest property, any type of theft from Westward Shores or another camper/guest, tampering with electric meters, reckless operation of any motorized vehicle, destructive/abusive behavior caused by excessive drinking, sneaking a guest into the Resort, sneaking into special events) and using fireworks of any kind.

Verbal abuse to any Westward Shores employee, management, contractor, or vendor will not be tolerated. The result of this will be immediate expulsion from the park.

Westward Shores reserves the right to change these guidelines at any time and also reserves the right to apply these guidelines at its sole discretion.