



BAY VIEW CAMPGROUNDS, INC.

2009/2010 RV Winter Storage & 2010 Seasonal Rates and Information



★ May 1st to October 15th ★

Seasonal Sites are offered for **ONE IMMEDIATE FAMILY ONLY**: the camper leasing, his or her spouse or equivalent and their UNMARRIED CHILDREN (grandchildren are not eligible to be included on contract). Guests cannot take the place of absent family members who are listed on your lease. All persons not listed on your lease are subject to our visiting guests rules (refer to #20 under Seasonal Rules). We recommend you familiarize yourself with these rules to prevent misunderstandings at a later date.

Seasonal Site Applications: 2010 Lease/RV Storage Agreement must be accompanied by an \$800.00 non-refundable deposit (to be deducted from balance due 3/15/10) made payable to Bay View Campgrounds, Inc. Cash, personal check, bank check, Master Card or Visa accepted. Please note that if you opt not to store your RV or platform(s), there is no credit or monies returned to you for not using this service and your RV cannot return to the park until May 1st. Deposit will be returned if lease is not accepted, otherwise your DEPOSIT IS NOT REFUNDABLE.

★ **Special "site assignment" requests are encouraged, however, cannot be guaranteed, as sites are assigned based upon availability** ★

Base Seasonal Rate for a family of two (2): *\$3,725.00 with cash discount ~ \$3,875.00 without cash discount. (See box below for details regarding eligibility and terms of cash discount) A site is equipped with water, 30 amp electric, sewer, and cable TV which are included in the base rate. Base rate includes one recreational vehicle and one designated car (listed on your lease) per site. Your unmarried children 17 years and under listed on lease: \$150.00 each. Your unmarried children 18 years and older: \$250.00 each. An extra car and any additional equipment will be charged (see below).

2010 Rates

For the purpose of understanding our rates, a "family" is defined as "the camper registering, his or her spouse or equivalent, and their unmarried children." Grandchildren are not eligible to be included on the seasonal lease.

BASE RATE for two persons in family: *\$3,725.00 with cash discount ~ \$3,875.00 without cash discount.

Base Rate includes: 2009-2010 Winter RV/Platform storage, water, 30 amp electric, sewer and cable TV hookups, one R.V. and one designated car.

***A \$150.00 CASH DISCOUNT is deducted from your March 15th balance due, if ALL payments are made by good personal check, bank check or cash AND are received PRIOR TO their due dates.** (Refer to "PAYMENT DUE DATES" below)

Other Charges:

Child 17 years and under	\$150.00	Tent, boat or utility trailer	\$ 50.00
Unmarried adult child	\$250.00	Winter platform storage	\$ 175.00
Daily fee for unstickered car	\$ 3.00	Misc. items winter storage	\$ 100.00
Add'l car (limit 1 - see lease for details)	\$100.00	Trailer winterizing service	\$ 85.00
		RV slide outs left open (10/15-5/1)	\$ 100.00

NOTE: ANYONE not listed on your lease will be charged a GUEST FEE.

Guests are charged an admission fee of \$8.00 per person (off season) and \$10.00 per person (in season) upon arrival to our campground. Persons leaving within ½ hour are refunded in full; persons leaving by 9pm (or 7pm in the off season) will be refunded ½ of the admission fee; otherwise pass is valid until 12noon the next day.

R.V. Requirements: Bay View can only accommodate recreational vehicles that are fully self contained and have the ability to function independently (in case of emergency) on LP Gas, without connecting to outside water, electric and sewer hookups. (See section under "PLEASE NOTE" on the next page for full description) "Park Model" style units are not authorized for use in Bay View Campground. Second R.V. vehicles on site, including Mini-Motor Homes that are used as transportation vehicles are not authorized.

Payment Due Dates: ★ \$800.00 non-refundable deposit by September 15th ★
★ \$1,650.00 due Jan 15th ★ Balance due March 15th ★

Accounts with outstanding balances will be subject to have R.V. and belongings vacated from site (at owners' expense) to allow availability to another party. If you cancel your 2010 Seasonal Lease, your deposit of \$800.00 and all other payments made prior to termination are non-refundable. Your R.V. and belongings must be removed from site by April 15th, 2010.

RV/Platform Storage is included from October 15th, 2009 to April 30th, 2010 and includes one set of platforms. An R.V. and/or platform not under a Seasonal Lease/Storage Contract and left on property after October 15th, 2009 will be subject to a \$5.00 daily storage charge. **All personal miscellaneous items, including firewood, must be removed from your site, placed inside your RV or secured onto your platform or deck. RV slide-outs must be in their closed/retracted position. This preparation must be completed by 12pm on October 15th, 2009.** After this date, slide-outs left in their open position, or items left on site and not stored on your deck or platform, including extra sets of platforms, are each charged a \$100.00 fee.

Off season visits to your R.V. are available on the following Sundays between 9am and 3pm: **January 3rd; February 7th; March 7th and April 4th.** The park is closed between the dates of October 16th-April 30th and during these dates the gathering of people, picnicking, fires and performing work on your R.V. or site is NOT ALLOWED. Plan visits not to exceed an hour. Please note that all facilities including restrooms are closed and electricity and water are shut off. **THE OFFICE PHONE IS NOT MONITORED BETWEEN OCTOBER 16TH AND FEBRUARY 14th.** After that date, phones are answered Monday - Friday between 9am to 1pm (excluding holidays) until May 1st.

Seasonal Residents Not Storing R.V. and/or Platform: Please clean site of all miscellaneous personal items by 12pm, October 15th, 2009. Please note that if you opt not to store your RV or platform(s), there is no credit or monies returned to you for not using this service and your RV cannot return to the park until May 1st.

New Seasonal Arrivals: Available May 1st or after. Please notify us at least 3 days prior to your Recreational Vehicle (R.V.) arriving.

PLEASE NOTE...

*The following information is provided as a result of most often asked questions.
For complete details, please read all of the accompanying information in this booklet.*

Park Model style units are not authorized for use in the park. R.V. must be a fully self contained travel trailer, 5th wheel or motor home with the ability to function independently and comply with the following minimum criteria:

☺ Must be equipped with:

- ✓ LP gas system (maximum 2 tanks @ 40lbs each) to operate heating, stove, oven & fridge
- ✓ 12 volt battery system to operate electrical appliances
- ✓ gray & black water holding tanks
- ✓ fresh water holding tank/system
- ✓ permanent front end hitch attached

- ⊗ Exterior cannot be equipped with bay windows or multi-dimensional vertical sections or panels
- ⊗ Roof cannot be pitched, cathedral or shingled
- ⊗ R.V. cannot have front or rear overhangs and/or soffits
- ⊗ R.V. cannot have lofts
- ⊗ Awnings must be fabric or vinyl and/or able to be rolled (or folded down) to the side of the R.V. for storage.

√ Second R.V. vehicles on site, including Mini-Motor Homes that are used as transportation vehicles are not authorized.

√ Electrical amperage provided under the base rate is 30 amps.

√ Your guests cannot take the place of absent family members listed on your lease. All guests must register and pay an admission fee prior to entering our park. Guests arriving after office hours are requested to register by 9am the following morning. Guest check-out time is 12noon following the day they register to visit with you. **Please advise your guest/visitors they may not bring pets into park.**

√ Your R.V. may be used by another family in your absence, with office receiving prior written permission from you. This family must register and pay the transient camping rates upon their initial arrival. (see rates listed in the enclosed brochure)

√ Off Season Storage: **Bay View is required to submit to the Town of Bourne the names and addresses of persons who store their R.V.'s over the winter on Bay View's property. The Town then contacts those persons for Personal Property Tax billing and it is their responsibility to respond and/or pay taxes billed by the Town of Bourne. If you have a question pertaining to this, please contact the Bourne Assessor's Office.**

√ If you plan to sell your Recreational Vehicle (R.V.), it is important for you to know that your present site assignment is not automatically transferred to the new owner. Inquire in our office regarding continued availability of your site assignment. "For Sale" signs on personal property items are not allowed. Also, notify office prior to business/company expected to do work on your R.V. so that we are aware you authorize this repair service on your equipment and you give your permission for them to be sent to your site.

√ Planting and beautifying your site is encouraged! Please, do not build or place permanent structures on your site. (storage sheds, fences, etc.) Platforms must be built in sections no bigger than 4' x 8' and a permit must be obtained from the camp office prior to construction. Multiple sections 4' x 8' or less must be quick disconnecting in the case of a fire and for ease of removal. Maximum size of platform is restricted to no larger than the square footage of your R.V. A small outside compact refrigerator (no larger than 3.2 cubic ft.) may be placed out of view, inside your screen room.

√ Curfew for children (under 18 years) to be back on their site is 10pm. 1st violation offense receives a warning. 2nd offense child(ren) will be restricted to site. 3rd offense child(ren) will be suspended from property and use of facilities. Your child(ren) may not remain at the campground without a parent or designated adult present. **Children under the age of 16 must have an adult present while in the pool area(s).** Children under the age of 3 yrs. must wear "swimmie" style pants under their suits. Flotation devices are not allowed in the pools.

√ Master Card & Visa, personal checks, bank checks and cash are accepted for seasonal site payment, merchandise and services. If **ALL** site payments are made by personal check, bank check or cash, **AND** are received **PRIOR TO** their due dates, your account is eligible for a \$150.00 cash discount off the published 2010 base seasonal rate, to be deducted from the balance payment due March 15th, 2010.

√ Your mail is accepted at the office "in season", however, it will be "Returned to Sender" if not collected within a two week period. All mail received between October 15th - April 30th will be "Returned to Sender". Mail forwarding service is available by obtaining a P.O. Box from the local Post Office.

√ We attempt to deliver emergency messages to your site whenever possible. If other messages are taken for you, your name is displayed on the front office window. Office phones are monitored by our voice mail system when the office is closed. Park Patrol can be contacted through that system.

√ Bicycles are welcome; however, please observe restrictions listed (#6 in rules). Bike helmets are required to be worn. Sorry, golf carts, motorcycles, mini-bikes, motorcarts, motorized youth vehicles, scooters (motored or push powered), mopeds, skateboards, rollerblades or similar items are not allowed.

√ Your site is available to you from May 1st - October 15th @ 12 noon. During the "off season" months, our park is closed and all utilities to the sites are turned off until May 1st. Please plan for any work to be done on your site after that date. The campground office telephone is not monitored between October 16th and February 14th.

√ You may park your registered boat and additional car on your site. However, if they do not comfortably fit on your assigned seasonal site or if they project onto the roadways or onto another site, you must use the designated boat or car parking areas adjacent to Fox Circle.

BAY VIEW CAMPGROUNDS, INC. * **Seasonal Rules & Policies**
Family Camping (Subject to change without notice)

- 1) **Bay View Campgrounds, Inc. is privately owned.** The Management has full authority over campground and facilities, to include enforcement of rules and regulations. Payments are required on schedule (see #22). Refunds will not be made for shortened stay or cancellation. Abandoned property (items left longer than 60 days) with outstanding account balances are subject to be removed at owners' expense and subject to be sold to settle any account balances or legal fees incurred during the collection process.
- 2) The management reserves the right to utilize your site, if vacated by your RV and personal property for over 24 hours, unless office is given prior notification.
- 3) Full size washer/dryer/refrigerator, storage sheds, homemade structures, fences (with the exception of platforms) etc., are not authorized and cannot be kept outside of tents, RV's or other camping equipment. Clotheslines will be retained to rear of site. Picnic tables shall not be moved from one site to another. Newly constructed or repaired platforms must be built in sections no bigger than 4' x 8' and a permit must be obtained from the camp office prior to construction. Decks with multiple sections must be quick disconnecting. A prefabricated awning consisting of material having the ability to be rolled up and/or folded down to the side of the RV for storage is allowable. A small outside compact refrigerator (no larger than 3.2 cubic ft.) may be placed out of view inside your screenroom.
- 4) Cutting, mutilating, removal of trees, shrubs, seedlings, flowers or bushes, etc. is prohibited.
- 5) Children must be accompanied by older members of their party within restrooms and laundry room.
- 6) **Bicycle riding on hills is not permitted.** Helmets are required to be worn. Use the bike racks that are provided. Golf carts, skate-boards, rollerblades, motorcycles, mopeds, minibikes, scooters, motorcarts or motorized youth vehicles are not authorized for use in campground. Bicycles must be back on the site by 8pm or dusk, whichever is earlier.
- 7) Washing or cleaning of fish, clothing, diapers, cooking utensils or dishes is not allowed in sinks of restrooms.
- 8) **ELECTRICITY:** Thirty (30) amp service is provided on each site. During absence from site all electricity must be disconnected with the exception of the refrigerator. This item may remain connected only at the full risk of the camper. One string of mini-lights (not to exceed 50' in length) is permitted. No other decorative lighting or string lighting may be displayed on site. In addition, one outdoor light not to exceed sixty (60) watts may be used. ALL outside lighting must be turned off upon retiring for the night.
- 9) Proper sanitation and cleanliness is a must within the campground and its facilities. It is your responsibility to maintain your site area in a clean and orderly condition. Sewerage must be discharged only if connected to the proper facility and a rubber sewer collar is utilized. Water will not be drained onto the ground.
- 10) Garbage and recycling bins are located across from the main office. **HOUSEHOLD GENERATED GARBAGE ONLY** is accepted in the dumpsters and bins. **You are required to separate your recyclable items and place in their respective bins.** Our dumpsters are video monitored and anyone found dumping anything other than household generated garbage or failing to separate their recyclables will be fined.
- 11) Respect other campers' privacy and do not walk through sites. After eleven (11)pm and before eight (8) am is **QUIET TIME**. Radios and TVs must be turned down; talking and other noise carrying beyond your own campsite area is not permitted. **CURFEW: ALL TEENAGERS AND CHILDREN** (under 18 years) will be on their own site by 10pm unless accompanied by their parent. 1st violation offense receives a warning. 2nd offense, child(ren) will be restricted to their site. 3rd offense results in suspension from property and use of facilities.
- 12) Disorderly conduct, indecent language or other disturbances is not tolerated.
- 13) Children under age sixteen (16) years and all non-swimmers who wish to utilize the pools must be accompanied by an adult swimmer (21+ years). **The use of Bay View's pools and facilities are at your own risk as Life Guards are not provided.** A conventional bathing suit (no cut-offs or colored T's) is required to be worn when in the pools. Children under 3 yrs are required to wear "swimmie" style suits. Flotation devices (with the exception of U.S. Coast Guard Life Vests) cannot be used in the pools.
- 14) Your pet(s) are welcome at Bay View ONLY if listed on your Seasonal Lease, kept on a short leash, walked by an adult on the outskirts of the campground and tidied up after. A valid rabies certificate must be available upon request. Children may not walk dogs on Bay View Campground property. At no time will pets be allowed in or around buildings and common gathering areas or to create a noise disturbance to other campers. Pets will not be left unaccompanied at your site or allowed to run loose off leash. Pet owners not complying with all of the above will be required to remove their pets from the campground. A pet that displays aggressive behavior will be required to be removed from campground property. **PLEASE REMIND YOUR VISITORS THAT THEY MAY NOT BRING PETS TO THE CAMPGROUND.**
- 15) Fires are not allowed when the red fire flag is displayed at the entrance to the campground. Fires are only permitted in your pre-located fireplace, which must not be moved. Stoves, charcoal grills, etc. having an open flame may only be used in a sanded area on a stand. All fires must be extinguished prior to sleeping or leaving your site. Storage of excess firewood is prohibited.
- 16) Bay View Campgrounds, Inc. accepts no responsibility or liability for work performed for, or in the name of their corporation unless it has been authorized by the management. Advertising for sale or the selling of any item on the campground must be authorized by the Camp Office. This includes RVs, boats, etc. **"FOR SALE" signs displayed on personal property are not allowed. Yard sales are not allowed.**

- 17) Persons using Bay View Campgrounds and its facilities do so AT THEIR OWN RISK and they assume full responsibility for injury or illness occurring to themselves, members of their party, or their guests. Additionally, Bay View Campgrounds, Inc. assumes no responsibility or liability for lost, damaged, destroyed or stolen property/camping equipment occurring while on its grounds or in its facilities.
- 18) **Please notify our office three (3) days prior to your RV's arrival date.** Unoccupied sites may be utilized by management prior to such time.
- 19) **Basic Equipment Allowed:** One (1) Recreational Camping Vehicle (RV) and (1) car, which is listed on your lease and included in the base seasonal rate. One additional seasonal decal car pass may be issued (\$100.00) and the vehicle must be registered to a listed licensed driver on your lease. Limit of 2 seasonal car decals issued per site. Other than the primary camping RV listed, vehicles equipped with hook-ups (i.e., truck campers, mini-motor homes, van campers, motor homes, etc.) cannot be included on your lease. Seasonal decals cannot be transferred nor substituted with another car. Any vehicle without a decal or pass entering grounds must stop at the office and purchase a daily pass or seasonal decal. All cars must be kept on your own site or in the central parking area. Boats and vehicles not comfortably fitting on their assigned site must park in alternate parking areas or the boat storage area near Fox Circle. Washing cars, boats or RV's with a water hose is not allowed, please use a bucket instead. All vehicles will halt for identification before entering park. Speed limit is 10 mph.
- 20) **Visitors:** The number of persons registered to your site is limited to seven (7), including your family members. **Visitors cannot take the place of absent family members who are listed on your lease.** Visitors must register at the office before entering the campground, as required by State Law. The names of all members of the party registering must be listed during the registration process. Lessee is responsible for the actions of their visitors.
- 21) **Family registration:** For the purpose of clarifying who may be listed on a seasonal lease and our rate structure, an "immediate family" is defined as the camper leasing, his or her spouse or equivalent, and their unmarried children. A seasonal lease is given to one immediate family only and will consist of those persons listed on the lease. (Grandchildren and or grandparents cannot be listed on the lease). At no time may members of your family remain at the campground without the Lessee of the site being present within the campground. **Authorization for use of your site and RV during your absence by another family must be first approved by the management and will be considered a sub-lease, subject to the new party registering and paying the normal daily or weekly transient rate.** Campers who take responsibility for other campers' children must notify the office in writing and said children must utilize the RV of the camper taking responsibility for them.
- 22) **Payment Schedule:**
 ↻ \$800.00 non-refundable deposit with lease ↻ \$1,650.00 due JAN 15th ↻ Balance due MARCH 15TH ↻
- There are no payment schedules offered or accepted other than stated herein. Accounts with outstanding balances will be subject to have their RV and belongings vacated from the site, at the owners' expense, to allow availability to another party. Personal checks returned for insufficient funds will be charged a handling fee for each deposit return. You will be required to submit future payments by bank check or cash. **PLEASE ALLOW SUFFICIENT TIME FOR YOUR PAYMENT TO REACH US PRIOR TO ITS DUE DATE.** If it is necessary for management to send you a late payment notice you will be charged a late payment fee AND your site will be eligible for reassignment to another applicant. If your payment is received late and your site is no longer available once your payment has arrived, we will do our best to reassign you to another site if one becomes available. If that is not possible, your deposit of \$800.00 is not refundable, however other payments to your account for that season will be refunded if another site does not become available and we cannot accommodate you for that season.
- 23) **Off Season Storage: PLEASE NOTE:** You are responsible to pay your personal property taxes to the Town of Bourne. Bay View Campgrounds, Inc. is required to submit the name and address of those persons storing personal property for personal property tax billing purposes. Past due personal property tax accounts will not be eligible for winter storage.
- RV units left on site without a Storage Agreement/Seasonal Camping Lease after October 15th @12pm will be subject to a daily \$5.00 storage charge.
- Preparation Required for Off Season Storage: ALL SLIDES/PUSH-OUTS/BUMP-OUTS MUST BE PUSHED INTO THE RV. A \$100.00 FINE WILL BE CHARGED FOR SLIDES LEFT IN THEIR OPEN POSITION.** Sites storing an RV must be cleared of all surplus items, including the removal of clotheslines and table covers, fireplaces cleaned and all household refuse bagged and placed in central dumpster or brought home with you. RV storage includes one set of platforms. All other items, including firewood, left on your site must be securely placed on your deck or will be charged a \$100.00 miscellaneous storage charge.
- Winterization of RVs by campground personnel** must be arranged prior to September 15th.
- Seasonal residents not storing RVs or not returning the next year** must clean site of all items before 12pm on October 15th, including platforms, miscellaneous debris and belongings, leaving the site as they originally received it, before RV leaves the park. **Please note:** Seasonal residents that opt not to store their RV receive no credit or monies returned to you for not using this service and your RV cannot return to park until May 1st. All miscellaneous personal items must be removed from the site prior to October 15th.
- 24) Occupancy of your site and grounds prior to initial seasonal registration is prohibited.
- 25) **All sites are assigned by the Management.** If your RV is sold, the existing site assignment is not automatically transferred from the prior owner to the new owner of the RV. Inquire at our office regarding the availability of the site assignment.
- 26) Management reserves the right to eject any and all violators of these rules without refunds and to have persons or animals removed who are considered detrimental to the health, safety or welfare of others using the campground and facilities.
- 27) **These Rules and Policies are subject to change without notice.**