

Sunsetview Farm Camping Area

57 Town Farm Road Monson, MA 01057

Phone: 413-267-9269 Fax: 413-267-3163

Website: www.sunsetview.com Email: camp@Sunsetview.com

2012 Seasonal Reminders

-Deposits for 2012 are due August 15, 2011. We cannot accept a deposit for next season if you still have a balance due for this year.

-We will not continue to hold your site for next season without a deposit paid on time.

-If you do not renew your seasonal contract for the 2012 season, you must take your trailer out of the campground by October 15, 2011.

-Those of you with existing structures, older trailers, and second trailers on your sites will not be asked to leave or remove your additions or trailers. These regulations apply to the future.

Refunds

-The \$500.00 deposit is non-refundable and cannot be used for any other function under any circumstance.

-You must contact us by April 1st if you are not able to camp for the season. If you have notified us by April 1st, and your trailer is out of the campground by April 1st, we will refund any monies paid with exception of the \$500.00 deposit.

-If you do not contact us before April 1st, that you will not be camping, you will lose your \$500.00 deposit in addition to your \$500.00 payment as a cancellation fee. You will be responsible for removing your trailer from the campground by April 15th or you will be charged accordingly.

-If for any reason you can no longer camp with us, we will refund for time not used meaning, the trailer is off the site and out of the campground, and we have been notified that you are not camping.

We will not however refund the \$500.00 deposit or the \$500.00 payment

-HOWEVER, NO SEASONAL REFUNDS WILL BE GIVEN AFTER JULY 1st REGARDLESS OF THE CIRCUMSTANCES.

Late Fees

-Seasonal prices are based on a paid in advance basis.

-A late fee of \$100.00 will be applied if the balance is not paid in full by April 1st.

-If you have not paid your seasonal fees in full by April 15th, you will lose your campsite, your \$500.00 deposit, and your \$500.00 payment. Your trailer and any other belongings or structures must be removed from the campground property by April 15th. If this is not done, the campground staff will remove your property from the campsite. A site clean up fee will be charged in addition to moving and storage fees. If unpaid fees are placed with an attorney for collection, you will be responsible for paying all costs of collection including but not limited to reasonable attorney fees and court costs.

Sunsetview Farm Camping Area does not offer long-term storage as a service.

Discounts

-Senior citizens age 62 or older can deduct \$50.00 off of their seasonal rate.

-To take advantage of the cash payment discount, all payments must be made with cash, personal check, or bank check. Debit cards do not qualify. The \$40.00 discount will be applied when the balance is paid in full. All payments must be on time. No cash discounts will be given after April 1st.

Camping Unit Regulations

-Trailers older than ten years cannot be used for seasonal camping.

(We reserve the right to make exceptions to this rule)

-We reserve the right to refuse entry to any unsightly campers, or campers with homemade additions.

- If an existing seasonal is interested in moving to a different site, the trailer that is moved on to the new site must fit the criteria of a new trailer coming into the campground.

(We reserve the right to make exceptions to this rule)

-Mobile Homes are not allowed.

-We no longer allow a second camping unit on a site. This includes tent trailers.

-We do allow tents. Only one tent is allowed per site, maximum size is 7'x 7'.

-We do not allow a Tent to be used as the primary camping unit.

-All camping units must have workable holding tanks.

-Holding Tanks must be piped into the sewer with threaded connections and have a clean out for our use. This is required in the event of blockage.

-Freshwater rinse lines must be immediately disconnected after use

Campsite Maintenance

- We do most of the maintenance for you. Please let us know if you need anything done such as, fireplace cleaning, trimming, etc.
- Lawn mowing is done on Wednesdays or Thursdays. Please remove any lawn decorations that may be in the way of the mowers.
- Do not cut trees or brush or alter the natural landscape of your campsite without checking with the office. Branch cutting and tree removal are done by the campground only during the spring and fall, unless they pose a danger.
- Campsites must be kept clean and free of excessive storage under and around the camper and campsite.
- We reserve the right to request that a campsite be cleaned if it is in unacceptable condition. If it is not cleaned, the campground staff will clean it for a fee.
- Be sure to remove clothes from clotheslines as soon as possible. Please remove all clotheslines when not in use or they will be cut and removed by the staff.

Campsite Guidelines -All changes must be approved by the office.

These facts are important for you to know before you make an investment into your campsite.

- Always check with the office on any changes to your campsite.
- Please note that we are continuing work on our electric and sewer lines. You need to be aware that many trailers, decks, and screen rooms may have to be moved. **Any screen rooms constructed after the 2008 season will need to be moved by you, the camper, not by Sunsetview.**
- Please know that when you are no longer camping with us, you will be responsible for removing any decks or screen rooms, as well as the camping unit and any other materials.
- Homemade sheds or sheds made of materials such as steel or wood are not allowed. We can approve Rubbermaid units that are made of rustproof material. The unit can be no larger than 7 feet x 7 feet. There can only be one unit per site and the unit must be placed to the back of the campsite. As with any changes to your campsite, you must check with the office for approval and placement of the unit. We reserve the right to refuse any storage unit not fitting with our specifications. Any storage unit that is not kept clean, or attractive in our view, or falls into disrepair, must be removed.
- Utility trailers are allowed at a rate of \$75.00 a season. However, they must be approved by the office. We will not allow unsightly, old, or homemade units. Only one utility trailer per site, and we reserve the right to limit the size of the trailer.
- Manufactured screen rooms are allowed-but must be approved by the office before purchasing or constructing. Please be aware that the room will need to be dismantled and removed when you are no longer camping with us.
- Tarps and large free standing carports are not allowed on campsites. You may use a manufactured carport in place of an awning. It must be no wider or longer than the trailer and it must be attached to the trailer. Only one allowed per site.
- Free standing screen rooms and dining canopies no larger than 10 feet by 10 feet are permitted. Only one allowed per campsite. Only manufactured structures allowed; nothing homemade.
- Tarps can be put on trailers for the winter only; they must be removed by May 1st.
- No wooden structures are allowed, with the exception of decks.
- Decks or platforms must be no longer or wider than the trailer.
- Only one deck per site, however exceptions may apply.
- Decks or platforms must meet Massachusetts Building Code. A copy can be obtained at the office.
- Plans for building a deck or platform must be submitted to the office before any construction begins to avoid any potential problems with the campground rules or Mass Building code.
- All decks must pass inspection by the campground regarding these codes.
- Homemade additions are not allowed.
- 1 Cord of wood is the maximum amount of wood that can be stored on a site. Meaning 4 feet lengths stacked 4 feet high by 8 feet wide.
- Refrigerators outside of the camping unit must be neat and out of view. Only a small apartment or dorm size refrigerator is allowed on an open deck.

Firewood

Do to the devastation caused by the Asian Longhorned Beetle and Emerald Ash Borer, we are complying with the requests from the Mass DEP and the USDA by restricting the transportation of firewood into the campground. Starting in 2011, if you plan to bring wood into the campground you must show documentation that it was obtained locally, and not within a restricted area. This problem is ongoing and we will do our best to keep you informed of any changes. Beginning in 2011, campers **not staying** with us for an extended period of time will not be allowed to bring in firewood. It will be too hard to regulate. Please spread the word to any friends or family who may camp with us as well. We hope that this will help prevent any further problems. The last thing we want to do is have a complete ban on outside firewood. Your cooperation is greatly needed and appreciated at this difficult time for our area forests. If you would like to learn more, and to view restricted areas, here are two websites that will have updated information. www.massnrc.org/pests and www.dontmovefirewood.org

Security Gate

The gate operates with cards which you obtain at the office for a deposit of \$15.00 each. You have the option of keeping the card as long as you camp with us, or turning it back to the office at the end of each season. Each card opens the gate for only one car. You will not be able to enter the campground between 9:00 pm and 9:00 am without a card. The exit gate opens automatically. The security gate is for your safety. Please keep your cards in a safe place and notify the office if you lose your card. In case of a loss, you will lose your deposit, and will have to purchase a new card.

Note to motorcycles and golf carts: please enter and exit through the space in the fence, NOT through the gate.

Visitors

-It is your responsibility as a seasonal camper to inform your guests of our fees and policies. You as the registered tenant will be held accountable for any problems arising from your camping party or guests.

-Please be sure to advise your visitors that there is a fee to avoid any confusion at the check in process. We will not admit visitors who become abusive with the campground staff.

-Please let the office know if you would like to pay for your visitors, otherwise they will be charged on entry to the campground.

-You also have the option of purchasing visitor passes for the season. Check the office for prices.

-Keep in mind that for someone to visit you, you must be at the campground.

-Day visiting hours are 9:00 am to 10:00 pm

-Overnight visiting hours are 9:00 am to 2:00 pm the next day.

-Please be advised to register overnight guests by 9:00 pm. If this is not done, a \$5.00 per person penalty fee will be charged.

-We do not allow visitors to bring their dogs. There are exceptions, please see pet regulations.

Pet Regulations

-Pets must be leashed, picked up after, and not left unattended.

-A current rabies vaccination certificate is required to be passed in to the office each camping season.

-Any pet causing a disturbance will not be able to stay in the campground.

-THERE IS A 2 DOG LIMIT PER SITE.

-Please be advised that we do not allow visitors to bring their dogs. If you have a seasonal guest who would like to bring their dog into the park on a regular basis you may register it on your campsite. We will need a rabies certificate and there cannot be more than 2 dogs registered on your campsite-including yours and any potential visiting pets. The 2 dogs registered must always be the same.

Propane

-We do not have a filling station. You can have 100 lb tanks. You must have a solid, level base for the tank. The tank must be chained to the trailer, and the proper adapter must be installed. We do deliver filled tanks to your campsite and remove the empty one. We cannot by law hook up or disconnect the tank for you.

The largest allowable tank is 100 lbs.

-We are under contract with one company, and that is the only company allowed to service our campground.

Electric Use

-Seasonal campsites have electric meters. Meters are read the fifteenth of each month and your electric service use will be put on your seasonal account.

-We do not make money on electricity. You are charged at the same rate that we are charged.

-The meters were put in place to help keep costs down for us and for you, our seasonal campers.

-Please be sure to pay your utility bill each month.

Water

-Producing water costs a great deal for us. We have to run wells, filters, testing, and many other fees associated with water production. We ask for your help and cooperation in conserving our water supply to help keep costs down for us and for you.

-There is no washing of vehicles or trailers for campers who are not seasonal.

-Seasonal campers will be allowed to wash their trailers, decks, golf carts, and vehicles only two times per season.

-We require that an appointment be made at the office. Only two appointments per day will be permitted, and no appointments at times of peak use. Peak use times are: after 3:00 pm on Fridays, Saturdays, Sundays before 2:00 pm, and Holiday Weekends.

-No sprinklers for your lawns; hand watering only with care please. We can provide tips for water conservation for you regarding watering grass and plants.

Pool/Pond

- Children 14 and under must be accompanied by an adult 18 years or older.
- This is Mass state law and is strictly enforced.
- Running, rough play, and excessive noise is prohibited in the pool and pond areas.
- Diving is not allowed due to shallow pool depth.
- Dogs and other animals are not allowed in the pool or in the pool area.
- Dogs are not allowed in the pond or on the beach.
- No food or drink is allowed in the pool enclosure, use outside patio.
- Please feel free to eat or drink on the beach, use trash receptacles please.
- When you dig on the beach, do not dig below the surface of the sand. Do not dig up stones, rocks, and other materials. - Please fill in holes when you are done-leave the beach as you found it.
- Persons having blisters, cuts, etc., are advised not to use the pool/pond. Any person having an infectious or communicable disease is prohibited from using a public pool/pond.
- Spitting, spouting water, blowing the nose, or discharging bodily wastes in the pool/pond is strictly prohibited. All children in diapers must wear appropriate swim diapers.
- Please use large floats and rafts in the swimming pond and not in the pool.
- Please observe all posted rules, management reserves the right to refuse admittance to or eject from the pool/pond premises, any persons failing to comply with any health and safety regulations.

Trash Removal

- All campground refuse is deposited into the dumpsters located at the campground entrance.
- The dumpsters are intended for camper's trash while they are camping, not for trash brought in from elsewhere.**
- It is unlawful to deposit batteries, refrigerators, air conditioners, tires, propane tanks, and waste oil into the dumpsters. These items are considered hazardous waste.
- Please do not deposit any large bulk items such as furniture, grills, cabinets, etc.** These items take up too much space in the dumpster. Please check with the office if you have a large item to dispose of. We can arrange to have an additional trash pick up for you for a fee.

Golf Carts

- Golf carts must be operated only by a licensed driver.
- Golf Carts privileges are only for our extended stay guests.
- Please do not consume alcoholic beverages while operating your golf cart.
- Golf carts owners must carry insurance. Please submit a copy of your current insurance coverage.
- Carts must obey all road signs including the speed limit of 5 mph.
- Reckless driving will not be tolerated.
- Please do not overcrowd the cart with passengers. All riders must be in a seat with no riders standing or hanging on the back of the cart.
- If you plan to ride your golf cart on trails you must sign a contract stating the trail rules available at the office.
- After dark golf carts must have and use a light.
- No golf carts between quiet hours: 11:00 pm to 8:00 am., with the exception of Sunsetview staff. Special permission can be granted for medical reasons.
- We do not allow campers to have gas operated carts.
- Only one golf cart per site is allowed.
- All carts must display the campsite number with the use of stick on **reflective** numbers on the front and back of the golf cart. HC must be displayed if the cart is operated by a handicap driver and will be parking in a handicapped parking space.
- If problems occur, they will be directed to the entire campsite, not the individual driver. Problems will be handled in the following manner: First offense a verbal warning will be given and recorded. Second offense a written warning signed by both the camper and Sunsetview staff and recorded. Third offense will result in loss of driving privileges for the camping season. The cart must be removed from the campground.

Vehicles

- All Vehicles must be registered and display a tag.
- Only licensed drivers can operate a vehicle.
- Speed limit is 5 mph.
- First offense a verbal warning will be given and recorded. Second offense a written warning signed by both the camper and Sunsetview staff and recorded. Third offense will result in loss of driving privileges for the camping season.

Bicycles, Scooters, Skateboards, and Other

- Riding toys are fun, and we want to make sure it's safe for everyone. Please notify your children of these policies.
- There is no place to skateboard in the campground. Therefore they are not allowed in the campground.** There is a skateboard facility in the Town of Monson.
- ANY MOTORIZED EQUIPMENT MUST BE OPERATED BY A LICENSED DRIVER. (This includes motorized scooters)
The only exceptions are **four** wheel children's ride on toys that do not operate at speeds of **over 5 mph.**
- Parental supervision is required to operate a ride on toy.**
- We require that persons 17 and under wear a helmet when riding in the campground.
- All bicycles and ride on toys must be registered at the office, and display the registration number given to you.
- Please do not ride with excessive speed and or recklessness.
- No bike riding after dark.**
- Please respect others by not crossing campsites.
- Please observe and obey all road signs.
- Do not ride down from Trailer Top Heights. If you are camping on the hill, ride on equipment must be walked down.
- No riding near or around entrance/exit gate, or pool patio.
- Do not ride inside any of the campground buildings.
- Do not block roadways or building entrances with equipment.
- No riding on equipment in the playground, or blocking the playground entrance.
- Any repeated offenses will result in loss of riding privileges.
- Motorized remote control toys must be operated in our recreation fields.**

Messages

- Messages will be posted on office bulletin board on the office deck.
- Only true emergency messages will be delivered.

Reporting Problems and Emergencies

- If you observe a disturbance, please be sure to report it to a staff member or to the office at once. The office number 413-267-9269. Leave a message if the office is closed, we will listen to it.
- If you need to contact a staff member after hours, you may ring the buzzer at the after hours office located at the campground entrance.
- There are also 2 staff outpost campsites: Robin, site 76, cell 413-374-2538 or Steve site 128, cell 413-531-7821.
- In the case of a true emergency, DIAL 911.**
- A public phone is located on the laundry building near the office.**
- Please make every effort to contact the campground office if you have called 911, or call the cell phones listed above. This will ensure that the campground staff can open the security gate and direct the emergency personnel to where they are needed as quickly as possible. Thank You!

Occupants

- Campsites cannot be sublet.
- Adding tenants to the campsite after the original contract has been signed does NOT give the additional tenants any right to continue camping on the site after the original tenants cease to camp on a regular basis.
- Maximum of four adults per site, exceptions may apply.
- We do allow the purchase of floater passes for persons 17 years and under only. Check office for details.
- No more than four adults are allowed on a site overnight.
- Children (17 and under) must be on a campsite with a responsible adult by 10:30 pm.
- Persons 17 and under cannot be left in the campground without adult supervision.
- Due to noise, we reserve the right to limit the size of groups gathered on a site at any time.

Other

- Please respect your neighbors at all times.**
- Remember to be courteous to those around you. If your good time is affecting someone else's experience in a negative way then it is too much and it will not be tolerated.**
- Observe Quiet Hours-11:00 pm to 8:00 am.**
- No radios during quiet hours. Fires must be down at 11:00 pm.**
- Radios and other audio equipment are to be kept at a low volume at all times.
- Excessive use of alcohol by adults and drinking by minors is absolutely not permitted.
Any repeated infractions of this rule will result in eviction.
- You as a camper should carry your own insurance on your trailer to protect against theft, vandalism, and damage from wind, fire, water, freezing, hail, snow, or falling trees.

Other, continued

- Weekends start on Friday 3:00 pm and end Sunday 2:00 pm-unless it is a Holiday Weekend.**

- Excessive hammering and other construction are not allowed on weekends.
- Use of any type of power saw is strictly forbidden on weekends. Please check with the office if you plan to use one during the week.
- Please be sure to acquaint yourself with all of our rules. A complete set is in our campground vacation guide.

Sale of Trailers

- You must notify the office if you plan to sell your trailer.
- If you sell or gift your trailer to someone, please know **the campsite** the unit is on **is not included** in the sale. When you are done camping, your trailer needs to leave the campground. The only exceptions would be if the trailer fits our criteria and the purchaser is an existing seasonal or next in line on our waiting list.

Three Strikes Policy

- If we have an issue with a campsite three times, the campsite, or the campsite's privileges will be in jeopardy.
- If we deem the problem or problems are serious enough, there will be no warnings.

A Word of Thanks

The Carpenter Family and Sunsetview Staff would like to thank you for taking the time to read through these reminders and regulations, as well as the reminders in our campground vacation guide. These rules are made to ensure the safety and enjoyment of everyone, and to preserve and enhance the beauty of the campground.