

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 on 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. 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 will not be tolerated.

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. Normal household trash shall be deposited in one of the 4 dumpsters provided. Make sure each of bear proof doors is properly closed. Recyclable items: glass, cans, hard plastic (i.e. water and milk jugs), paper, newsprint and cardboard shall be placed in the recyclable bins. TVs, Furniture, mattresses, grills, old cinderblocks, construction debris, electronics, tires, refrigerators, wood and leaves etc. are not to be brought to either dump area. Please contact Resort management for instructions for the disposal of these items.

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.

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. 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. 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 weedwacking. Woodpiles need to be orderly and kept to a maximum of 9 square feet. You are responsible for maintaining attractive landscaping and upkeep on your site. Only brown, green and silver 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 4.5 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: clothelines, rope lights, or cables. Do not alter your site in any way without prior approval of Resort management. No work shall be done on your site from 5pm on Friday until 8am Monday morning from June 24th to September 6th.

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. In addition, please note the following:

- Snow roofs or structures similar in nature to snow roofs are not permitted under any circumstance.

- 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 12' 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 12' 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. Decking and/or deck railings cannot exceed 42" in height.
- All sheds must be manufactured by a manufacturer approved by Resort Management and be the "Cape Style" shed with a footprint no larger than 6' x 6'.
- Sheds or other accessory structures that fall into disrepair as determined by Resort Management or the Town of Ossipee Code Enforcement Officer must be repaired or removed as directed by resort management or the CEO. Failure to remove or repair sheds or accessory structures that fall into disrepair shall be deemed a default under the terms of the Seasonal Site Agreement and result in eviction.
- Storage of flammable or hazardous materials in storage sheds or accessory structures is prohibited.
- Permanent foundation sheds are prohibited. Any form of habitation in a shed is strictly forbidden.

Notwithstanding the foregoing, in the case of any existing ancillary structures which fail to conform with the foregoing provisions, Resort Management will provide campers with a reasonable opportunity to phase out the structures over time, so long as the same camper remains in occupancy of the site on which the nonconforming structure presently exists. Upon turnover of a campsite with a nonconforming structure, the existing camper shall be required to remove the structure at his/her sole expense.

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.

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. You are responsible for the disposal of old fire pit materials. You may not throw the 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.**

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, or mopeds allowed in the Resort.

VEHICLES & PARKING. There shall be no more than two vehicles per site during the summer months, one of which may be a boat or pwc on a trailer. There is no parking allowed on empty campsites. Extra cars must be parked at the gatehouse 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.

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 "For Sale" signs or sales solicitations within the Resort.
- *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, paint ball guns or slingshots.
- *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 \$1 million 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 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 drivers license.
- 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 may be one of the two vehicles allowed per site during the summer months.
- 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 the beach.
- No swimming after dusk.
- All alcohol should be in "koozies" 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.