



## 2025 Seasonal Handbook

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## Pets

Pets are welcome at Camperama but the following rules are strictly enforced:

- Pets must be on a leash at all times.
- You must clean up after your pet.
- Pets cannot be left unattended at your campsite.
- Pets with a history of biting cannot be in the campground.
- Dogs must not be allowed to bark constantly in a way that causes other guests to complain.

## Campers, Site Maintenance and Aesthetics

The following are intended to help maintain the aesthetic beauty of our surroundings:

- All new campers coming into the campground or being sold and placed on a new site must be less than 20 years old.
- Seasonals are responsible for maintaining their sites throughout the year including spring cleanup, lawn care, and general upkeep.
- Please do not keep piles of lumber, trash, or other debris at your site.
- Tarped roofs during the season are not acceptable except while waiting for scheduled repairs.
- Sites are not to be used for storage of materials not actively being used during the camping season.
- All structures on site and modifications to decks and the exterior of campers must be approved.
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- Structures over the roof of a camper or slide outs are not allowed.

## Vehicles

- Vehicles are limited to 2 per site. There is additional visitor parking available if needed.
- All vehicles within the campground must display a campground window sticker, or visitor pass.
- Please help us keep the main field free of vehicles.
- Utility trailers may not be stored on site.

## Wood and Campfires

You are welcome to stack up to ½ cord of firewood on your campsite.

- Fires must be small, under control, in designated fire pits, and attended at all times.
- No out of state firewood may be brought into the campground.

## Decks

All decks must be approved before installing or modifying. All new or modified decks must meet the following minimal requirements:

- Decks must be pressure treated with minimum of 2x4 and maximum 2x6 framing 16 inches OC.
- Decks must be constructed in separate sections no larger than 64 square feet. Sections cannot be attached in any way except with a galvanized brace that's visible and easily removed.
- Deck surfaces must be constructed from pressure treated or other rot resistant decking material. Plywood (including pressure treated) and OSB surfaces are not allowed.
- A maximum of 350 square feet of deck space is allowed per site including all stairs and deck structures.
- Lower river sites (that flood) can have a maximum of 200 square feet of deck, all 4x8 sections with 2x4 framing.

## Hard Awnings over Decks and Slideouts

- Existing hard awnings over slideouts or decks may be replaced or repaired. New hard awnings over slideouts or decks are not allowed.
- Canvas/cloth awnings or gazebos may be used by permission but must not be used for storage.

## Park Models

No additional “park models” or “destination campers” are allowed. Existing park models may be replaced but must meet be single bedroom units, have less than 400 square feet of living space, have a flat roof and have holding tanks installed. Standard RV trailers have an AC & DC electrical systems, RV refrigerators (propane & electric), non removable hitch, black, gray, and pressurized fresh water tanks, RV toilets and are designed to be fully self contained and towed regularly. All RVs must be approved before entering the campground.

## Golf Carts and Motorized Vehicles

You are welcome to use a golf cart or motorized electric bicycle within the campground if you are over 16. ATVs and other utility vehicles are not allowed to be used for transportation around the campground. Please note the following:

- Speed limits (6 MPH) apply to golf carts and power assisted bicycles even if being pedaled.
- Only non modified electric and gas golf carts are allowed.
- You must provide proof of liability insurance for your cart.
- Golf carts may not be operated while drinking or intoxicated. This rule will be strictly enforced.
- Golf cart drivers are not permitted to handle any alcoholic beverages while driving.
- Golf carts should be driven on road surfaces only except when pulling into a site.
- You must be 16 years of age to drive a golf cart or use a power assisted bicycle.
- You are responsible for the actions of anyone that you loan your golf cart to.
- Seasonals that do not abide by these rules will be asked to take their golf carts home.
- All golf carts are required to have site numbers clearly labeled on the side of their cart.

## Pump Outs

- Onsite pump outs may be requested by placing a pump out tag in the box at the store.
- Pump outs are not done on the weekends (starting Friday at 12:00 pm) or holidays.
- Seasonal sites without sewer connections have 12 included pump outs. Additional pump outs are available for \$5.
- It is your responsibility to ensure that your tanks are empty for the winter!

## Guests

A seasonal site is rented to two adults and their dependent children that still live at home. Others may visit according to the following guest policy:

- You must be present to have guests at your site. Guests are not allowed to visit your site by themselves unless paying the full site fee less a 20% discount.
- Guest fees are \$8/person, or \$5/person if out by 9:00 PM. Less than 10 years of age is free.
- A season long guest pass may be purchased for an individual for \$100 to visit an unlimited number of times throughout the season. Normal guest rules apply.
- Seasonals are responsible for ensuring that their guests are registered and have paid the appropriate fees.
- Guests are limited to 6 per site unless under special arrangement.

## Sheds

- 1 Rubbermaid type shed or storage unit, deck box, etc. is allowed following approval. Maximum size is 7' x 7'. Tents and other structures may not be used for storage.

## Trash

- Trash disposal is available near the barn yard. The charge is \$2 or \$3 per bag depending on size.
- Burning trash is illegal in Vermont and is not allowed within the campground.
- We can only accept bags of household trash. Bicycles, old grills, TVs, lumber, etc. are not accepted.
- Recycling is mandatory in Vermont and provided free of charge at the campground.

## **Peace and Quiet Enjoyment of Other Guests.**

Quiet hours are 10:00pm – 9am Sunday-Thursday and 11:00pm - 9am on Friday and Saturday.

All campers are required to respect the peace and quiet enjoyment of other campers as requested by the owner, operator, or agent of West River Camperama.

## **Pool**

Please note the following rules for the pool:

- No diving, running, glass bottles, or swimming alone.
- Children under 16 must be supervised by an adult over the age of 21 at all times.

## **Child Safety**

Please remember the following safety rules for children:

- Children must be attended at the river, pool, and ponds at all times.
- Children **MUST** wear life jackets when using any floating device in the river.
- Bicycle riding is not allowed after dark – this includes adults!
- Bicycles are not allowed on the hills near the pool.
- Children under the age of 21 may not be left without adult supervision at the campground.

## **Late Payment Policy for Sites**

- Site deposit is due with contract by Labor day. Full site payments are due by May 1<sup>st</sup>.
- Payments received after the due date will be assessed a late fee of \$25.
- Persons from sites not paid for in full after 12 days will not be allowed access to the campground.

## **Electricity Payments**

- Electricity will be billed 2 times per year – in July and October and are due within 15 days of receipt.
- Late payments will be charged a \$10 late fee.
- Power will be turned off at sites that have not paid their electric bill in full after 30 days.

## **Removal and Termination**

- Pursuant to 9 V.S.A. § 4410, management may remove or cause to be removed from the campground any person who does any of the following:
  - (1) refuses to pay registration or fees;
  - (2) violates any municipal or State law; or
  - (3) violates the rules of this handbook or other published and posted rules of West River Camperama.
- A person who refuses to leave the property immediately after he or she has been told to do so by management shall be in violation of 13 V.S.A. § 3705(a) and may be prosecuted for unlawful trespass. If any conduct involves the use of a motor vehicle, the person may be prosecuted for any applicable violation of Title 23 of the Vermont Statutes. A law enforcement officer on request of the owner, operator, or agent may remove the person from the premises.
- Management shall take reasonable means to protect any personal property left at the campground by a person who has left or has been removed. Any personal property left at the campground shall be reclaimed no later than 6 months of the date the property has been left at the campground. If personal property has not been reclaimed after 6 months, management may dispose of it in a commercially reasonable manner. Any monies received on such disposal shall be applied first to the cost of disposal, second to the moving and storage costs, thirdly to any overdue rent, additional rent, or charges and other monies due under the Seasonal Campsite Agreement, and the remainder shall be sent to the prior owner.
- Any person that is removed from the campground pursuant to this section will not be refunded his or her seasonal lot fee, unless expressly agreed to by management in a written agreement.