

LAMB CITY CAMPGROUND
2023 SEASONAL & MONTHLY CONTRACT

85 ROYALSTON ROAD * PHILLIPSTON * MA * 01331 * 978-249-2049 * WWW.LAMBCITY.COM

GUEST INFORMATION PAGE

SITE # _____

ADULT 1 _____
(PRINT FULL NAME) (SIGN)

ADULT 2 _____
(PRINT FULL NAME) (SIGN)

CHILD 1 (OR GRANDCHILD) _____
(PRINT FULL NAME) (AGE)

CHILD 2 (OR GRANDCHILD): _____
(PRINT FULL NAME) (AGE)

CHILD 3: _____
(PRINT FULL NAME) (AGE)

CHILD 4: _____
(PRINT FULL NAME) (AGE)

SUBSTITUTE ADULT _____
(PRINT FULL NAME) (SIGN)
(PERTAINS TO THOSE WHO DO NOT HAVE CHILDREN UNDER 18)

NUMBER OF PETS: _____ VACCINATION DATES: _____

HOME ADDRESS: _____
(STREET) (TOWN) (STATE) (ZIP CODE)

MAILING ADDRESS: _____
(STREET) (TOWN) (STATE) (ZIP CODE)

PHONE # (HOME) _____ (CELL) _____ (EMERGENCY) _____

EMAIL: _____

VEHICLES ON SITE (PLATE # AND STATE): _____

TRAILER: _____
(YEAR) (MAKE) (MODEL)

LIABILITY INSURANCE COMPANY (TRAILER): _____

LIABILITY INSURANCE COMPANY (GOLF CART): _____

Adult 1 _____ **Adult 2** _____

PLEASE READ THE TERMS & CONDITIONS CAREFULLY. OCCUPANTS WILL BE REQUIRED TO SIGN THE FORM INDICATING YOUR AGREEMENT & UNDERSTANDING AS A CONDITION OF OCCUPANCY. RATES & CONTRACT SUBJECT TO CHANGE. PLEASE SIGN ALL PAGES & RETAIN A COPY OF THIS CONTRACT FOR YOUR RECORDS.

SEASONAL DATES & STORAGE

The occupancy period for seasonal sites is October 16, 2022 through October 15, 2023, the storage or off season portion being October 16, 2022 through May 15, 2023 and the usage period being May 15, 2023 through October 15, 2023. Seasonal sites are to be used by guests who have a permanent residence elsewhere.

LAMB CITY CAMPGROUND [LCC] is not to be used as a guest's primary form of residence. In the event that the guests were to use the site fulltime, they would pay the monthly rate during that period. This contract continues until a new contract is made and/or occupancy is terminated. An annual rate page shall be signed and attached to the contract before every season.

ALL TRAILERS & GOLF CARTS MUST HAVE LIABILITY INSURANCE ON FILE WITH THE CONTRACT. The park carries no insurance which covers any loss whatsoever that a guest may have or claim as a result of using the space provided. A guest must obtain their own insurance to protect themselves and their property against all perils. [LCC] shall not be liable for personal injury or property damage or loss from theft, vandalism, fire, water, hurricane, tornado, earthquake, wind, rain, explosion, bursting pipes, power surges, electrically or propane caused fire or explosion or any other cause whatsoever. All guest's and visitors using LCC facilities do so at their own risk.

The campground will maintain the underground sewerage system, the water to the connecting faucet, and electricity to the service outlet box, as well as the cable connection. Please do not attempt to fix any of these, and notify the office if something is not working properly. Water is shut off during the winter months.

SITE USAGE

- The individuals on this contract are the only guests permitted to utilize the site and unit.
- A family is defined as two adults and their four unmarried children (who live at home). Adults are considered 18 and older.
- Substitutions for the above may be made as follows:
 - If there is only one guest, you may list two additional persons on your site;
 - If there are only two people as guests, you may list one additional person on your site;
 - If you are a single parent with children, you may list one additional person, but not the children of both families.
 - If there are two adults, grandparents can add two grandchildren OR a third adult.
- In each case, legally listed guests pay nothing extra, anyone coming in with them would pay the visitors fees.
- Children are NOT permitted in the campground by themselves; a parent or responsible designated adult must be present with them at all times.
- Photo IDs for all adults must be provided with all contracts.
- The park reserves the right to all sites at reasonable times for the purpose of inspection and maintenance.

SUBLETTING

- Subletting of sites is NOT allowed. Subletting is defined as to lease or rent all or part of a leased or rented property. The individuals on the application are the only guests permitted to utilize the site and unit.
- If you want another family to use your site and camper they will have to register and pay according to the daily rates as if they were to bringing in their own camper.
- Registered guests (individuals on this contract) are to call in advance if they want to allow a family member to use their camper while they are not there.

SITE APPEARANCE

- No seasonal trailers over 15 years old allowed in the park.
- All camping units shall be self-contained. No park models, mobile homes, buses, homemade units, or undesirable camping units permitted in the park.
- Campers over 102" wide will only be allowed if sold and set up by LCC.
- Campers over 102" wide require skirting at all times. See section on skirting materials.
- Unsightly or excessive storage on site is not allowed.

Adult 1 _____ Adult 2 _____

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SITE APPEARANCE (CONTINUED)

- Full size refrigerators, washers, and dryers are not allowed outside. We have laundry rooms available.
- Work items, such as; ladders, staging, trucks (other than daily transportation) are not allowed on site.
- No utility trailers, boats, boat trailers, truck tractors, large box trucks, or car dollies etc. are permitted on site.
- No additional tents, trailers, motor homes, vans or other camping units permitted on site.
- Seasonal campers are expected to mow and trim their own sites and keep sites looking clean. Mowers are available free of charge upon request at the store. If we contact you to clean your site and are ignored, we will mow the site and will charge accordingly.
- Only one picnic table provided by the park is permitted. No grills are permitted on the picnic tables.
- Brown or Green tarps are permitted to cover items on site. No blue tarps. Tarps should be in good condition, not tattered or painted.
- Playground equipment (slides, swing sets) are not permitted due to insurance reasons.
- No **"For Sale"** signs are to be posted inside the park on any camper. Flags are not permitted without management permission. This includes political or offensive flags on golf carts.
- At any time management can perform inspections of sites and request that they be immediately fixed.
- No washing camper units between Memorial Day and Labor Day. No washing on Friday, Saturday or Sunday. Washing only during mid-week. Camping units must be cleaned annually.
- Only factory made antennas for camping unit, or satellite TV dishes are permitted. Satellite dishes must be mounted on the unit or placed on the site (not near or in the road). Outside remote antennas for CB's, short wave radios, or WIFI extenders are not permitted.
- The park reserves the right to correct unsightly situations with sites or RV's after a request to the guest in writing has been mailed or delivered in hand seven days prior.
- When the site is vacated at the culmination of the seasonal period, the site must be left in a neat and clean manner with no items remaining on the site.

SEWER

- Connections must be tight, odor free and not dripping on the ground.
- Do not put a slinky style sewer pipe directly into the sewer connection. Gravity and suction can pull the pipe into the sewer main and cause major blockages.
- It is your responsibility to educate yourself on proper trailer dumping techniques to prevent blockages in your trailer or at your connection to the sewer main. We are always available to walk you through the correct way of processing the waste from your trailer to the sewer main.
- We have septic systems within our park, which means normal waste (fecal matter, urine, septic safe toilet paper and water) should be the only thing you dump into the septic main. Grease, harsh chemicals, paper towels and sanitary napkins will over time disrupt or damage these septic systems.
- Only environmentally, biodegradable safe holding tank chemicals may be used. RV biodegradable toilet tissue must be used to help maintain the integrity of the parks septic system.
- A sanitary seal must be used at ground connection.

ELECTRIC

- A seasonal or monthly electric use fee will be charged to the site and is payable to LAMB CITY CAMPGROUND. Each site has an electric meter. Meters are read and billed once a month for monthlies and twice a season for seasonals. An allowance of \$50 is given to seasonals (once) and an allowance of \$25 is given to monthly campers (monthly). Electric use over the allowance will be billed to guest accordingly. Payment is due within 2 weeks of the receipt. Fees not paid will be charged to the credit card on file.
- All electric connections must be watertight and shock free.
- If you notice any issues at your electric post, do not attempt to repair it yourself. Contact the store and our maintenance department will take care of any utility issues.

Adult 1 _____ Adult 2 _____

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CAMPER SCREEN ROOMS / DECKING / SKIRTING

- Length – less than the body of the camper, Height – less than the camper, Projection – 8' or less
- Complete roll out awning made for RV only. No homemade or altered awnings will be allowed.
- The deck can be constructed of wood.
- Decks must be readily removable. Deck sections shall not exceed 4' x 8'. Decks shall not be screwed together.
- The low end of the deck must be less than 7 inches off the ground.
- Walls must be at least 75% screened.
- Must be designed for camper use and dismantled each fall and reassembled in the spring unless other arrangements are approved by campground. The exception is screen rooms sold by [LCC], sold for that purpose.
- All electric in add a room must be GFI'd.
- If you choose to skirt your camper, the materials can be; vinyl, or canvas, and must be designed to be used as skirting.
- Please discuss all proposed additions with management before ordering.

STORAGE BUILDINGS (SHEDS)

- Storage buildings may be up to 8' by 6' by 7' high
- Electric must be GFI'd and approved prior by [LCC].
- All buildings must be made of plastic and be bought in department store or from campground.
- No wood structures allowed. No metal structures allowed.
- Site shall contain no more than 1 storage building. Carports are considered a storage building.

VEHICLES

- The posted speed limit throughout the campground is 5 MPH. All guests and visitors are expected to abide by the speed limit. This is strictly enforced.
- Guests are requested to curb all unnecessary driving throughout the park. Unless it is a necessity, do not take your cars to the pools or pond, there is very limited parking in these areas.
- No more than two vehicles per site. All other vehicles must park in visitor's spaces.
- Parking in the roadways is not permitted.
- Parking on unoccupied sites is not permitted. People show up off the road for single night camping. Sending a new camper to a site with a vehicle on it and no one around to move it leads to much frustration.
- Repairing of motor vehicles on site is not permitted. Vehicles on blocks is not permitted. Absolutely no Oil Changing at any time in the park.
- Winter storage of vehicles (cars / trucks) is not permitted.
- All vehicles must be registered with the park.
- Excessively loud vehicles (open pipes) are not permitted. This includes cars, trucks and motorcycles. It is up to management if your vehicle is too loud and not allowed entrance to the park.
- Driving under the influence of drugs or alcohol is not permitted within the park. Please drive responsibly.
- Washing vehicles (cars / trucks) in the park is not permitted at any time.

GOLF CARTS

- Only electric golf carts allowed in the campground. Absolutely no gas powered golf carts are allowed.
- Each golf cart operator must have a valid driver's license.
- Drivers must keep to the roads, not on the grass or crossing other sites, drivers must utilize the rules of the road.
- Speed limit is 5 MPH.
- No driving under the influence of alcohol or drugs.
- A headlight and taillight are required on all golf carts.
- No modified height. No lift kits or oversized tires, etc.
- All golf carts MUST be registered with LCC, and ALL golf cart drivers MUST be registered with their carts.

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GOLF CARTS (CONTINUED)

- All golf carts must present LCC proof of liability insurance each year the golf cart is utilized.
- A golf cart registration form can be requested, and must be completed and returned if you are expected to have a golf cart on your site.
- Golf carts are to be parked on the site no later than midnight.

CURFEW & QUIET TIME

- Children between 1 and 17 years of age must be on their site by 10pm.
- Any child under 7 must be accompanied by an adult.
- Quiet hours are from 11pm to 8am. No outside TV's and/or radios during this time. Spot lights and excessive lighting shall be shut off during quiet time as well.
- If someone is keeping you up, please let us know immediately, do not wait until the next day. We can be reached at 978-249-2049, 978-895-6141 or 978-895-7764.

PETS

- Pets are allowed, however, no large, aggressive or over protective dogs are allowed.
- It is entirely management's discretion as to what we feel is acceptable or not.
- No ferrets or snakes.
- All pets must have had their rabies shots (including cats) and vet paperwork must be in our office before animals can enter the park. We strongly recommend that cats have Leukemia shots.
- Pets cannot be tied outside and/or be left unattended,
- Continuous barking or yipping will not be permitted.
- You must pick up your pets droppings and dispose in the trash.
- Dogs/cats (pets) are not allowed at pools, the playground or any large functions areas.

FIRES / FIREWOOD

- Fires are only permitted in the fireplaces provided at each site. No stacking or moving of fire rings. No wood stoves.
- Do not leave a burning fire unattended.
- Do not let your flames exceed 3' high.
- Please be careful with fires; we are heavily wooded area and would like to keep it that way. Many towns do not permit fires; we are fortunate to be allowed to have open fires. Let's keep our good record and continue to exercise good fireplace habits.
- There must be an adult on your site while fires are going. No one under the age of 18 shall be left alone to maintain the fire.
- No outside wood shall be brought into the park. Due to insect infestation we have now been forced to limit our exposure by keeping wood suppliers local and clean. Numbers of local delivery services can be requested from the office. Once wood is delivered it must be stacked neatly that weekend.
- No more than ½ cord of firewood allowed on any seasonal sites.
- No pallets or wood with nails should be burned in the fire pits.

TREES

- Do not attach ropes or chains to trees.
- Do not drive nails into trees.
- Do not cut, saw, bend or manipulate branches or trees without management approval.
- Laundry lines are not permitted.
- The park is not responsible for trees or limbs falling due to snow, wind, or any weather condition.
- Hammocks are only permitted if used with 2 inch strap (no ropes) and must be taken down when not in use.

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WINTER CAMPERS

- You are fully responsible for heat taping and insulating both water and sewer lines from the ground to the camper. If problems result due to guest negligence, the guest is responsible for repairs.
- It is your responsibility to shovel your own site. Please do not put snow into main roads.
- Please do not block roads with vehicles to allow for plowing.
- Seasonal campers will no longer have access to gate cards off season AT ANY TIME under any circumstances.

VISITORS

- The rate for visitors is \$10.00 per person.
- Visitors are required to register before entering the campground. This requires their license plate and names of all individuals entering the campground. **Photo IDs are required of all adults visiting.**
- Visitors are not allowed if the family registered to the site is not present.
- Visitors are expected to follow the same rules and regulations as registered families.
- No pre paid visitor passes allowed.
- Visitors are not allowed to bring pets
- If you would like to have your visitors use your card you must meet them at the office.
- Car passes must be displayed at all times on vehicle dash.

GATE

Our park has a closed gate. We register all people coming in the park so we know who is here at all times. The local police scan these lists to make sure we do not have individuals within the park that shouldn't be here. With that being said:

- Gate Cards are for the use of guests registered to the site only.
- Do not give these cards out to friends or other related persons.
- We have a very secure and safe operation here, we must know everyone who comes and goes. The rule is for everyone's protection and we expect total cooperation. As of the Fall of 2017 all persons entering our gate will have to show a photo ID that we will keep on file.
- All service work providers must check in with the office first. No service person shall be permitted to do any work in the park without a certificate of insurance.

MESSAGES / MAIL

- Messages will be posted in window at the office.
- No messages will be taken over the reservation lines (800 292 5262).
- Direct all your callers to call 978 249 2049.
- No mail will be accepted.
- Lamb City Campground or 85 Royalston Road, Phillipston, MA 01331 may not be used as a legal address for any guest.

TRASH / RECYCLING / FIRE PIT ASHES

- Please separate trash from paper/cardboard recycling. Trash can be bagged and brought to the dumpster located near the gate by the store. Only bagged trash is permitted in the dumpsters. (No furniture, appliances, propane tanks, grills, canopies, etc.)
- Cardboard Recycling: Please break down all cardboard & paper and lay it flat in the appropriate recycling bin.
- Fire Pit Ashes
 - Please put ashes into a container that can be taken and returned by our staff. Leave at the edge of your site and contact the office. Make sure container is labeled with your site so it is returned.
 - We have a location to dump out fire pit ash, do not put this in the dumpster or throw into the woods.
 - Do not put actively smoldering ashes into the container for pick up. Make sure it is completely out.

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SWIMMING POOLS

- No lifeguards on duty, swim at your own risk and be responsible. Please obey all postings.
- Someone over 21 must accompany children under the age of 16. Swimming alone is not allowed. Do not leave children unattended, even for just one minute.
- Floats are allowed only if there are 3 or less people in the pool.
- Balls or other throwing type items are not allowed except in the 4ft pool for volleyball only.
- Running on concrete decks, throwing people in the pool, horseplay, bombarding, cannon balling others in the water is not allowed.
- No glass containers in or around the swimming area.
- No smoking inside swimming area.
- No pets around or inside swimming area. This includes the grass areas outside the pools.
- No food is permitted within the pool area. Picnic tables are provided outside the pool gates to eat at.
- If you see a problem, especially in the pool, please let us know immediately.

PLAYGROUND

- Please supervise young children.
- No glass bottles permitted in the playground areas.
- No pets are permitted in the playground areas.
- Playground is closed at 10pm. Children and adults should not be in the playground after 10pm.

BICYCLES

- Please explain to your children the importance of riding safely.
- Do not cut through sites.
- Only one rider per bike at any time.
- Riding after dark is prohibited.
- We suggest that children age 16 and under wear a helmet while riding bicycles, skateboards, roller skates or blades.
- Bicycles should follow the same rules as vehicles on the road. Stay on your side and do not pass traveling vehicles. And please explain to your children that they are small, and large RV's or Trailers cannot see all areas around them. Please have them respect the space around these traveling campers to avoid any accidents.
- Bicycles should not be left in the road and must be parked in provided racks throughout the park.

FISHING / BOATS

- Fishing hooks can be dangerous. Please teach your children proper casting techniques.
- Always be aware of others traveling or fishing around you.
- Please do not litter. Bait, lures and containers must be properly disposed of. And please do not leave your cigarette butts all around the area you're fishing at. Leave Mother Nature in better condition so the next fisherman can enjoy the same spot.
- Shore fishing at night is permitted as long as you respect quiet hour.
- No boating after dark.
- Fishing in our park is a catch and release program.

FISHING / BOATS (CONTINUED)

- Boats can be docked at the pond. They must be locked up when not in use. While locked up, boats must have the site number written on them.
- Boats must be removed from the pond at the end of the season.

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CONDUCT

- Obscene language, drunkenness, disorderly conduct, possessing/selling/using illegal drugs is strictly prohibited. Guests may be asked to leave immediately with termination of the seasonal contract resulting and local police will be contacted.
- No fireworks of any kind to be used on premises.
- No firearms, B.B. guns, pellet guns or hunting bows.
- **No open use of marijuana.**
- Business may not be conducted from the property.
- Drones, ATV's, motorized scooters, hover boards, mopeds (or similar vehicles) are not permitted to be operated in the park.

BALANCES AND BILLS

- A deposit of \$700 is required for any seasonal site. The remaining balances are due by April 15.
- The Seasonal Rate Page attached details the balances owed and must be signed.
- If balance is not paid in full, trailer will be removed from the site and remain in storage until balance is paid forfeiting the site. If balance is not paid in full by the end of the season, October 15, while trailer is in the storage, the trailer will be considered abandoned property. [LCC] will take possession of the property and dispose of it as we see fit.
- All bills must be paid within 14 days i.e.: work orders, propane, etc. Any bills in arrears will be subject to the above rule.
- No campers shall leave the premises with any unpaid balances. If the camper is removed before balances are paid, the guest agrees to have [LCC] charge their balance to the credit card on file.

UNDERSTANDING & COMPLYING WITH THIS CONTRACT

I agree as the adult, parent or guardian of any minor child in my custody participating in the above described seasonal contract, that it is my obligation to inform them of the rules and regulations of the campground and of the terms of the seasonal contract. It is also my responsibility to inform any visitors of these rules and regulations as well and to make sure they are followed.

This agreement is a revocable license and not a lease. Participants do not acquire any benefits or protections under the Massachusetts landlord / tenant laws.

The camping guest by accepting this agreement understands that they have not in any way relinquished the care, custody, or control of the recreational vehicle or its contents, or waived their responsibility to park, lock, secure and protect the unit.

[LCC] has the right to terminate a reservation at any time for violation of appearance, rules, or regulations specified in this contract, or by management's discretion. The guest acknowledges that they have made a copy of this contract, have read, and agree to abide by the provided information. A blank digital version is available on the [LCC] website.

I understand that not complying with these guidelines could result in the loss of camping privileges without refund.

The guest(s) assume all responsibilities for both parties of any legal fees that may incur from dispute.

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