

# Seasonal Camper Rules

1. Please review the Policies for Seasonal Campers at Pioneer Campground Montrose SD. It is important that you understand and abide by the policies in place. **IT IS YOUR RESPONSIBILITY TO REVIEW SEASONAL RULES AND POLICIES YEARLY TO KEEP UP TO DATE ON CHANGES.**

## **SEASONAL SITE RULES**

**All rules will be enforced.** Emergencies or staff abuse that occurs will require written reports will be filled out and placed in your file for management/owners to review. **If there are numerous issues, concerning any particular site/sites may warrant a visit from management and may result in eviction without refund.** After a review of reports at any time of the season, management then reserves the right not to renew/ evict during/end of the season.

PLEASE NOTE: Security and Management reports are private and will not be released to campers to protect the privacy of individuals that may be mentioned in reports.

## **Smoking/ Vaping Cannabis within the park:**

Cannabis is prohibited in outside public areas within the park:

1. On roads and paths
2. In public buildings
3. On-site around the campfire
4. Play and field areas
5. Pool area

Campers will only be permitted to smoke/vape Cannabis inside their campers/trailers/motorhomes. Manager, and staff reserve the right and is at their discretion to ask you not to smoke in your campers/trailers/motorhomes if complaints arise from the surrounding neighbors concerning smell and second-hand Cannabis smoke impeding on their site or in their campers/trailers/motorhomes.

Anyone violating our Cannabis policies will have a report made and reviewed by Manager.

**New Incoming Seasonals**– Trailers must be 15 years old or newer and in good repair. If it is deemed unfit by the city of Montrose you will be asked to remove your trailer and refunded your remaining balance for the season.

**Fees** – All fees are to be paid on time. Spring fees are due on the first opening day of the new season. Payments can be made at the office during business hours. If you need to make special arrangements for payment, it is YOUR RESPONSIBILITY to do so BEFORE payment deadlines.

1. Seasonals requiring a payment plan will be required to pay \$200 on top of the seasonal fee to accommodate administration and time
2. You can pay anytime or any amount on your seasonal site during the winter months through.

It is your responsibility to notify management by email to [montrose@goldenwest.net](mailto:montrose@goldenwest.net) of not returning for the following season no later than April 1st so the site can be rented, and readied for a new incoming seasonal.

All seasonals are required to pay seasonal payments before or by end of the opening day. Any seasonals that decide after opening day and after the seasonal fee is paid: to leave on your own accord for no valid reason once the season has started no refund will be given.

If payment has not been received by opening day or a payment plan has not been paid or approved by end of the opening day; maintenance will shut water and electricity to the seasonal site until payment or alternative approval is paid and approved. If payment or alternative approval is not paid or approved in a week (seasonals responsibility), an eviction will be issued and the site will be given to another seasonal on the internal or external waitlist.

A seasonal deposit of \$150(non-refundable) is required by September 15th every season to hold your site for the following season. All sites without a deposit paid will be made available for purchase for current/new seasonal campers. This is only to hold the site so it will not be rented to a new incoming seasonal and does not entitle you to stay until the remainder is due if you are not returning. All seasonals leaving must give notice by April 1st each year by email.

Maintenance/manager will perform their duties accordingly to address a complaint/emergency repairs to the site (electrical, sewer, and water) and may enter a site to do so as it is the property of the City of Montrose. The site fees you pay as a seasonal is to have the use of a site for the season; to use the amenities and services of the park and does not give you ownership of site/property or entitle you to refuse staff entrance onto the site to perform their duties.

All trailers must be movable: tires, frame, hitch must be maintained and in working condition in case of trailers have to be moved for site maintenance, tree removal or trimming, and emergencies. Trailers/RVs not maintained and can not move when needed; camper will need to be fixed and bring trailer/RV up to standard to be moveable. If this cannot be done notice will be given that the trailer is beyond repair and will be requested to be removed from the park. **NO TRAILER/RV IS GRANDFATHERED IN or EXEMPT FROM THIS POLICY**

Seasonals may be requested to remove trailers for one winter in order to do site maintenance to a section/area of the park that needs numerous repair (Ex: Sewage, electrical, or tree removal). Seasonals that do not or cannot secure storage can be offered to place the trailer on a weekender site for the winter. **Costs for having trailers removed and put back on-site and storage fees will be solely the Seasonals responsibility.** **ALL SEASONALS**-Must have insurance coverage on their trailers/RVs

The City of Montrose reserves the right to request Seasonal to remove the trailer if it is beyond repair or has exceeded 15 years and is in very poor shape.

Trailers may be left on site for the winter (as a courtesy and not as a privilege of your seasonal rate); **IT IS AT YOUR OWN RISK** and The City of Montrose **IS NOT RESPONSIBLE FOR ANY DAMAGES** that may be caused by heavy snow, falling trees, sewer backups, theft, etc. during our offseason. We ask you to do the following:

- No personal items are to be stored near or under the trailer.
- The sewer release valve is closed and disconnect sewer pipe from the trailer to avoid any potential sewer backups over the winter months
- Sites are to be left clean and free of garbage.

**Guests**-Seasonal campers are permitted guests for no extra charge. All guests and vehicles must be registered at the office. All guests must be accompanied by the seasonal camper while staying on the seasonal site and the seasonal camper is responsible for the guest that is visiting their site.

Any camper permitting another person, who is not on their site lease contract, to use their seasonal pass will forfeit their camping privileges immediately and must remove themselves, their trailer, and belongings from the site immediately and no money will be refunded.

**YOU CANNOT RENT YOUR CAMPING TRAILER TO SOMEONE ELSE.** Anyone in violation of this rule will be asked to leave the park and no money will be refunded.

**SALE OF TRAILER** – Please note: when you sell your trailer the seasonal lot does not go with it. You can check with management to see if there is anyone on a waitlist for the lot; special permission may be granted if there is no one waiting for the site or we do not have a waitlist for new seasonals. When you sell your trailer, the seasonal site does not go with it; we will make every attempt to accommodate the New Owner; if there is no one on the waitlist for the lot or incoming as a new seasonal. In the case of a waitlist for that site, the New Owner will be offered another seasonal site if available.

**Decks** – All allowable decks are to be flat, with a railing, steps, and lattice which should not exceed the length of the trailer nor 8 feet in width.. Deck shall not impede on a neighboring site or over any hookup post. Also, portable put up and take-down style gazebos on decks are allowed. No wooden or permanent structures. There are to be NO decks that include items such as wooden roof structures or tops or tarps or structures over the top of the entire trailer, etc. It is your responsibility to see Management before any construction is done on your site.

**BUILDING/REPAIRS HOURS ARE 9 AM – 5 PM. ALL REPAIRS TO THE TRAILER OR DECKS MUST TAKE PLACE DURING THESE HOURS.**

**Please keep your site neat and tidy at all times. Any toys, bikes, etc. are to be stored neatly on the site; on the side or back of the trailer.**

Anyone that is not maintaining his or her site and the site for example:

- The trailer/camper is not maintained (has holes, tape, tarps, wood in windows, excessive dirt, etc.)
- The site is littered with garbage
- The site has toys littered all over the site and is never put away nightly. (we expect kids to play and understand toys will be about on the site but toys should be put away nightly)
- The deck is falling apart, not kept tidy or has peeling paint.
- Foul smell coming from the site
- Pets are not picked up after
- Leaving wood, pallets, metal, etc. in the back or under the trailer

Anyone that is not maintaining their site will be given a warning via written, email, phone, or in-person by the Manager and will be given a date to have the site cleaned and up to standards. If the site is not brought up to standards your lease will be revoked/terminated; you will be evicted from the park and will not receive a refund for site fees.

Temporary clotheslines for towels and bathing suits are permitted. However, no other laundry may be hung.

Wood piles are not to exceed 3 feet high X 4 feet wide and must be kept tidy.

No storage of lumber, pallets, old screens, awnings, clutter items, etc. around, under, or behind your trailer or site.

Only 2 strands of LED lights (25 feet each) are permitted per site.

All air conditioners, lights, and patio lights are to be turned off when you are away from your site. All extra lighting must be turned off while you are sleeping and during daylight. We must work together to minimize electrical costs.

**Trees** – Do not cut trees, branches, or remove the bark from them. Please submit a maintenance request through Email or fill at the maintenance form at the office to have them removed or trimmed.

**Fire Pits** – Any personal fire pits must be approved by Management.

- Campers are to maintain a reasonable size fire; for safety reasons, we do not allow the burning of large lumber, pressure-treated lumber, or pallets.
- Please do not cut or remove bark on any trees within the park.
- At no time is fire to be left unattended.

**Parents** – must accompany children under age 21 who are staying on the premises/site. At no time is a child under the age of 16 is to be left alone on the premises without parental supervision.

You are responsible for the actions and whereabouts of your children and any friends they bring to the park with them, at all times.

**Pets** – All pets must be kept on a leash at all times. Owners are responsible to clean up after their pets. Pets are NOT to be left unattended at your site. Please control any barking. NO pets are allowed at the pool area, in any building. Any pets that show aggression will not be permitted back to the park.

If any seasonal camper should have any concerns, questions, and/or inquiries, please arrange to meet with Management