

**Bedford Creek Marina & Campground LLC**  
**Policies for Seasonal Campers:**

**Bedford Creek Marina & Campground (BCMC) seasonal rates include:** site, water for inside your camper use, sewer (if available), (2) car passes, facilities, trash (placed in dumpsters) metered electric. Campsite License is non-transferable. Limited facilities from October 15<sup>th</sup> until April 15<sup>th</sup>.

**LICENSE TO CAMP AGREEMENT:** All seasonal campers must have a signed License to Camp Agreement on file at the Office.

**DEPOSITS / PAYMENT:** Seasonal campers must provide a \$200 non-refundable deposit to reserve the same site for the next season (*Reserves your site and credited to your account*) postmarked by October 15<sup>th</sup>. **SITE CANNOT BE GUARANTEED BEYOND THIS DATE!** Balance to be paid or post marked by April 15<sup>th</sup> or Campsite License will be voided at manager's discretion unless payment plan is selected and agreed to by both parties. Past due accounts will be charged \$10.00 or 2% (which ever is larger) per month until full payment is received (IF site is still available). If contract is voided due to non-payment, unit may be removed by BCMC within (7) days. Removal and cleanup will be at your expense.

**REFUNDS:** No refunds issued after December 1<sup>st</sup> for the following season. We reserve the right to re-rent site without refund for early departures.

**RESALE:** All trailers for sale must be filed in the office before a sign is posted. Selling your unit does not mean the site is available with it. You must receive permission from BCMC to include site in resale (management's discretion). Improperly maintained or outdated units will not be permitted to be sold to remain in Park. All built on rooms or additions are not transferable and must be removed prior to the sale.

**ELECTRIC:** Meters will be read and billed around the 15<sup>th</sup> of the month. Electric is due the 1<sup>st</sup> of the following month. Late charges apply. Advance payments are accepted on account, to avoid late fees. Bills will not be mailed. Campers are responsible to pick up electric bills at the Office. BCMC is not responsible if electric is off due to maintenance, weather, etc. Seasonal contract renewal will be denied for frequent past-due accounts! Late bills may result in electric disconnection, and BCMC will not be held responsible for any loss due to the power turned off.

**DECKS (NEW CONSTRUCTION ONLY)** must have permission from office. One shed per site. Sheds may not be used for sleeping/living. Both new and current structures must be kept neat. Management reserves the right to request / require sites to be cleaned, painted, or unsightly items to be removed (to an acceptable standard). Enclosed built on additions are not allowed, unless built prior to 2007. Any campers with built on additions or enclosures may not be sold or transferred. They leave when owners leave. Decks should be built in 8' moveable sections.

**TREES:** Do not remove trees! Do not increase site size. Do not drive nails, axes, or knives into trees, tables, etc. Do not hang ropes in trees. Painting, cutting, chopping, mutilating, debarking trees, dead or alive is prohibited (\$200.00 Fine). Do not take wood from sites, occupied or not. Management reserves the right to remove trees or other objects on any campsite for safety or maintenance reasons and temporarily disconnect any utilities (without notice). BCMC is not responsible for any tree damage to Seasonal person or property. Fines for destroyed trees may be assessed at up to \$5/inch.

**TABLES:** Picnic tables are not available for seasonal sites on long-term basis. Seasonal campers may request the use of table(s), and therefore will be responsible for any damage done to tables. If a table is destroyed due to neglect, Seasonal will pay for new table. Seasonal campers must request the use of a table before moving one, and use a table that is provided by management. There is an automatic \$20 fine for removing a table without permission from a site. BCMC will pick up and drop off tables for \$10 per table. Seasonal may pick up and drop off approved table(s) for free.

**VEHICLES:** All Seasonal Campers must have car pass displayed as directed. No commercial vehicles inside park or on site without permission from the office. (2) Car passes issued per Seasonal site. Lost passes are \$5.00 each. As noted below, only vehicles registered to be driven on public highways are permitted on the premise. Golf carts are the exception to this rule. Three and four wheelers, dirt bikes, and mini bikes (gas operated) are not permitted.

**GOLF CARTS:** One golf cart per site. Only (4) people per golf cart (must be seated at all times)! Golf cart must have 3" site number on front and back or both sides. You may purchase these at the store if needed. Golf Carts must be driven by a licensed driver. All golf carts without lights must be at site by dusk. No golf cart travel after 11pm. Any disregard of golf cart rules will result in loss of privileges and/or eviction. Obey Do No Enter Signs and Private Property!!! Golf carts must be driven on roads or approved paths only. Do not drive them on the grass other than your own site.

**BOATS:** Boats on site may be kept ON your site ONLY. Management MUST approve any storage of boat/trailer on campground that is off your site, and storage fees could apply. Boats docked at Bedford Creek must park trailers on their site or at designated trailer storage. Free trailer storage will be provided ONLY for boats docked at Bedford Creek.

**TENTS:** Only one tent (for sleeping quarters) allowed per site (unless site is seasonal tent site). All tents MUST be removed Mon-Thu (unless occupied nightly), or they will be charged regular camping fee per day. Please help us keep the grass alive and the grounds neat by following these rules closely. BCMC is NOT responsible for any damage to tents due to trimming and mowing. No large canopy/carport tents may be left up on sites permanently. Special occasions (very short term) are OK with permission granted from office.

**BICYCLES:** Must wear bike helmets (if required by age & state law). All bikes without lights must be back at site by dusk! Please park bikes on your site ONLY. One rider on bike at a time. Do not ride through campsites or in any building. Bikes are to be ridden on roads and at safe speed. All signs apply.

**CHILDREN:** Must be back at site after dark, unless they are in pre-approved area such as the "Fun Zone" near the office (w/adult supervision). We reserve the right to restrict children to their site if their behavior is unacceptable. Any damage caused by children will be billed to parents. Parents are responsible for children's actions, safety and conduct. Any person under 18 may not stay in campground or campsite (day or night) without parent, legal guardian, or responsible adult. Children are NOT permitted to play in restrooms or on the docks. The center playground is closed at dusk.

**PETS:** On leash at all times, may not be unattended, tied outside, must be under control by an adult. Pets are NOT permitted at the playground, Fun Zone or in buildings. Large kennels/runs are not to be constructed or placed on any site. You must clean up whenever, wherever you walk your dog!

**QUIET TIME:** 11PM-7AM. All radios, Bug Zappers off, voices down, noise that can be heard off your site to cease by 11PM.

**VISITORS:** Seasonal is responsible to inform and enforce the campground policies with any guest. Any visitor who brings in additional RV (they may not sleep in car or on ground) must pay regular camping fee and cannot park them on a seasonal site. Overnight visitors are not required to pay fee when visiting a seasonal campsite, but must purchase a car pass for their vehicle (\$3 per day) or use a guest pass assigned to your site. Seasonal campers must be present when visitors are on site. Visitors are your guests, not Bedford Creek's. They do not have use of the park without your presence.

**SEWER:** Please use non-formaldehyde based holding tank additives into the septic system. By law, the dumping of gray or black water on the ground is

not allowed. Put in closed container and dispose at dump station. All sewer hookups require appropriate sewer fittings. No washing cars, trucks, boats RV's on site without permission. Place cooking grease, personal bath items, disposable diapers or other objects in Dumpster. Any sewer maintenance will be at the seasonal camper's expense if applicable.

**GARBAGE:** Tie plastic bags and deposit inside dumpsters located behind Marina or near the Boat Trailer Storage area. Please place leaves/grass, etc. on compost pile next to COMPOST sign on path to the beach (not left in plastic bags). Only "camping" garbage may be placed in dumpsters. Garbage brought from home = minimum \$50.00 fine! No appliances/furniture, etc. NYS law says NO burning of garbage. DO NOT place bags outside of dumpster. All cardboard boxes must be broken down and placed in the cardboard dumpster behind the marina. No TVs or appliances in dumpsters.

**FIRE PITS:** Build in fire pits or request one of ours IF we have them available (\$10 per ½ barrel pit). Never leave fire unattended, adult must be present at all fires. Do not burn leaves. Place COLD ashes in a disposable container or contact office and we will pick it up for you (\$10 charge). Do not dump ashes in campground (especially near compost which starts fires) or dumpster. Sorry, no Bon Fires unless space provided by management.

**NOT PERMITTED:** Firearms, BB or pellet guns, fireworks, speeding, littering, permanent clotheslines, illegal drugs, under-aged drinking, loud parties, reckless behavior, disorderly conduct, intoxication, profanity, obscenity, rock throwing, soliciting, explosives, archery, sling shots, alcohol off campsite, mopeds, 3 or 4 wheelers, mini-bikes, skateboards, roller blades. Children driving battery- operated vehicles must be accompanied by an adult.

**EMERGENCY:** Management has the right to close, shut down any facility or utility in case of an emergency. Bedford Creek will not be responsible for any loss due to electric or water shut down. Please call us with any emergencies (315-646-2486) or 911 when appropriate. Please report emergencies immediately to our office. If no answer in office after store hours, please leave a message.

**SITE UP-KEEP:** All sites must be kept in a neat and orderly manner. Campers must maintain site, rake leaves, weed-eat, etc. Neglected sites will be charged \$30.00 per hour (minimum one hour) to maintain sites that are neglected (Management discretion). Seasonal renewal may be denied for lack of upkeep of site. First inspections will be before Memorial Day weekend. If you are unable to get to your site to clean it, Bedford Creek will clean your site (weed-eating or leaf pick up only) for \$20 per hour if pre-arranged (min. charge one hour). Unlicensed and non-road worthy machinery may not be kept on sites. Likewise, boats, trailers and motors in non-usable state are not to be kept on sites as well. All items that would keep lawns from being mowed must be picked up, including stakes and ornaments that cannot be mowed around. Owners are responsible for repair to blades/mowers used by BCMC for damage caused by unseen items left on lawn. Please bury (carefully – and not deep) your water and power lines for mowing.

**RESTROOMS:** Do not wash dishes, clothes, pets, etc. in restrooms/bathhouses. Dishes may be washed in the sinks provided in the laundry room across from the store. No pets washed in these sinks. Please wash your pets in your own sinks or with water at your site. No smoking in bathhouses. Children 12 and under must be with a responsible adult at all times. Rest rooms may be closed up to 3 times per day for cleaning and maintenance. Anyone dumping sewage in the Rest Rooms is subject to eviction immediately. Showers are coin operated. Please report any problems to the Office. Water off and rest rooms closed at end of season (Oct. 15).

**WATER USAGE:** We pay for and supply public water. Wash your vehicles, etc. for FREE at our boat wash or fish cleaning station (please let us know your intentions). Personal laundry machines will incur a \$25 fee on your bill for usage for the season. Failure to disclose a washer on the premises will result in a \$100 fine/fee for the year. Washing cars on your site = \$3, RV = \$5 if paid prior in the office. Failure to pay in advance is \$20 fine. Our supplied water for seasonal campers is for drinking and other camping uses, not for watering lawns and dusty roads (dust control products may be used with permission first), washing vehicles or for swimming pools or sprinklers. We have usable well water for those occasions and you are free to use it free of charge. Leaky hoses and water connections on a site will result in a \$10 fine. If you report them we will be glad to fix them for you if necessary.

**MAINTENANCE:** Report any maintenance problem to the office. Please do not tell employee working outside, it must be documented in the Office.

**MAIL:** USPS delivers mail for campers as needed to a shared mailbox by the entrance on Route 3. We are not permitted to take responsibility for camper's mail and packages, but do our best to direct parcel carriers such as UPS/FedEx to your site for deliveries. Please aid this process by providing the correct delivery address and your site # when you arrange your deliveries.

**ACTIVITIES:** We schedule staff, hire entertainment, and plan activities around our budget, time and manpower. Use of the Fun Zone area will require a wrist band and/or fees for some activities. Failure to abide by these requirements will result in removal from park for violator (management's discretion).

**OFFICE/STORE HOURS:** Will be posted. Tentative hours will be 9AM – 6PM (Sun. – Thu.) and 9AM – 9PM (Fri. – Sat.). Hours are subject to change without notice. Limited Office and Store hours will be provided during April/May and September/October.

**REMOVAL:** Removal of RVs or other Seasonal campers personal property due to non-payment or failure to abide by BCMC policies will be done at the camper's expense. Additional fees will be charged for transporting, cleaning of site, removal of debris and garbage, disposal of property, use of tractor/trucks, and labor for all work done. BCMC reserves the right to have a storage facility hold RV/campers until the owed amount is paid in full. Seasonal camper will be required to pay storage facility for any incurred expense. Most storage facilities charge \$25-30 per day for storage. BCMC will Charge a \$20 per day rate for storage on any camper, trailer or other non-permitted vehicle or boat.

**OTHER CHARGES:** (Subject to change without notice.)

\$35.00 - Service charge Insufficient Funds, Bank Charges, etc.	\$30.00 - per hour to maintain any site that is neglected. BCMC discretion
\$60.00 - RV moving without notice (One way)	\$40.00 – per hour for RV Moving with notice, one way (Pick-up and Drop)
\$30.00 - Labor services, per hour (\$40 for tractor)	\$60.00 – Marine mechanic work per hour

Please take proper measures to protect your property. The Licensee accepts camping privileges with the understanding that he/she does hereby release the campground, officers and employees of all liability for loss or damage to property, freeze-up within camping unit and injury to his/ her person arising out of his/her use of its camping facilities and agrees to indemnify the campground, its officers and employees, against claims resulting from loss or damage to property or injury to the person or any member of the family, guest of the Lessee, arising out of the use of its camping facilities. -- All campers are advised that failure to comply with the space agreement (boundaries of your sites, and/or Bedford Creek Marina and Campground Policies and Rules, etc.) will result in termination of the camper's contract and discontinuation of camping privileges without refund and site will be available to rent. -- These policies are to ensure the health, safety, pleasure and welfare of all campers and guests as well as the welfare of the park. Violations of these policies are cause for eviction (person or animal) without refund. All policies and rules are subject to change without notice, if necessary. Signed Campsite License provided by Bedford Creek Marina & Campground LLC acknowledges that the Licensee has read the above policies, and agrees to adhere to them, or the Campsite License may be terminated by the Campsite management upon their discretion. Bedford Creek hopes to provide a relaxing, peaceful vacation experience. With your assistance, help and cooperation we can strive for a memorable camping experience for all.

Sincerely,  
Bedford Creek Marina and Campground Management