



# Strawberry Park Resort Campground, INC.

## Community Rules and Regulations

*Effective 9/2/2025*

### Strawberry Park Rules and Policies

The term "Strawberry Park" as used throughout this document shall collectively refer to Strawberry Park Resort Campground Inc., Strawberry Park Alliance LLC, Strawberry Park Management LLC, Strawberry Park Properties LLC, Peregrine Property Management LLC, and their respective management, members, directors, officers, agents, and employees. All waivers, releases, indemnifications, and limitations of liability stated herein apply equally and fully to each of these entities.

#### Applicability:

These rules apply to all individuals accessing Strawberry Park, including Association Members, their guests, and Non-Members (collectively, "Campers"). Members are subject to these rules in accordance with the Association's Declaration, Bylaws, and Proprietary Lease. Non-Members, including renters, are subject to the full scope of these rules as a condition of entry and use. Violations by Members will be addressed through the Association's notice and hearing process. Non-Members and guests may be removed from the Park at Management's full and absolute discretion.

### General Conduct & Courtesy

- Campers must foster a respectful, family-friendly environment. Disorderly conduct, nuisance behavior, or harassment of others will not be tolerated.
- Campers are liable for any damage they cause to Park property.
- Quiet Hours: 11:00 PM – 8:00 AM. Please limit noise and activity during this period.

### Occupancy & Site Usage

- Maximum of 10 individuals per site per day, including guests.
- Permitted per site: one RV or one sleeping tent (not both), one kitchen tent, and up to two vehicles.
- Lodging rates include 4 guests, site rates include 2 guests; additional overnight guests are \$20/person/night.
- Max. 6 overnight guests per site or lodging
- Day visitors (any age): \$20/person/day. All visitors must leave by 11:00 PM.

### Check-In/Check-Out Times

- RV/Campsite: Check-in 1:00 PM–10:00 PM | Check-out 11:00 AM
- Lodging Units: Check-in 4:00 PM–10:00 PM | Check-out 10:00 AM
- Early check-ins or late check-outs are not permitted.

### Site & Lodging Requests (Non-Members Only)

- Requests for specific sites or adjacent bookings may be made but are not guaranteed.
- Weather, maintenance, or other operational concerns may necessitate reassignment.

### Rental & Reservation Policies (Non-Members Only)

- 100% deposit required at booking via credit card only; no cash or checks accepted.
- A \$5 non-refundable reservation fee applies.
- Cancellation refunds (less \$50 fee) are available only if canceled 30+ days in advance.
- No refunds for early departure.
- Additional charges may be applied to the credit card on file for damages or unpaid fees.



## Vehicles & Transportation

- All vehicles must display a current vehicle pass.
- Additional vehicles must park in designated overflow areas.
- Golf Carts (Rented Only):
  - Drivers must be 18+ with a valid driver's license.
  - Max 6 passengers (all seated).
  - Speed limit: 5 MPH.
  - Headlights required after dusk.
  - Return carts 1 hour before check-out.
- Electric scooters/bikes, dirt bikes, and similar devices are prohibited.
- Bicycles are allowed during daylight hours only. Riders under 16 must wear helmets.

## Children

- Adults are fully responsible for the conduct of minors in their party.
- Children under 7 must be supervised in buildings and facilities.
- Minors under 13 must be at their campsite by 10:00 PM unless accompanied by an adult.

## Pets

We love our four-legged guests! To ensure a safe and enjoyable experience for everyone, please follow these pet policies.

- **General Pet Guidelines**
  - **Leash Policy:** Pets must be always kept on a leash no longer than 6 feet, except when inside designated dog parks.
  - **Supervision:** Never leave pets unattended outside your camper, tent, or rental unit.
  - **Waste Cleanup:** Owners must immediately clean up after their pets and dispose of waste in proper trash receptacles. Bags are available throughout the park.
  - **Noise Control:** Excessive barking or aggressive behavior is not permitted. Disruptive pets may result in removal from the park.
  - **Vaccinations:** All pets must be up to date on vaccinations and in good health.
  - **Limit:** A maximum of 2 dogs per campsite is allowed unless approved in advance by management.
  - **Restricted Areas:** Pets are not allowed in pool areas, playgrounds, restrooms, or other clearly marked pet-free zones.
- **Dog Park Rules**
  - **Off-Leash Areas:** Dogs may be off-leash **only** within fenced dog park areas.
  - **Owner Responsibility:** You must remain with and always supervise your dog in the dog parks.
  - **Behavior:** Aggressive dogs are not allowed in dog parks. If your dog exhibits aggressive behavior, please leave the area immediately.
  - **Children:** Children under 12 must be accompanied by an adult in dog park areas.

## Recreational Amenities

- Pools: No lifeguards. Swim at your own risk.
  - Adult Pool (21+): Max capacity 80
  - Children's Pool: Max capacity 130



- Hot tub and adult pool restricted to ages 21+
- No food, alcohol, glass, smoking, vaping, toys, or inflatables allowed
- Swim diapers required for non-potty-trained children / adults
- Hayrides:
  - Stay Seated – Remain seated at all times while the hayride is in motion. NO standing, walking, or switching seats.
  - Keep Hands & Feet Inside – Do not dangle arms, legs or any items outside the hayride wagon.
  - No Jumping on or off – Riders must wait for a complete stop before boarding or exiting
  - Children Must Be Supervised – All children under 5 must be accompanied by an adult
  - No Horseplay – Running, pushing or roughhousing is not allowed
  - No Smoking, Alcohol or Drugs – These are strictly prohibited during the hayride
  - Respect The Driver – Follow all instructions from the driver or staff at all times
  - No Throwing Hay or Objects – Please help keep the ride clean and safe for everyone
  - Pets – Pets are not allowed on the hayride unless otherwise approved in advance
  - Ride at Your Own Risk – Strawberry Park is not responsible for injuries due to failure to follow the rules.
- Jumping Pad:
  - Staff must limit the number of jumpers to avoid overcrowding.
  - Up to 10 small children (ages 3–6)
  - Up to 8 medium children (ages 7–12)
  - Up to 6 older children/teens or mixed age groups
  - If the pillow is becoming too crowded or jumpers are unable to move safely, staff must temporarily pause entry until space clears.
  - Younger children must be given dedicated jump times or spaces to prevent injury from older, more active jumpers.
  - If the group is mixed, staff should split jump time into alternating age groups (e.g., 10 minutes for younger children, followed by 10 minutes for older kids).
  - Adults are not permitted on the Jumpy Pillow unless during specific posted family times, with staff supervision.
  - No flips, somersaults, or rough play.
  - No shoes, food, or drinks on the pillow.
  - No jumping while wet.
  - No pushing, tackling, or piling on other jumpers.
  - Jumpers must exit promptly when their session ends or if asked by staff.
  - The Jumpy Pillow must be cleared immediately if there is lightning, heavy rain, or strong winds.
  - Do not allow jumping on a wet pillow—wait until fully dry before reopening.
- Drones are prohibited.
- Boats, jet skis, and cargo trailers are not allowed on individual campsites.
- Use of common facilities is subject to posted safety guidelines.

## **Fires & Trash**

- Fires are allowed only in designated fire rings and must be always attended.
- Firewood is available for purchase at the park store.
- Trash Disposal Policy:
  - Strawberry Park no longer provides trash pickup.
  - Campers must bring all garbage to compactor, east of sport field.
  - Do not leave trash bags outside your site at any time, including overnight.
  - Large/bulk items must be removed from the property and may not be left at or near dumpsters.
  - This policy aligns with the Department of Health guidance prohibiting roadside trash collection due to health hazards.



### **Pump-Out Services**

- RV pump-outs are available once per week on Wednesdays and must be requested via AppFolio or by calling (401) 270-0707.
  - Standard Service: \$50 per site with 48–72 hours' notice.
  - Emergency Service: \$125 for requests made less than 48 hours in advance.
- Timely requests ensure efficient service and help maintain Park sanitation standards.

### **Outages & Emergencies**

- The Park is not responsible for utility outages (electric, water, cable) beyond its control.
- No refunds issued for service interruptions caused by third-party providers or weather.

### **Legal Notices**

- \$50 Fines are the enforcement mechanism for Member violations, subject to due process.
- Age-based restrictions apply only when justified by safety needs (e.g., adult supervision for minors in pools).

### **Media Use**

- Park events may be photographed or filmed for promotional purposes. Campers who do not consent must notify Management in writing.

### **Governing Law**

These rules are governed by the laws of the State of Connecticut as well as the Town of Preston Zoning, Health & Building Departments and interpreted in accordance with the Strawberry Park governing documents. Legal matters will be resolved in New London County, CT.

Site No: \_\_\_\_\_

Participant Name (Print): \_\_\_\_\_

Signature: \_\_\_\_\_