



Strawberry Park

42 Pierce Road, Preston CT 06365

(888) 794-7944

www.strawberrypark.net

“one of the great campgrounds of America”

—Woodall’s Trailer Travel

2012 Site Improvement Rules & Regulations

OVERVIEW

If you plan to do anything to your site, including but not limited to the specific items listed, you must complete a SITE IMPROVEMENT FORM and have it approved in writing by Strawberry Park prior to any changes, additions, or work performed on your site. A SITE IMPROVEMENT FORM is available at the SALES OFFICE or MAIN OFFICE. Completed forms must be submitted to the MAIN OFFICE. A response will be issued in a timely manner; however, please allow up to 14 days, as some improvements may require approvals and permits from the Town of Preston (fee charged). For any approved site work, quiet hours must be observed, and construction-based work creating objectionable noise (power tools, leaf blowers etc) may NOT take place on weekends (Fri 4pm-Sun 4pm, extended to include the Monday of any holiday weekend and the entire duration of any music festival) in May, June, September & October, and is not permitted during the summer (June 21 through Labor Day) EXCEPT as during the hours of 10AM to 4PM Tue-Thu. This allows work during November through April, as well as during weekdays in the spring and fall. General site upkeep (ie. lawn mowing, weed trimming) is permitted on weekends between 10AM and 4PM, but does not allow for leaf blowers. Please note that any and all site improvements become the property of Strawberry Park and are not subject to removal upon relocation of RV or termination of stay unless noted otherwise. Unit occupant is responsible for maintaining all approved site improvements as well as fencing, picnic tables, lamp posts and fire rings on site. In accordance with the Public Offering Statement and Declaration, any unapproved site changes or violations will be subject to notice and hearing, with an assessment of monetary fines. Strawberry Park is aware that its site improvement regulations are more stringent and demanding than those of other campgrounds. We strongly believe that the appearance and safe construction of our long-term sites contributes to the overall quality of camping at Strawberry Park, and your cooperation is greatly appreciated. These regulations are in addition to all rules and regulations that are published and distributed to registering campers. It is requested that all members of the camping party be made aware of these rules. If, in the judgment of the management of Strawberry Park, any site work or improvement, vehicle, or golf cart no longer meets the aesthetic standards universally applied, management will have the right to require the specific item be addressed and rectified. If corrections are not made in a timely manner by the camper, management reserves the right to make necessary corrections and bill the camper accordingly.

If you have any question regarding any site improvement, please do not hesitate to ask.

SITE RULES & REGULATIONS

PROPANE TANKS – Any 50 or 100-gallon propane tanks brought into Strawberry Park require a site improvement request form identifying proposed location and commercial LP gas supplier, which must be at the rear of the campsite, and legal distances away from all electric sources. In addition, tanks must be new or “like new” (freshly painted by gas supplier).

FENCING/LANDSCAPING --Any camper desiring fencing must first have the proposed area approved by Strawberry Park. Fencing must be purchased from and installed by Strawberry Park, and must be “Split Rail”, and if stained, with a natural or light “honey” finish only. Any existing fence in need of replacement MAY be done by site camper, but to ensure quality and consistency, fence must be purchased through Strawberry Park. Any and all landscaping timbers must be 6”x 6” (not rounded) and natural in color. Rail Road ties and 4” x 4” timbers are prohibited.

FIREPLACES--Every long-term site is equipped with a standard fire ring. ANY change in location or design must be approved by Strawberry Park. All fireplaces must be constructed of SOLID block (no hollow cinder blocks) and inner walls may be lined with firebrick. The height of the fireplace shall not exceed 24”, and the width and depth shall not exceed 48” in exterior measurements. Construction of stone fireplaces is expressly prohibited. In accordance with our rules, all campfires must be kept fully within the fireplace and at a reasonable level. All woodpiles must be neat in appearance and stacked a maximum of 48” high, 24” wide and 6’ long. Woodpiles may be stacked between 6” x 6” posts, prefabricated wood racks or steel racks, or between trees; the above maximum stacking dimensions may not be exceeded, and may be covered neatly with a dark brown, dark green, grey or black tarp.

STORAGE BOXES/STORAGE--Storage sheds are expressly prohibited. Only Rubbermaid style Storage Boxes no larger than 7’ wide, 7’ high, or 7’ deep, with a maximum capacity of 92 cubic ft are permitted. A maximum of three storage boxes are permitted on a site. The placement and color of said storage boxes must be approved by Strawberry Park. Storage boxes remain the property of the camper and do not become the property of Strawberry Park. Carports are prohibited. Trailers or commercial vehicles may not be stored on site, nor may boats over 14’ that require a trailer for transport. Any and all commercial vehicles must be parked in the designated storage area. The Park provides a storage area for utility trailers and boats. All trailers, as well as boats exceeding 14’, must be parked in the designated storage area and may not be parked on the site. Storage fees are available at the Office.

TENTS/ SCREENHOUSES/ GAZEBOS—Tents or floored screenrooms may not be placed directly on the ground. They must be placed on a platform designed and built in accordance with the “**Deck Regulations**” and all the elements thereof must be approved. Tents and screen houses remain property of the camper. Platforms become property of Strawberry Park and are not subject to removal or relocation. Gazebos are permitted, but must be erected on an approved deck platform unless placed on a site that is entirely stone-covered. Lawn maintenance around any above items becomes the responsibility of camper (trimming/mowing around such items)

FLAGS & FLAGPOLES--The size, height, style and location of any and all flagpoles will be approved on an individual basis pending the completion of a site improvement form. A maximum of two “pennant style” mounted bracket flags may be displayed in good condition, fully within your site, not obstructing traffic sight lines or posing an impediment to passing vehicles or pedestrians.

LIGHT POSTS/OUTDOOR LIGHTING-- Any and all light posts must be installed and constructed by Strawberry Park, including the installation of all wiring. Please refer to "Price List" for current installation costs. The placement of any outdoor lighting devices, whether on the site or attached to the RV, must be approved.

ANTENNAE--RV antennae must be mounted to the RV. Satellite dishes must be no larger than 18" in diameter and must be mounted to the roof of the RV. Satellite dishes mounted directly to the roof of the RV do not require completion of a site improvement form. Only one satellite dish is permitted on a site. Placement of a satellite dish anywhere on the site, except on the roof of the RV, is prohibited.

CLEANLINESS— If, in the judgment of the management of Strawberry Park, any site, RV, or golf cart no longer meets the aesthetic standards universally applied, management will have the right to require the specific item(s) be addressed and rectified. Any RV determined to be in need of exterior cleaning will receive formal notification for action by a specified date. If corrections are not made in a timely manner by the camper, management reserves the right to make necessary corrections and bill the camper accordingly.

FLOWER BEDS--Once the initial location of a flower bed is approved, annual permission is not required to replant bed. Please remember that plastic and other artificial flowers are prohibited, and any ornaments must be approved by Park. All framing must be either 6" x 6" timbers or approved stone (no railroad ties, 4 x 4 timbers or non-approved rock borders).

PAINTING/STAINING--To preserve uniformity, paint and stain for the following must be the following colors:

- * Decks and railings--Natural shades of brown, such as cedar or honey, or clear, with UV protection—No blue or green hues.
- * Split Rail Fencing—"Honey brown" stain (ie. Walmart 7923)
- * Picnic tables --Strawberry Park Red or Natural shade color stain
- * Lamp posts and signposts – Natural or Dark Winter Brown

UTILITY CONNECTIONS--Any and all connections to Strawberry Park's utility systems, including electrical, cable TV and phone must be approved and installed by Strawberry Park. Do not attempt to modify your utilities. Detached 50 or 100-gallon propane tanks must be either new or newly painted by LP provider to the satisfaction of Strawberry Park and require a site improvement request form for proper location.

PROHIBITED ITEMS—The following is a partial list of items that are expressly prohibited.

- * Storage Sheds (certain storage BOXES of under 92 cubic feet are permitted—see STORAGE BOXES)
- * Plastic ornaments such as plastic flowers, tire planters, etc. or anything that creates a cluttered site.
- * Outdoor hot tubs, children's swimming or wading pools, or inflatable waterslides, miniature playscapes and swings/swing sets
- * Stockade Fencing (existing stockade fencing must be removed)
- * Decorative water systems must be approved and cannot, at any time, collect an amount of water that exceeds 2" in depth.
- * Dog runs and doghouses. (Dogs may not be tied to trees. Dogs may be chained to a dog-stake in the ground on the dog owner's site. Small portable dog pens are acceptable on a temporary basis. The camper is responsible for any and all damages to the site or the common areas caused or created by their dog.)
- * Anything attached to a tree (including, but not limited to, clotheslines, hammocks, feeders, signs, satellite dishes, dog chains)
- * Any and all "For Sale" signs are prohibited
- * Railroad ties or 4" x 4" timbers
- * Campers are prohibited from operating a chain saw.

Please note that the above list includes those items most commonly requested, and is not fully inclusive of all items that are prohibited.

BIRD FEEDERS/HOUSES--There shall be a maximum of two bird feeders and/or two birdhouses per site. Bird feeders and houses may be suspended from tree branches, however the use of nails and spikes, of any type, to affix a bird feeder or house to a tree is expressly prohibited. Bird feeders or birdhouses shall not exceed an elevation of 8' above ground level. The placement and location of any bird feeder or birdhouse elevated more than 8' above ground shall exclusively be reserved to the management of Strawberry Park, for the benefit of all unit owners and occupants. Birdbaths which are not plastic are permitted.

MISCELLANEOUS—The following items do not require completion of a Site Improvement Form, provided camper strictly adheres to the regulations contained herein.

*Outdoor refrigerators/freezers--May not exceed 4 cubic feet

*Outdoor trashcans--Heavy-duty rubber cans with detachable lid, maximum capacity of 30 gallons, are permitted on decks. Any placement of outdoor trashcans elsewhere on site is prohibited unless can is placed in approved "caddy" purchased from and installed by Strawberry Park. A trashcan placed in a caddy cannot exceed 20 gallons.

DRY WELLS--If there is no sewer service on the site, gray water may not be released directly onto the ground. It must drain into a dry well, which must be constructed and installed by Strawberry Park. (Pricing is available through the Office). Gray water **MUST** run through a standard ¾" garden hose, NOT a 3" sewer hose, into the dry well. Until a dry well is installed, gray water will be removed during any paid pump-out. If site is equipped with on site sewage disposal, camper must still use adequate chemicals and biodegradable toilet tissue. Do not flush anything that is not dissolvable. We also suggest that your tank be between two-thirds and three-quarters full before dumping. This will allow solids to evacuate properly.

PUMP OUTS--Pump-outs are available on specified days during the spring, and summer and fall. Package pricing and pricing for single pump-outs is available at the office. Campers must register for pump-outs prior to 9:00 AM on the day they wish to be serviced. Failure to register before 9:00 AM will preclude pump-out service on that day. Pump-outs are not done in order of registration, but by area location in the Park. They are scheduled to be performed between 9:00 AM and 4:00 PM. A specific time will not be assigned to a camper. If a request is made to be serviced near the beginning or the end of a route, efforts will be made to accommodate. **Any pump-out requested by an owner or seasonal camper that is out of the normal schedule will be charged at a rate reserved for emergency pump-outs, and will not be done after dark.** A camper need not be present for a pump-out. The average tank takes a few minutes to empty. If you wish to rinse, we allow you to do so for two minutes. Any pump-out that requires extraordinary measures on the part of our staff will be charged for accordingly. This includes time delay for clogs or extra long rinses, as well as emptying the gray water tank. Strawberry Park reserves the right to refuse to continue a pump-out that is not progressing in a routine manner if the staff member attributes the problem to inadequate chemical use or the flushing of non-biodegradable material. Do not flush anything that is not dissolvable. Repeated problems will necessitate that the camper be responsible for his/her own holding tank removal. Tank must be reachable by Park equipment through your campsite, which may require an extension sewer pipe attachment.

INSULATION AND SKIRTING -- Any and all RV's that require insulation for winter use must have fire retardant insulation approved by Strawberry Park and installed by Strawberry Park or a licensed contractor together with outer skirting approved by Strawberry Park.

FIXED FRAME SCREEN ROOMS/HARD AWNINGS—Any and all fixed frame screen rooms and hard awnings must be manufactured for use with an RV (ie. “Durabilt”) and are subject to design and manufacture approved by Strawberry Park. Installation of the items must be performed by Strawberry Park or a CT licensed contractor, proof of which is to be furnished with Site Improvement Form. Screen rooms and awnings remain property of camper; however, the deck contained within becomes the property of Strawberry Park. Camper is responsible for proper disposal of all packing materials and may not be disposed in Park dumpster.

STONE DRIVEWAYS--Those desiring a stone pad beneath the RV or in the driveway MUST place BLACK polyethylene plastic or black landscaping cloth beneath the layers of stones. Stone size (up to ¾ inch) and color must be approved by Strawberry Park. Note: Stone may be used under RV and for driveway only, or in approved situations where entire site is stoned and may NOT be used in place of a deck—see deck regulations.

RV & PARK MODEL RULES & REGULATIONS

All RVs are subject to approval and inspection by Strawberry Park. Persons desiring to use a Park Model must first obtain permission from Strawberry Park, and are subject to exact specifications and regulations. RV is to be placed on site in the conventional prescribed manner and must allow room to walk around RV on your site (2' off adjacent site line). Any change in placement must be approved by Strawberry Park (such as placement parallel to the road).

1. The particular make, model, color and configuration of the trailer, as well as roof colors and materials, must be approved by STRAWBERRY PARK, and such data shall be provided to the Town of Preston for the purpose of personal property tax.
2. The RV must be a legal recreational vehicle as defined by current codes accepted by STRAWBERRY PARK. Specifically, but not exclusively, all units must be no more than 400 square feet, with the RVIA seal (certifies unit as an RV), as well as:
 - a. Always remain on the wheels ready for towing.
 - b. Always have a towing bar available.
 - c. Always have a usable holding tank for septic and gray water waste (separate holding tanks for sewer and gray water are required)
3. Park Model RVs must have vinyl skirting, approved by Strawberry Park, as they sit higher off the ground than conventional RV trailers. Conventional travel trailers or fifth wheel RVs do not require skirting unless the base of the RV is greater than 24” off the ground, or if the camper has added a deck and/or room.
4. RV toilet (marine style) may be replaced with a standard toilet with a maximum of 1.6 GPF (permitted on septic sites only).
5. Any RV wider than 8 feet must be completely inspected and approved before gaining entrance to STRAWBERRY PARK. All parts of the RV, when fully deployed or extended, must be contained within the site, allowing for a 2' buffer to adjacent site boundary.
6. Every RV at Strawberry Park must have a UL approved smoke detector and carbon monoxide detector. The RV owner is responsible for the maintenance of same.
7. Fifth Wheel RVs, parked for long term camping, must be equipped with appropriately colored vinyl skirting underneath the nose and fifth wheel. Said skirting is to be from the manufacturer of origin or of a similar type.
8. Each year prior to May 15, any RV determined to be in need of exterior cleaning will receive a formal notification for corrective action within a specific period. Failure to comply will result in cleaning of RV by Strawberry Park at the expense of the RV owner. Weekend Power Washing of RVs is prohibited (Friday 4PM through Sunday 4PM) during the months of May, June, September, and October, and at all times from June 21 through Labor Day (as well as entire holiday weekend and music festivals). RVs may be hand-washed (not power washed) on the camper’s site at any time, except during periods of extreme water shortage as communicated by

Strawberry Park. For water conservation purposes, no other vehicle excepting a golf cart may be washed at Strawberry Park (including motor vehicles, which must be washed at home or taken to a commercial car wash).

Additional Park Model Requirements

External AC/Heat Unit The AC provided with your unit will be less efficient, and will be insufficient to provide cooling to any room you may eventually add. By having the dealer omit the internal units, you should save considerable money. If you have no intention of ever using your RV in the colder months, you may retain the internal heating unit, and simply add the external AC, but the cost difference between AC only and AC/Heat is minimal (and the deletion of the internal furnace will provide additional storage space). Be sure to have the RV wired and ducted for 220V AC. Strawberry Park offers installation of commercial quality Ruud units. Additional arrangements must be made through your LP gas provider to connect the unit to your LP tank after HVAC and electrical work is completed by Strawberry Park.

Roof must be of a dark color (no “southwest pink” or “canary yellow”). You may opt for a traditional shingle roof, or a metal roof. (Shutters may be required for certain Park Models)

Prohibited Items—**The following items are not permitted with any RV or Fixed Frame Room:**

- *Any “Window style” AC Units
- *Washer or Dryer
- *Electric Stove
- *Dishwasher

DECKS--Strawberry Park does not require the installation of a deck on a long-term site. However all decks must meet ALL PERTINENT BUILDING CODES OF THE STATE OF CONNECTICUT, as well as the exact specifications set by Strawberry Park. STRAWBERRY PARK can design and build a deck for your site. All new deck construction, or the refurbishment of an existing deck, must have a plan designed according to current State of Connecticut building codes. The plan must be submitted to STRAWBERRY PARK, which will then submit the plans to the Town of Preston’s Building Inspector. Neither ordered materials nor construction will be allowed in the Park until the deck is approved by STRAWBERRY PARK and a PERMIT is issued. All decks must be built by a CONNECTICUT licensed and insured contractor (a minimum of a CT Home Improvement Contractor’s License is required). A copy of the CT contractor’s license and proof of insurance naming Strawberry Park must be submitted to the Office with the completed site improvement form. All decks must be designed according to current State of Connecticut building codes and will be inspected by STRAWBERRY PARK. All existing decks must meet current State of Connecticut building codes, and if necessary be refurbished at the campers’ expense, in order to comply with the current code, including a valid current copy of the CT contractor/home improvement license of installer and proof of current insurance. All site improvements, including decks, become the property of STRAWBERRY PARK and are not subject to removal upon termination of camping stay or relocation upon change of site. The ONLY exception to this policy is if a seasonal camper installs a movable deck and their current site is purchased by an outside party (forcing their relocation to another site), the deck may be brought with them to their new seasonal site within Strawberry Park. Any costs associated with moving said deck will be the responsibility of the camper. This policy does not apply to any voluntary site move or termination of long-term camping stay,

1. Campers have the options of brick, patio block style (such as our Swimming Pool Decking), “Trex” composite type material, or all wood construction. Due to the height of Park Models, these decks must be wood or “Trex” style and skirted regardless of their location within the Park.

2. The minimum width for all decks is 8' and the minimum length is 20', and all decks must be a minimum of 2' off any adjacent site boundary. Any and all wood used in the construction must be pressure treated. The use of artificial turf or any type of carpet covering is expressly prohibited. Dark green carpet, only, is permitted on an entrance step into a camper. The entrance step must also be constructed of pressure treated wood and cannot exceed 2' x 2'. If a fixed frame screen room is constructed on a deck, the deck flooring must be plywood or other suitable material—not "pallets", and plywood may not be used as decking EXCEPT within a fixed frame room.

3. Brick or block decks must be framed by pressure treated, or "Trex" style composite 6''x 6'' timbers, or by approved decking stone. The deck must either be set flush with the ground or set a minimum of 6'' above the ground as not to create tripping hazard. Polyethylene plastic or landscape cloth must be placed below the sand in which the bricks or blocks will be set. This practice prevents grass growth.

4. Wooden decks must consist of a fully connected frame of 2''x 8'' pressure treated timbers, double beams, 16'' on center. Deck must sit on approved partially buried 50 lb deck blocks. All joists to be 2''x8'' or better, 16'' on center. Decks are to be built to the full-approved size. The surface may be 2''x 6'', 2''x 8'', or finished planks 1 1/4 '' thick, or "Trex" style composite material. Deck planks may either abut one another with no space between, or the boards may be equally spaced using maximum diameter of a 1/8'' nail. The maximum spacing allowed between planks is 1/8''; this prohibits the use of any "planking" which is less than 1 1/4 '' thick. Lattice, of any type, is prohibited. Spacing between vertical deck posts and hand rails on steps is a maximum of 4'', and rails are required on any deck elevated 10'' or more above ground level, as well as on any steps of 3 or more in height. Rails must be at least 36'' high. All steps must have risers, and be no more than 8 1/4'' high, with no more than 1/4'' variance in height from step to step. All stair stringers to be set on 4'' x 4'', 4'' x 6'' or 6'' x 6'' pressure treated .40 ACQ. Strings are .25ACQ with no ground contact.

5. Certain types of pre-manufactured decks consisting of aluminum framing and composite wood-grain surfaces are permitted. Per manufacturer, aluminum rail systems are NOT to come in contact with pressure treated lumber—membrane must be installed at contact point. If you are interested in this style, please ask for a quote from STRAWBERRY PARK, or present the EXACT manufacturer's specifications along with your site improvement request form.

6. Decks may not be anchored by sonotubes or permanent footings. However, hurricane anchors are now required on all new deck installations in accordance with new federal regulations.

7. The frames on all sides of wooden decks above ground level are required to be "skirted" (enclosed). The enclosure must be of certain manufactured vinyl skirting material approved by STRAWBERRY PARK, installed VERTICALLY, or 1''x 6'' pressure treated wood INSTALLED HORIZONTALLY or "Trex" style composite material (also horizontal installation), and must reach ground level, which is to be covered in 3/4'' stone to a depth of 2'' and a minimum width of 12''.

8. Deck railings are permitted (and required on any deck 12'' or more above ground level), a minimum of 4'' apart. Rails are also required all steps of two or more in height. Railings must be either wood or "Durabilt-style" metal or approved PVC. If the railing is metal it must be manufactured by an approved fixed frame screen room manufacturer. Plastic railings are prohibited. The style and color of any railing used must be approved by Strawberry Park.

Any item not specifically enumerated in these regulations must be approved by STRAWBERRY PARK.

GOLF CARTS

Golf Cart ownership privileges at Strawberry Park are available to unit owners, year-round care takers, and seasonal campers. For any "Long Term Camper" other than a Unit Owner (ie seasonals and caretakers), there will be an annual cart registration fee of \$100 for a golf cart. Golf cart registration must be affiliated with the cart owner's site. Unit owners' guests may be allowed access to unit owner's golf carts and will be required to follow all established Strawberry Park Resort Campground golf cart rules and regulations. Unit owners may include use of golf cart when subletting their campsite, but are strongly advised to consult with their insurance company before doing so. However, the renting or subleasing of a golf cart that is not part of an approved sublease of a Unit owner's site is expressly prohibited as a commercial operation (you may not rent your cart to campers who are not subleasing YOUR site). Any signs advertising the rental use of a cart are also prohibited. Any failure to comply with the established rules will be held at the responsibility of the unit owner regardless of who is operating the golf cart. **Golf Cart Registration Requirements**

1..All cart owners must adhere to the "Registration Requirements" and "Rules of Operation".

2. All golf carts must be approved by the Park prior to purchase and the owner must submit a completed Strawberry Park registration. Basic requirements are that the golf cart may be any color, clean, in good condition and not over five years old when brought into the Park by the current unit owner, or resold to another camper in the Park. For any cart that is more than 5 years old from the date of manufacture, a waiver may be requested. Any cart in prime condition may be approved on an individual basis following a review of photographs of the cart. Please include a clear photograph of the front, back, sides, and interior of any Golf Cart which is more than 5 years old from the date of manufacture and entering the Park for the first time or being sold to another camper.

3. **Attach a copy of proof of liability insurance within the unit owner's automotive, homeowner's, or RV liability policy expressly covering golf cart for a minimum of \$500,000 liability coverage.**

4. Any cart owner whose currently registered cart is in a condition deemed to be below the standards set forth by Strawberry Park may receive notice that the current year will be the final year for which approval will be granted, unless noted aesthetic improvements are made.

5. The golf cart must be maintained in good physical and mechanical operating condition at all times by the site owner. **Any enhancements to the golf cart must not impede the safety of the golf cart and must be approved by the Park.**

6. Only battery operated golf carts with four wheels are permitted and batteries must be charged at the owner's metered site—No gas powered carts are permitted.

7. All golf carts must be numbered on both sides with the owner's site number in either 3'' or 4'' black or reflective letters.

8. All golf carts must have a two working headlights (or two bulb bar light) and rear lights or reflectors, working brakes and a reverse beeper.

9. Permanent shelters or garages for golf carts are expressly prohibited.

10. Strawberry Park is not liable for any damage to golf carts, including but not limited to, loss and vandalism. Unit owners' liability includes, but is not limited to, any loss, injury, or damage caused by said golf cart. Any item not specifically enumerated in these regulations must be approved by STRAWBERRY PARK.

Please see "Golf Cart Rules of Operation" for specific rules regarding minimum age, cart capacity etc. Any infraction of these rules by the cart owner, passenger, guest or operator of a golf cart may result in loss of any golf cart privilege at Strawberry Park.

Strawberry Park Resort Campground 2012 Golf Cart Ownership Rules and Regulations

All carts must be registered with Strawberry Park for use during the 2012 camping season. Upon registration, an annual approval sticker shall be issued.

Golf Cart Ownership Requirements

Golf Cart ownership privileges at Strawberry Park are available to unit owners, year-round caretakers, and seasonal campers. For any “Long Term Camper” other than a Unit Owner (ie seasonals and caretakers), there will be an annual cart registration fee of \$100 for a golf cart. Golf cart registration must be affiliated with the cart owner’s site.

Unit owners’ guests may be allowed access to unit owner’s golf carts and will be required to follow all established Strawberry Park Resort Campground golf cart rules and regulations. Unit owners may include use of golf cart when subletting their campsite, but are strongly advised to consult with their insurance company before doing so. However, the renting or subleasing of a golf cart that is not part of an approved sublease of a Unit owner’s site is expressly prohibited as a commercial operation (you may not rent your cart to campers who are not subleasing YOUR site). Any signs advertising the rental use of a cart are also prohibited. Any failure to comply with the established rules will be held at the responsibility of the unit owner regardless of who is operating the golf cart.

Golf Cart Registration Requirements

1. All cart owners must adhere to the “Registration Requirements” and “Rules of Operation”.
2. All golf carts must be approved by the Park prior to purchase and the owner must submit a completed Strawberry Park registration. Basic requirements are that the golf cart may be any color, clean, in good condition and not over five years old when brought into the Park by the current unit owner, or resold to another camper in the Park. For any cart that is more than 5 years old from the date of manufacture, a waiver may be requested. Any cart in prime condition may be approved on an individual basis following a review of photographs of the cart. Please include a clear photograph of the front, back, sides, and interior of any Golf Cart which is more than 5 years old from the date of manufacture and entering the Park for the first time or being sold to another camper.
3. **Attach a copy of proof of liability insurance within the unit owner’s automotive, homeowner’s, or RV liability policy expressly covering golf cart for a minimum of \$500,000 liability coverage.**
4. Any cart owner whose currently registered cart is in a condition deemed to be below the standards set forth by Strawberry Park may receive notice that the current year will be the final year for which approval will be granted, unless noted aesthetic improvements are made.
5. The golf cart must be maintained in good physical and mechanical operating condition at all times by the site owner. Any enhancements to the golf cart must not impede the safety of the golf cart and must be approved by the Park.
3. Only battery operated golf carts with four wheels are permitted and batteries must be charged at the owner’s metered site—No gas powered carts are permitted.
4. All golf carts must be numbered on both sides with the owner’s site number in either 3” or 4” black or reflective letters.
5. All golf carts must have a two working headlights (or two bulb bar light) and rear lights or reflectors, working brakes and a reverse beeper.
6. Permanent shelters or garages for golf carts are expressly prohibited.
7. Strawberry Park is not liable for any damage to golf carts, including but not limited to, loss and vandalism. Unit owners’ liability includes, but is not limited to, any loss, injury, or damage caused by said golf cart. Any item not specifically enumerated in these regulations must be approved by STRAWBERRY PARK.

Golf Cart Rules of Operation

Any infraction of these rules by the cart owner, passenger, guest or operator of a golf cart may result in loss of any golf cart privilege at Strawberry Park.

1. All drivers and passengers must be made aware of the golf cart rules. The unit owner has the sole responsibility for the golf cart and as such, accepts all responsibility for those who operate their carts. Failure to comply with the rules of operation could result in the loss of golf cart privileges at Strawberry Park.
2. In order to operate a golf cart you must be a licensed driver and have reached the age of 21. (This provision does not apply to Strawberry Park staff.) A handicapped camper, under the age of 21, who has a valid driver's license, may operate a golf cart. A family member or an occupant of a handicapped camper's unit may operate a golf cart if they are under the age of 21; however, they must have a valid driver's license and must be transporting handicapped camper.
3. Golf carts are allowed as an effective means of transportation from one point to another. Carts may cross Pierce Road but may not be operated on or along any public roads.
4. The number of riders shall not exceed the golf cart seating capacity. Riders and drivers must be seated on manufactured cart seats at all times while the cart is in motion. Cargo/flat bed space on any type of cart may NOT be used for seating. The "fender areas" of the carts designed for 2 persons MAY NOT be used for seating or standing. Add-on seats must be a product of the manufacturer and approved. Toddlers under age 6 are permitted on the lap of an adult passenger, but no passengers permitted on the lap of driver. Do not allow passengers to touch the steering wheel.
5. Quiet hour rules apply to golf cart use. Follow all posted speed limits (8 MPH please).
6. Strawberry Park reserves the right to tow a golf cart that is parked in a manner that impedes the access of other vehicles. Towing charges will be incurred by the golf cart owner.
7. Golf carts are considered motor vehicles and as such, safe-driving rules will be strictly enforced. There shall be no open display of alcoholic beverages while driving golf carts. **DO NOT DRINK & DRIVE!!** Operators of golf carts shall be held to same standards set forth by the State of CT as those driving a car (0.08 BAC).
8. Golf carts may only be parked in designated areas and never on the road. In recreational use areas, (i.e. horseshoes, softball, etc.), parking off the road, under trees near the activity is permitted.
9. Washing of golf carts is permitted only at unit owner's site, not in common areas.
10. Transporting pets with cart is allowed so long as the animal is safely under control.
11. Reckless driving at any time of day or night will not be allowed and will be strictly enforced by security. Quiet hours will be strictly enforced. Lights must be on when driving after sundown.
12. Strawberry Park is not liable for any golf carts. This absence of liability includes but is not limited to loss and vandalism. Additionally, Strawberry Park's absence of liability includes but is not limited to any loss, injury, or damage caused by said golf cart.

Strawberry Park Resort Campground
2012 Golf Cart Ownership Registration Form

(If two carts are owned by same camper, a separate form is to be completed for EACH cart)

Camper Name: _____ Site # _____

Make _____ Model _____
Serial # _____ Year of Manufacture _____

Basic equipment requirements:

- Site Number Properly Displayed _____
- Battery operated (not gas) _____
- Four wheels _____
- Working brakes _____
- 2 Headlights or one bar with 2 bulbs _____
- Rear reflectors or lights _____
- Back-up warning alert/beeper _____
- Length of cart not to exceed 128 inches _____
- Overall good condition and clean _____
- Proof of \$500,000 liability insurance coverage _____
- If other than Unit Owner, payment of annual \$100 registration fee _____

Registered by SP Staff Personnel: _____

2012 Permit Sticker Issued: _____ Date _____

Comments (please note if there are any conditions that will result in cart NOT being approved for the following season unless remedied):

Cart owner acknowledges that he/she has read the Strawberry Park Golf Cart Rules and Regulations agrees to adhere to. Failure to adhere to rules may result in suspension of golf cart privileges:

Signature _____ Date: _____



STRAWBERRY PARK Rules & Regulations

Please take a moment to read our rules and make all members of your party aware of them. Strawberry Park and all of our guests thank you in advance for your cooperation.

Be considerate of other campers. Do not do such things as cut through other campsites, keep an untidy site, or act discourteously towards other campers. Please be aware of published check-in and check-out times. We welcome you to remain at Strawberry Park beyond checkout time at no charge, provided you park vehicles and camping unit in the field across from the main entrance, also used for early arrivals.

Strawberry Park reserves the right to evict without refund any person or persons who, in our judgment, are creating a disturbance or participating in or causing undesirable influence or behavior. Strawberry Park is not responsible for injuries, accidents, fire, theft, or loss of valuables.

PETS—There is no walking or carrying of pets anywhere in the campground at any time. All pets are confined to their owner's site only. We invite you to use our Pet Park (Strawberry Bark), located across from volleyball and Disc Golf, where you may transport your dog and allow free play with others in a fenced location. Any pet left unattended on site and causing a disturbance will be removed by the dog warden, with any fees being charged to the pet owner. All dogs must be of a friendly disposition, and the following breeds are prohibited: Staffordshire Terrier (Pitbull), Rottweiler, Doberman Pinscher and any specific pet determined by the management to be a hazard or nuisance. Pets may be transported in vehicle to "Strawberry Bark", our new Pet Park. Pets are NOT allowed with any rental reservation, with the exception of our "Pet Friendly" RV rentals on sites 391-393 and 399-399B.

BIKES—Bicycles and scooters must be ridden in a safe and responsible manner. This includes returning all bikes/scooters to your site by dusk.—**NO BIKE RIDING AFTER DARK.** Any bike/scooter left out after dark will be locked up overnight for the safety of the rider. The use of helmets is required for all cyclists under the age of 18. Please use bike racks when possible. There is no riding in the area of the rec center and playgrounds, walkways, stages or on the basketball courts. Strawberry Park reserves the right to impound any bike that is being ridden in an unsafe manner (including riding after dark) for the remainder of the camper's stay. Skateboards are prohibited entirely, and roller blades may not be used in any area in which bikes are prohibited. See "**Vehicles**" for permitted uses of electric scooters by adults.

QUIET HOURS & CURFEW—Unreasonably loud noise levels or profane language will not be tolerated at any time. Quiet hours are observed from 11:00 p.m. to 8:00 a.m. on weeknights (Sunday through Thursday) and 11:30 p.m. until 8:00 a.m. on weekends. Portable audio equipment is to be used on site only and at an unobjectionable volume. No fireworks of any type are permitted, including "sparklers." All children and persons under age 21 must return to their sites by 11:00 p.m. All recreational facilities must be vacated upon the conclusion of that evening's scheduled event. Unaccompanied minors out after hours may be escorted back to site by security, with parents notified. Repeat offenders will be subject to removal from the Park. During quiet hours, please realize sound travels easily. We reserve the right to end any gathering that, in our judgment, disturbs quiet hours. Any campers arriving after the start of quiet hour may be directed to an overflow area until morning to prevent any late set-up from disturbing those around you. After hours security EMERGENCY phone number is 860-334-9953.

VISITORS—All guest vehicles must park in the visitor parking area and display current guest pass from rear view mirror. Day visitors must leave by 11:00 p.m. and return pass to gate attendant to receive return of security deposit. Visitors remaining after this time will be charged the overnight visitor fee in addition to any guest fees already paid. Campers are responsible for the behavior of their guests. An adult presence (21 & over) at campsite is required for any guests to be present. Children and teenagers may not be left within the Park without an adult present.

VEHICLES—All vehicles must display current pass from rear view mirror. Vehicles must be parked on site or in visitor parking. There is no parking along roadways, in front of restrooms, or at recreation areas, such as the pool or horseshoe pits. Cars are not to be used for in-park transportation. Drivers should exercise caution when entering and exiting the campground, recognizing our Speed Limit of 8 MPH. Pedestrians & cyclists should stay to the side of the roads and not impede vehicular traffic. Other registered motorized vehicles (motorcycles and mopeds) may be used when entering and exiting the campground only, and motorcycles should not be used during quiet hours. The use of ATVs or gas scooters within the Park is prohibited. ELECTRIC SCOOTERS may be used responsibly by adults 21 & over only, kept at 8 MPH or less and with no passengers. **Golf cart rentals** are available,

but no outside carts may be brought in to Park (except those registered to Long Term campers with \$500,000 liability insurance). There is no washing of cars, and RVs may not be power-washed during the summer, or on weekends in May through October.

NO SMOKING AREAS—There is NO SMOKING in any of the buildings at Strawberry Park. This includes the restrooms, laundry, arcade and adult rec center. There is also NO SMOKING at the pools, as well as under the recreation center. Smoking is prohibited within the "playing area" of all scheduled activities. Per CT Law, NO SMOKING by anyone under age 18.

SWIMMING POOLS—Parents must exercise supervision over their children in the pools. There is **NO LIFEGUARD ON DUTY.** Please read and become familiar with the posted pool rules. **NOTICE: ONLY USCG APPROVED FLOTATION DEVICES MAY BE USED.** This prohibits all inflatable devices and many other swimming aids. Please check to see that your child's flotation device is USCG approved. No persons incontinent or children in diapers are permitted in pools. Disposable swim pants ("Little Swimmers" by Huggies) permitted for toddlers.

SITE RULES—**Due to the threat of invasive species such as the Asian Longhorned Beetle, NO OUTSIDE FIREWOOD may be brought into Park.** All campfires must remain within the fire ring at a reasonable level. All fire rings must be left in place. Do not tamper with stone walls for any reason. Do not cut, deface, or anchor anything to any trees or shrubs. This includes hammocks, tarps and clotheslines. Only trailer-mounted clotheslines are permitted. In accordance with state law, there shall be no discharge of gray water, except into an approved dry well, and may not be run onto the ground. If not released into a dry well, you may drain into a bucket and empty the dish & shower water at the dump station, or sign up for a pump-out. Sewer hose (3") may be run into Park sewer connections only and may not be used to discharge gray water into a dry well. Sign ups for on-site pump-outs must be made with the office prior to 9AM. The use of outdoor carpet is limited to one section NOT LARGER THAN 2' X 2'. This prohibits the use of large sections of carpet outside of an RV. Tents and floored screen houses are prohibited on sites 1-54 and 101-109 unless placed on driveway or deck. Absolutely no "house type" refrigerators are permitted. Any small (max. of 4 cubic ft), portable, locked refrigerators are subject to an electrical surcharge of \$2.00 per night. Boats requiring a trailer must be parked in storage or in Visitor Parking. Any approved site work that creates objectionable noise (power tools, leaf blowers etc) is restricted to weekdays in the spring and fall, and prohibited between Memorial Day and Labor Day.

OTHER NOTES—Due to insurance constraints, the use of skateboards is prohibited. No firearms of any kind are permitted, including BB guns or paintball guns. For safety reasons, motorized toddler vehicles may not be used off your site. Rollerblades/bikes/scooters may not be used on the basketball courts or at the rec center. "For Sale" signs are prohibited (see Sales Office for consignment information). Display of alcoholic beverages is not allowed. Glass bottles, keg beer and drinking game behaviors are prohibited entirely. Please note **Check-in and Check-out times.**

RESERVATION SITE ASSIGNMENT POLICY

Although we will do our best to honor any specific site requests that you may have, we cannot guarantee a specific site number for any stay of less than 7 nights. If you have reserved a site for a week's stay or longer, we will attempt to contact you in advance of your arrival in the event that the specific site number is, for some unforeseen reason, no longer available. When making a reservation, please be sure to let us know of any particular requests you may have, including desired hook-ups, proximity to facilities or friends with whom you are camping. We will do our very best to accommodate your requests. Please understand that many factors are considered in assigning sites, most notably: date reservation was made, duration of stay (site preference is given to stays of 7 nights or longer), and desire to keep multi-site reservations together—**NOT YOUR TIME OF CHECK-IN ON YOUR DATE OF ARRIVAL.** Although site assignments may occasionally be subject to a change in the event of unforeseen circumstances, those arriving early should not expect Park staff to relocate another camper's site assignment simply because that camper has not yet arrived. For paid reservations, unless we receive prior notification of a delayed arrival, we will hold your site until noon of the day following your scheduled date of arrival, at which time it may be re-booked with no compensation for "no show". **If you have questions regarding any of these policies, please call us immediately toll-free at (888) 794-7944—Thank you!**

Strawberry Park Going Green...Single Stream Recycling in place. All recyclables (plastic, paper, metal) go in the recycling dumpsters, while trash should be placed in the trash dumpsters, located throughout Park, including near dump station and behind Timber Trails restroom.

Have a great stay—and allow everyone else the same!