



2635 Shippensburg Road  
Biglerville, PA 17307  
(717) 316-0040

## SEASONAL CAMPING RULES & REGULATIONS

### Camping Season

Pine Ridge Campground water will be turned on April 15th and turned off October 15th. Pine Ridge Campground will be open from April 1st to December 15th pending weather conditions. (ex. snow will not be removed from campground roads for access.) Pine Ridge Campground gates will close December 16th of each camping season. To gain access during the closed season, a courtesy call would be recommended to make management aware you will be on the premises, and for access.

If you are a seasonal site lessee, you may come to the campgrounds during the off season to check your belongings or to stay if you would like. Due to township regulations, prolonged stays are prohibited as we are a seasonal campground, and not a year long campground. During the off season, please be aware we are closed for the season and roads will not be plowed for your convince, and gates may be locked. If extreme winter weather may arise during the camping season, we will NOT plow any roadways.

Pine Ridge Campground recommends all seasonal site tenants winterize their RV by October 15th, and disconnect the water supply.

### Seasonal Payments

**Yearly:** A seasonal yearly site camper is deemed as camping on a weekend basis, extended vacations, and occasional weeks, and not to exceed 20+ days in any given month or 10 consecutive days. All rent for the season is due on or before April 15th. If rent is not paid on or before April 16th, a 10% late fee will be applied to the total payment due. Management will move at their discretion any RV where late lot rent is not paid by May 1st, at an expense of the tenant. Tenant will be responsible for 1 month seasonal rate fee, storage fee, & towing fee, and any site deposits from the previous year will be forfeited. \*A signed consent document referred as Tow & Go Authorization will be required by tenant.

Renewal fee on the next following year must be made by deposit in the amount of \$400.00 by August 31st of each camping season. If a deposit is not made by this date, we assume your site will not be renewed for the following camping season, and your site must be vacated by October 15th.

**Monthly:** A seasonal monthly site camper is deemed as someone that utilizes their site as a primary or secondary home, such as snowbirds, working in the area, temporary living establishment, for a single month or connective months. If staying as a seasonal monthly site camper, a \$100.00 electrical deposit will be required. The following payment rules will apply.

All rent for monthly campers is due at lease signing. If renewing the lease the following month, payment will be due 24 hours before the next months lease signing. A monthly site is considered to be 30 days. If not renewing a monthly lease, camper must vacate on the final day of the lease date by 11 AM. A notification to the office would be a courtesy when known a renewal will not be possible.

## **Guest Policy**

Any guest that is not on your lease, must register with the office before 7 pm if attending any event or staying past 7:01 pm (if an event is before 7 pm please register your guests 1 hour before the event starts). The cost is \$5 per adult (12 or older) & \$3 per child. All paid guests will wear a wrist band the night of their stay.

Any guest that has paid the guest fee to stay beyond 7 pm or attend our event but does not have plans on staying the night, must vacate the premises before our quiet time of 11 pm. Guests who do not pay the guest fee, will not be allowed to attend our events or stay beyond 7 pm.

Guests will park at overflow parking lots only, not at RV sites.

At Pine Ridge Campground we try to be the most fair with guests at the park. We don't charge your guests for day access, or to visit for just a short amount of time during the day. We want you to bring friends and family. All collected guests fees go right back into our entertainment budget for the camping season and our holiday party. Please do your part and register your guests for all to enjoy.

## **Seasonal Cleanliness**

Each family is required to keep their area clean and tidy at all times. The goal is to keep Pine Ridge Campground neat and clean. The management has the right to ask for items to be removed if deemed unsightly.

- A. No permanent clothes line, it's ok to dry towels but please remove when dry.
- B. 1 shed per lot - please remember all construction must be approved by office.

- C. A camper will need to be moved if a bad tree needs to be cut down over or close to your camper. Or you may sign a wavier releasing us of any responsibility or liability of damage.
- D. Any storage of loose wood, containers, etc under and around campers is not permitted.

### **Seasonal Site Parking & Appearance**

All seasonal sites may not have storage of utility trailers, ATV's trailers, enclosed trailers of any sort. While these items are permitted during your camping stay, they may not be left unattended or stored on the property, please remove upon departure.

Personal vehicles may not be left at your site for extended periods of time, while unattended, please remove upon departure.

**Business:** A service in which a person charges or provides a service with some sort of reimbursement.

No-one may conduct a business on the grounds such as contracting, sales, service, etc., unless prior approval is made by Pine Ridge Campground.

We understand people are handy and may do a job or task for you. We would like to stop any misunderstandings between others and we may also offer a list of reputable contractors from the area for these purposes.

### **Seasonal Campsites**

Seasonal campsites **CAN NOT** have a permeant address at Pine Ridge Campground, due to township regulations. You may not receive mail, and may not use our address as a mailing address. Plates, tags & registration must be up to date at all times.

We will open April 1st and close December 15th. Water will be turned on April 15th and turned off October 15th.

Entrances will be closed over the winter months to help protect from theft and accidental destruction of roadways and grass. (Please note, Pine Ridge Campground is not responsible for any theft on the campgrounds) If access is needed during the winter months, please contact staff in advance to make arrangements, 717-316-0040.

Guests are only permitted at seasonal campsites if PRIMARY TENANT listed on the lease are present. No minors will be allowed to make use of seasonal campsites without the PRIMARY TENANT present, who is listed on the lease.

Primary tenants, their children or grandchildren & guests must not cross through others RV sites. Always try to go out and around or travel on the roadways. Shortcuts can result in others discomfort while camping as to startle others or their pets.

As tenants of this campground, this is your seconds home, and we want it to be nice and welcoming.

We would also like to welcome any suggestions of ideas that you might have that in anyway improve our campground.

### **Seasonal Site Sharing**

Pine Ridge Campground has a no family sharing policy. This means that only the primary tenants adults & their children are permitted to utilize the site as their own. We do not allow the tenant to share the site with other family members, parents, siblings, etc. without the primary tenants being present while utilizing the RV site.

### **Seasonal Site Maintenance**

All TENANTS are responsible to maintain their own lot, including grass mowing, leaf removal, etc. Pine Ridge Campground has a variety of tools, mowers, etc for use, but to be used by the primary tenants. If sites not maintained, Pine Ridge Campground can assess a fee for maintenance & cleanup.

### **Seasonal Electric**

- A. Only one RV hookup per meter is allowed.
- B. Pine Ridge Campground will not assume responsibility for electrical failures. We suggest you limit perishables when absent from camp.
- C. Electrical meters will be read and billed on a per kW as listed on your lease, and is the responsibility of the TENANT.
- D. Payments not made within 14 days, will incur a \$10 + 10% late fee, after 15 additional days, services will be disconnected until payment is made, unless arrangements have been made.
- E. All electrical invoices are sent via email to tenants. Payment can be made at the office, or online with credit cards. Failure to provide an email address for invoicing, will result in a paper copy placed in your mailbox at the camp office, and the same payment rules apply.

### **Seasonal Pump-Outs**

Pump-outs do come with all seasonal sites at no charge to our seasonal campers, but

with a limited rate. Pump cards will be supplied to all sites, and need to be deposited at a designated area to inform us a pump is needed.

- A. Pumps will be done Monday through Friday until 3 PM, exception to no pumping on holidays.
  - B. No flushable wipes, paper towels, or feminine products in tanks (These items can cause sewer breakdowns for the whole campground)
  - C. Between Friday at 3:01PM and Monday morning is considered to be an emergency pump and a fee will be assessed, exception to holidays which may occur on Mondays.
  - D. This is due to inconvenience, smell, noise, and manpower required.
  - E. Seasonal campers are allowed to use the dump station at any time with portable tanks, including weekends incase of an emergency.
  - F. No washing machines are permitted for use in your RV. These machines can use excessive water & sewer that can overflow grey tanks and cause issues for sewer.
- \* If you forget to leave your pump card, you may let office know or leave a message if unavailable.

### **Seasonal Site Sales**

Buying and selling of a lot with a camper is not permitted without notifying management before the transaction takes place. Future buyers must be approved by staff & office first. If a lot is sold with a RV, the current lessee will forfeit the current lease & payment, and a new lease & payment will be due immediately from the new site owners. Please note that not all future owners may be approved in our campground. Campers over 15 years of age are not permitted in our campground.

This is a privilege and not a right to sell your RV on our lots, and must be approved by Pine Ridge Campground before being put-up for sale. If an RV is sold and the new lessee is not approved, the RV must be moved immediately.

Please speak with the office and staff before selling your RV on a lot to clear up any questions.

NO SUBLETTING is ever allowed (NO AIRBNB, FLIPKEY, HOMEAWAY, ETC) This is to protect the campground, and our TENANTS. If found doing so will result in immediate eviction from the campground.

### **Seasonal Stones & Gravel**

There will be **absolutely no additional gravel or stones** to be brought into our campground, unless approved by the campground office or staff with one exception listed below. Seasonal site lots have the maximum allotted stone & gravel permitted by the township. Adding additional stone or gravel to your site will result in immediate

eviction from the campgrounds and a cleanup fee will be assessed to the site lot lessee.

Exception: while we understand the issues associated with un-gaveled areas, the only approved area that can be applied with 9 sq/ft of gravel or stone, is the fire pit area.

### **Seasonal Garage/Shed Policy**

One shed per lot, sheds must be rubbermaid styled or of new pre-built construction with vinyl or paint. Sheds must not be larger than 100 sq/ft. (ex. 10'x10' and no two story construction) and no metal or so-called garden sheds. If your shed is not within these requirements, an exception may be made by staff, but must be approved first. Shed location must be approved by staff. Any questions please ask staff.

Permeant buildings, additions, car ports, or enclosures are not allowed.

### **Seasonal Deck Policy**

Decks must be made of treated lumber or composite decking. No decking may go beyond your camper length or wrap around the back of your RV. Decking can also not be built around RV pedestals.

All construction projects must be approved by staff, any questions please ask.

### **Seasonal Roof Policy**

All roofs must be made of vinyl or silver top. More information can be found at office.

At no time can roofs be built over RVs, commonly known as lean-tos.

The only approved additions are screened aluminum enclosures. More information can be found at office.

No carports of any sort are approved.

### **Seasonal RV & Golf Cart Washing Policy**

If you would like to power wash & clean your RV or Golf cart, you must notify the front office, or a staff member. You will be added to a scheduled date that works with your schedule and our water supply levels. These dates are only available Monday - Thursday. There will be no washing of RV's & golf carts Friday - Sunday from our water source.

We will have approved power washer vendors phone numbers at the camp office, where power washing can be done on weekends from an external water source.

### **Pop-up, Gazebos, Event Tents**

Event tents - such as carport or large tents must be taken down after the event is over.

Gazebos - are allowed on decks & at your RV sites, but sides must be able to open & no storage happens under them. For sun and shade. Absolutely no concrete may be used as this makes the structure permanent, and not allowed by township regulations.

### **Bathhouse (Coming Soon)**

The bathhouse is provided for your convenience. The cleaning staff will provide clean showers & bathrooms. Please be considerate not only to the cleaning staff but to other campers and help us keep it clean. Absolutely no graffiti, or destruction to the bathroom stalls & showers will be tolerated. We ask that you also be conservative to water, supplies provided.