

Schroon River Campsites, LLC
686 Schroon River Rd.
Warrensburg, N.Y. 12885-2018
LICENSE AGREEMENT
May 14th 2021 thru October 3rd, 2021
(518) 623-2171
Visit us on Facebook Schroon River Campsites

Rate for the Season (two people, water, electric, septic and a fire ring) \$2,725.00

W/Cable.....\$2,950.00

ADDITIONAL PEOPLE:16 years and older- \$125.00

5 years to 15 years- \$75.00

Children under 5 – FREE

ADDITIONAL ELECTRICAL DEVICES:.... Air Conditioner \$100.00

3 cubic feet or smaller refrigerator-\$100.00

3.1 cubic feet and larger refrigerator-\$125.00

PAYMENT SCHEDULE: A non-refundable Deposit of \$700.00 is due by September 25, 2020 to guarantee your desired site. Full payment of the balance is due by May 14th 2021. Payments being made after May 7th 2021 need to be certified funds such as cash, money order or bank check. Late payments will be added at \$5.00 per day until May 21st 2021. After May 21st 2021, your site option will be terminated and your site will be cleaned at your expense. The Seasonal guest will not be permitted on the site until full payment is received. Seasonal guests will be solely responsible for any structures, fireplaces and all other non-organic material at their sites. You **MUST** remove ALL your property when vacating the campground. Non returning Seasonals who leave items on site after closing day and wish to reclaim them will be charged a storage fee, after 30 days any items left behind will be considered garbage and be treated as such. If payments are not received by required dates, your trailer and all other property will be disposed of at the Seasonal's/Owner's expense. There will be a removal and/or storage fee assessed. The Seasonal will not be reimbursed for vacating the seasonal site before the end of the camping season and will forfeit their right to use the site after departure. Evicted Seasonal will **NOT** be reimbursed. Liability insurance is highly recommended on every seasonal site/trailer for the entire time the trailer is on site. **SEASONAL WILL NOT BE PERMITTED INTO THE CAMPGROUND OFF SEASON.**

RULES AND REGULATIONS

Schroon River Campsites, LLC is privately owned. The campground reserves the right to refuse service to anyone. The Seasonal shall assume all liability for damages, which may arise from any accident, which may occur by virtue of the permission granted herein. The Schroon River Campsites, LLC shall not be liable for any injury or loss to the property or the Seasonal and their guests. The Seasonal shall hold Schroon River Campsites, LLC and its agents, employees, successors, and assigns, harmless and indemnify them from all loss, damage, liability or expenses incurred, suffered or claimed by anyone the use of the premises owned by Schroon River Campsites, LLC, including but limited to reasonable attorney's fees.

1. Quiet hours will be observed from 10:00 pm – 9:00 am.
2. ALL CHILDREN UNDER THE AGE OF 18 MUST BE AT THEIR CAMPSITE by 10:00 pm, unless they are under the immediate supervision of their parent or legal guardian.
3. Children need to be monitored and have reasonable supervision when they leave their campsite.
4. Seasonal will be held financially responsible for any damage incurred by their children, themselves, or their guests.
5. CAMPGROUND SPEED LIMIT IS **5 MPH.** The campground starts as soon as you turn off Schroon River Rd. Excess speed will **NOT** be tolerated...THIS MEANS YOU
6. No illegal operation of vehicles permitted. **No** children riding on laps permitted.
7. You must have your Seasonal sticker affixed to your rear passenger side window.
8. Children under the age of 18 are NOT permitted in the campground without a parent or legal guardian.
9. Recreational riding of motorcycles, ATV's, motorbikes or (electric and gasoline) powered scooters or Power Wheel type toys is NOT permitted.
10. NYS Law requires that ALL children under the age of 14 MUST wear a bicycle helmet
11. No fire arms, Fireworks, weapons or hunting permitted at the campground.
12. Disorderly conduct, vandalism, drunkenness, offensive language or gestures, theft, selling or using of illegal drugs will not be tolerated from seasonal and/or their guests.
13. **NO** walking across other sites, use the road ways. RESPECT YOUR NEIGHBOR.
14. **NO** smoking in ANY buildings, pool area or playground. When walking through the campground please be respectful and field strip your cigarettes and dispose of cigarette butts in proper receptacles.
15. Driving of vehicles on roadways ONLY (stay OFF the grass).
16. Parking of vehicles in **Parking Lots only.** **Not** in other sites or by any cabins or sheds.
17. Boat Launch is for loading and unloading **ONLY** NOT FOR PARKING. Use parking lots.
18. Fires should be contained to your fire ring, away from power lines, water lines, and trees. Fires are **NOT** to reach heights over three (3) feet. **NEVER leave fire unattended.**

VISITORS

1. **ALL** visitors must register at the office **IMMEDIATELY** upon arrival into the campground.
2. An adult Seasonal guest must register all children under the age of 18 who are without their parent or legal guardian. The Seasonal will be held solely responsible for the child.
3. The visitor fee for Seasonal guest is \$5.00 per person, per day. Max of six visitors per site. You may **NOT** pitch a tent for your visitors; they must obtain a site of their own if they are not staying in your trailer.
4. Visitors are not allowed on the Seasonal's site without the Seasonal being present.
5. Visitors MUST leave by 11:00 am next day or **re-register**.
6. Visitors MUST display car pass at all times on their rearview mirror AND OBEY THE 5MPH SPEED LIMIT
7. Any visitor found in the campground NOT registered WILL BE ASKED TO LEAVE. They will not be allowed to register after the fact. Seasonal's that have an unregistered visitor(s); MAY RESULT IN THEIR EVICTION. YOU ARE RESPONSIBLE FOR YOUR GUESTS! You may set up a Reserve visitor account in the office to pay for your visitors. This will assure you that your visitors may register at no cost to them, **HOWEVER**; they will still be required to register and get a car tag. Please remind your guests that they MUST STOP AT THE OFFICE **FIRST**. Reserve accounts may NOT be used for store purchases. Reserve account balances will be credited to the next years account.

PROPERTY MANAGEMENT

PERMANENT STRUCTURES (PORCHES, SHEDS, TENT PLATFORMS, PAVILIONS, FENCES, WALLS, ETC. THAT DON'T MEET SITE SPECIFICATIONS) WILL **NOT** BE PERMITTED ON SEASONAL SITE. Seasonal site may have one trailer, one shed Rubbermaid® type shed no larger than 7'x7'), one screen room (**either** attached to the trailer **OR** free standing), one canopy, one tent (not to be used as guest quarters), one fireplace, one deck

1. Tarps, woodpile covers and screen houses should be green or brown.
2. Fireplaces must be a fire ring or constructed of fireproof stone. Concrete blocks in EXCELLENT condition with a fire ring inside are allowed. Fireplace must NOT exceed 30" high and 40" wide
3. When you vacate your site you are responsible for ALL items on your site that do not belong to Schroon River Campsites.
4. The Seasonal guest may NOT sublet, rent or sell their site. This contract is NON-TRANSFERABLE.
5. You are responsible for keeping your site clean and orderly. Lawns must be kept short and neat. If we must cut your lawn, there will be a \$50.00 charge assessed. All old and unused items must be removed from the campground. Storage of items behind and under trailers and sheds is not acceptable.
6. Molding Trailers and sheds are not acceptable in campground.
7. You are responsible for you own yard waste. You may NOT dump ANYTHING (including yard waste) on the road side, in the road, behind your trailer, in your neighboring sites, in the wood or down the embankment. Warrensburg Landfill will accept these items in brown paper bags or loose. There hours are: Tues. thru Sun. 8:00am to 4:30 pm
8. Dumpsters are for HOUSE HOLD TRASH **ONLY** >If it doesn't fit in a garbage can it doesn't belong in the dumpster. Please break down ALL your boxes. (**NO** PROPANE TANKS, GRILLS, REFRIGERATORS, FURNITURE, FANS, APPLIANCES, MATTRESSES, AWNINGS, PLUMBING, ANY BUILDING MATERIAL OR ANY OTHER NON-HOUSEHOLD WASTE in OR NEAR the dumpsters. **ALL OTHER GARBAGE MUST BE REMOVED FROM SCHROON RIVER CAMPSITES. ANY VIOLATION OF THIS WILL RESULT IN YOUR IMMEDIATE EVICTION**
9. No sewage and/or wastewater drained onto the ground. All sewer hoses going into our septic connection **MUST** have an air tight seal using the proper fittings. This is a NYS Department of Health Regulation.
10. Defacing of any campground property, equipment, buildings, trees, electric and water lines will not be tolerated
11. **NO** screws, nails, staples, pins, pegs, etc. in any trees nor is cutting of any trees allowed.
12. If tree trimming /cutting is required on your site, trailers need to be removed from site. If this is not possible or owner is unwilling to move trailer, any additional tree service fees campground incurs or damage caused by tress will be seasonal's responsibility.
13. NO gas powered chain saws allowed
14. No trenching or pouring of footings allowed.
15. No electric heaters permitted.
16. Drinking water is precious. NO washing of vehicles or boats, etc. Washing of trailers is permitted as needed.

WATER VESSELS

1. Storage of boats at your site is limited to your site space, and boat must be registered to the seasonal. Storage of boats for friends and family is NOT allowed. No boats, cars, or extra trailers may be stored off season. Additional parking may be available at \$10.00 a day with permission **ONLY** from office.
2. You may not dock any water vessel off any point of the Schroon River Campsites shore line except in cove area.
3. Water vessels may NOT be launched except in "boat launch" in cove area.