



## SPEND THE SEASON

### CAMPING IN THE SCENIC POCONO MOUNTAINS!

There's no better way to enjoy the beauty of the Poconos all summer long than with a seasonal stay among your neighbors in the welcoming atmosphere of Mountain Vista Campground! In addition to beating the high cost of gas and avoiding the reservations process during busy times of the year, you can get the most use out of your RV and only deal with setup once for the whole season. Mountain Vista has a limited number of seasonal sites that are rented on a first-come, first-served basis. This sheet gives you all the information you need for leasing a site seasonally with us at Mountain Vista Campground.

#### RATES

Seasonal Rates for Late April – Late October:

|  |            |
|--|------------|
| Electric & Water                           | \$ 3300.00 |
| Electric, Water & Sewer (30 amp), Cable TV | \$ 3575.00 |
| Electric, Water & Sewer (50 amp), Cable TV | \$ 3700.00 |
| Each Additional Adult                      | \$ 115.00  |
| Each Additional Child                      | \$ 60.00   |
| Guest Pass - Adult                         | \$ 140.00  |
| Guest Pass - Child                         | \$ 80.00   |

Our seasonal sites are rented for recreational use only. No one is allowed to live at or commute to work to and from Mountain Vista. Seasonal sites are based upon staying no more than four nights per week and a maximum two-week stay twice per season.

Pricing is based upon a family of two adults and two unmarried children under the age of 17 living at home. These rates include free winter storage with renewal for the following year by September 15th.

Mountain Vista offers a payment plan for your seasonal reservation. The first payment of \$425.00 or \$550.00 is due at the time of reservation. Six remaining payments at \$525 per month are due January 15, February 15th, March 15th, April 15th, May 15th, and June 15th.

Electric is billed three times annually June 20th, August 20th, and October 24th. Net 20 days.

## SEASONAL POLICIES & REGULATIONS

To help us maintain the high standards of our campground, please adhere to the following rules and regulations:

Recreation Vehicles must be insured and registered in the state of your residence and have a current registration sticker affixed to your RV. RVs must be kept in road-worthy condition. Your RV may be considered a permanent structure without this registration and may be subject to property taxes. It is mandatory for all seasonal campers, their families, and guests to abide by all the rules and regulations set forth by the campground. Seasonal campers are responsible for their family's and guests' actions.

## GUESTS

- Guest passes are available with a maximum number of 2 adult guest passes and/or 2 child guest passes for your guests to stay with you during the camping season. Passes are valid for the term of your contract. All guests must register with the office and acquire car passes for their vehicle(s).
- Single-day guest fees are \$7.00 per adult and \$4.00 per child. Overnight guests are \$10.50 per adult and \$6.00 per child. Visitors over the maximum number of people allowed per site will be charged the price of a second site.
- Campers are responsible for the registration, behavior, and payment of their guests. All guests of campers are required to register at the office before entering the campground, get a registration pass, and pay the required guest fee. Any guest that does not register and pay the required fee will have their fee applied to your account at double the normal rate. Day visits are stays longer than 45 minutes and leaving the property prior to 9:30 PM.
- All additional guest vehicles are \$2.50 per additional car per day or night.
- Guests using your camping unit without you being present will be charged two times the regular guest fees for the first two persons and regular guest fees for the persons over two.
- No one under 21 is allowed to use a trailer without the owners being present.
- Guests are limited to a maximum of 4 adults per site and 6 persons total. All seasonal sites are based on one camping unit; separate families sharing your site with their own camping unit (including tents) will be charged the regular nightly fee.

## ELECTRIC

- Seasonal rates do not include electric. Electric is metered and billed three times annually. Electric bills must be paid within 20 days. Any site not paid for within 20 days will be disconnected. There is a \$10.00 fee + electric usage for the power to be reconnected.
- All utilities must be disconnected at the end of the season.
- NO ELECTRIC HEATERS, ELECTRIC HOT WATER HEATERS, HOT TUBS, ELECTRIC GRILLS, OUTSIDE REFRIGERATORS, FLOOD LIGHTS, BUG LIGHTS, GROUND LIGHTS, WASHING MACHINES or DRYERS are to be used at the campground.
- Only two strings of outside camper patio lights are permitted. Please turn off lights when retiring for the evening. Rope lights around decks or on the ground are not permitted.

## WATER

- NO washing of vehicles (cars, trucks, vans, boats, etc.) is allowed at any time.
- NO washing of trailers or awnings without prior approval from the management.
- Please conserve water. Turn off water spigots.

## GARBAGE

- It is your responsibility to dispose of your garbage. There are dumpsters in two locations for your convenience. Do not discard old furniture, bikes, appliances, televisions or items brought from home, as the garbage collector will not accept these items.

## POOL & SPLASH PAD

- Pool hours are between the hours of 10:00 AM and 7:00 PM.
- All children under the age of fourteen must be accompanied by an adult.
- No eating, drinking or smoking inside the pool area.

## WIRELESS INTERNET

- 802.11g Wireless High-Speed Internet Access is available from your campsite and throughout the campground. The Wi-Fi service is available at \$10.00 per week, \$30.00 per month, or \$135.00 for the season. A discount option is available for \$95.00 for entire season for one device and \$50.00 for additional devices (up to 3 additional) (payment must be received by the campground prior to January 30 for the discount option). After January 30th, the complete season option is available for \$135.00 for entire season for one device and \$65.00 for additional devices (up to 3 additional).

## SITE RESTRICTIONS

- The management must be informed before any changes or improvements are made to any campsite. This includes: the building of decks, putting down more fill or gravel, removing the undergrowth, putting up a tent, landscaping, moving of fire rings, etc. This includes the planting of

flowers or shrubs and the placement of mulch. These items must blend in with the natural shrubbery and landscape of the park. Site boundaries are determined by the campground.

- Decks must be approved by the campground before construction begins. Decks can be no larger than your trailer and no wider than 8 feet and may be stained with semi-transparent stain, clear stain, or Behr's Wood Chip semi-transparent or solid color stain. Decks must be constructed of pressure treated 2 X 6's, 2 X 4's, 2 X 8's, 1 X 6's or a combination there of and built in no larger than 8' X 8' sections. Decks must be no higher than 2 inches off the ground from the lowest point. Decks must be no more than 8 inches from trailer tires. Railings are not permitted. A \$200.00 deposit is required prior to deck construction. Deposit refunded when deck is removed from camp site.
- No use of clotheslines for anything other than bathing suits and towels. Clotheslines must be taken down (for safety reasons) when not in use.
- Only one camping unit per site-- no sheds, storage boxes, outside structures, tent platforms, or screen house platforms shall be erected on any campsite.
- In keeping with the natural beauty of our park, please do not display plastic flowers, artificial ornaments, or cinder block fireplaces. Sites must be maintained for safety and appearance.
- Your trailer is to remain mobile and not to look permanent (i.e., no skirting).
- All utilities may not be made permanent and must be disconnected at the end of each season. All RVs must have and operate holding tanks in the correct manner. Chemicals such as RV Trine should always be used in holding tank systems. No feminine hygiene products, paper towels, wipes, or grease (or similar substances) shall be put in the sewer lines.
- Management must approve any trailers older than 10 years old and any new trailer that you bring into the campground.

## GENERAL RESTRICTIONS

- The speed limit is 5 MPH at all times in the campground.
- No firearms, BB guns, pellet guns, sparklers, or fireworks are permitted.
- All motor vehicles must be registered, insured, and driven by a licensed driver.
- Motorcycles, minibikes, and mopeds are to be used only for entering or leaving the campground.
- Three-wheelers, four-wheelers, and golf carts are not allowed.
- No skateboards, hoverboards, or rollerblades.
- Bike riding in the campground is allowed between 8:00 AM and dusk.
- Only one vehicle per site. Visitors or second vehicles must park in designated areas.
- Quiet pets are welcome as long as they are on a leash (no longer than six feet) at all times and do not disturb other campers. Each person is responsible for cleaning up after his or her pet. DO NOT leave your pets unattended at your campsite. Use of the M & M Fenced Dog Run requires signing a release and indemnity agreement. Aggressive pets are not permitted at the campground.
- No power tools or equipment, including chainsaws or leaf blowers, are permitted to be used without consent from management.
- No cutting, removal, destruction, or injury to any tree or shrub, alive or dead, standing or fallen.
- Please do not cut saplings for marshmallow sticks.

- If you use a tarp to cover your trailer during the winter months, they must be placed on your trailer after October 15 and removed by April 30th, or we will remove them and bill you accordingly.
- Brown Color Tarps or Specifically designed trailer covers are permitted. All tarps used in the park must be brown.
- If your trailer or site requires cleaning, we will assign the job to maintenance and bill you accordingly.
- Radios, TVs, and noise must be kept at a level as not to offend your neighbors at all hours. Quiet time is at 10:30 PM.
- No one under the age of 21 is allowed to drink any type of alcoholic beverage, no matter what. This rule is strictly enforced and violators will be evicted without refund.
- Messages will be posted on the bulletin board at the office.
- Leaves can be blown into the woods or bagged and placed by the road anytime during October or April. Leaves must be cleaned from site by May 15 or we will assign to maintenance and bill accordingly.
- Children under the age of seven years old must be accompanied by an adult when using the restrooms.
- Campfires must be contained in fire ring and extinguished before retiring for the evening. Due to quarantine requirements, outdoor firewood is not permitted to be brought into the campground. Heat treated, compressed wood or fake logs are permitted to be brought into the campground.
- QUIET TIME is between the hours of 10:30 PM and 8:00 AM. Radios and outside TVs must be turned off at this time and children must be on their campsite or with their parents, guardians or another responsible adult. At 10:30 PM all public areas of the campground are closed. Interfering with anyone else's enjoyment of the campground, day or night, is contrary to campground regulations. After 10:30 PM vehicles may only be used to enter and leave the campground.
- Winter visits are permitted during the winter season for campers to check on their trailer. There is a gate and seasonal campers must walk to their units unless arrangements are made in advance to gain vehicle access. We suggest calling to notify and check on road conditions at the park. If you are unable to notify the park in advance of your visit, when entering the park, you must either call and leave a message on the campground voicemail or write a note with your name and date of visit and leave this in the mail box on the front porch of the store building.
- We do not permit camping guests to sell merchandise on our property. You may sell trailers and related items. Items sold on our premise must be listed with our office. Your seasonal site is not to be considered as part of your trailer sale.
- The management reserves the right to terminate campsite rental to anyone who does not conform to all rules and regulations.
- The management reserves the right to change rules and regulations.

## SEASONAL EXTENDED USAGE

- Leave your trailer on camp site year-round for \$4400.00 for a 30-amp site, \$4500.00 for a 50-amp site. Extended usage customers may camp from Memorial Day thru Labor Day daily. Sites are based upon staying no more than four nights per week before Memorial Day and after Labor Day.
- All other above seasonal rules, regulations, policies and fees apply.
- Sites are rented for recreational use only. No one is allowed to live at or work from Mountain Vista.

## DESTINATION PARK TRAILERS

- Any unit over 36' in exterior length and/or 12' in exterior height is considered a destination park trailer. Units must have propane hot water heater, propane furnace, marine toilet and holding tanks. Units may be no wider than 102" inches wide. Tow hitches must not be removed from trailers at any time. The rate for these units is \$350.00 per season above site price. Unit must be approved by the management.

## PAYMENT REQUIREMENTS

- Any late payments will be charged 1 ½% interest and a \$15.00 per month penalty per month
- Payments submitted through PayPal will incur a 3% convenience fee.
- Any returned checks will be charged a fee of \$25.00.
- Any seasonal that has an outstanding balance on their renewal date will lose their camping privileges and their trailer will be removed from their site and billed accordingly.
- Seasonal rates are not prorated. If you are not on a seasonal plan you will be billed the monthly or daily rate.
- Seasonal plans cancelled before January 10th will be charged 30% of season charges; cancellations between January 10th and March 15th will be charged for 50% of season charges. There are no refunds for any cancellations or vacating of site after March 15th, and campers may not re-assign their sites to friends and family.
- Free winter storage is included in your seasonal plan with your site renewal. If you do not renew your site, you will be billed \$50.00 per month for storage, \$300.00 for the winter season.

A guest has 10 days from the end of their stay to claim their property, and 10 days after that to collect it. If not collected, the campground owner may keep or dispose of it.

We cannot assume responsibility for injury, accident, or losses to equipment or possessions belonging to our guests or their visitors. We strongly advise that campers take precautions against losses of money or valuables to their own level of comfort.

Mountain Vista Campground reserves the right to refuse campsite rental to anyone who does not conform with camp rules and regulations.

***ENJOY YOUR SEASONAL STAY AT MOUNTAIN VISTA!***