

Klondike

Camping Resort

Rules & Regulations

1. **Owners responsibilities.....**Owners are responsible for their family and guests actions and access to Klondike (gate access). The owner is responsible for damage to Klondike property caused by a family member or guest.
2. **Road Courtesy.....**The speed limit throughout the campground is **10 MPH. McSpadden Drive is ONE WAY.** All other roads are two way, use extreme caution. This speed limit includes ATVs, motorcycles, golf carts, etc. All motor vehicles must be used responsibly. No parking is allowed on the roads at any time, including winter months. Use common area parking or your neighbor's driveway with permission.
3. **Quiet Hours.....**11 pm until 8 am, 7 days a week.
4. **Open Fires.....No Bonfires or brush burning allowed!** Use common sense for campfires. No unattended fires. A working garden hose should be on hand at all times. During times of extreme dry weather, fires may be banned and a message will be posted on the entrance bulletin board.
5. **Trash.....**No dumping or burning of trash within the campground. Take it home with you or purchase a Otis Town Dump Permit.
6. **Holding Tank Dumping.....**No dumping facility is available at Klondike.
7. **Clotheslines.....**Only temporary collapsible lines are permitted.
8. **Pets.....**Pets are to be on a leash at all times and must

not be left unattended while tied outdoors. Owners are responsible to clean up after their pets. Pets are not allowed in the Clubhouse or at the pool & playground areas.

9. **Clubhouse....**Keep it clean. Owners are responsible to ensure that their family and guests use the facility and keep it clean. Lights and heat are to be turned off when leaving.
10. **Pool Tables.....**The children's table is located on the 2nd floor. An adult room with pool table is on the lower floor and access is controlled by a combination door. No one under 18 years old is allowed in this area.
11. **Exercise Room.....**Adults only. Purchase key in office.
12. **Swimming Pool.....****Follow all rules posted in pool area.** No lifeguard is on duty. Children under 14 must have responsible adult present. Keep gates closed. ***NO GLASS ALLOWED IN POOL AREA.***
13. **Smoking & Vaping.....**No smoking or vaping in Clubhouse or Pool area. Please use designated smoking areas.
14. **Marijuana...** Although medical and recreational marijuana is legal in Massachusetts, it is still illegal to consume in public. Legal use is limited to private residences, including your home or the homes of your friends.
15. **Insurance.....**Owners are required to maintain appropriate personal liability insurance for themselves

and their guests. Proof of insurance must be provided upon request. This includes golf cart or any other motorvehicle used at Klondike.

16.Outside Contractors.....Hours of operation are restricted to Monday to Friday between the hours of 8am to 5pm. No work is allowed on Saturday, Sunday or legal holidays.

17.Site Leasing....Site leasing requires standard lease form available in the office. The minimum lease is 30 days and lessees are bound to all campground rules.

18.Vehicles.....All vehicles within the campground must be properly registered.

19.Utility Vehicles (UTV)....any type of golf cart, Quad, Dirt bike or ATV is considered a UTV. Any UTV used on Klondike property must be properly registered, if required by state law. Only UTVs owned by Klondike owners are permitted to be used on Klondike property and they must have a Klondike UTV registration number decal on both sides of the vehicle. **UTV registration forms and decals are available at the office.**

20.Screen Enclosures....1 screen enclosure is allowed per site. Screen enclosures may not be larger than 12'x20' and shall be collapsible type, commercially available canvas or vinyl. They can be erected in April and must be dismantled by the end of October. Enclosures are not meant to be used for storage or garages and no plumbing is permitted.

21. Construction of Porch rooms, Gazebo's, Decks,

Sheds etc. Any type of construction on a site must be approved by the BOD. Please contact a BOD member to discuss your project and obtain the proper forms and permissions.

22. Tree Cutting & Trimming....Cutting any trees

greater than 4" in diameter requires approval from the Tree Cutting committee. Tree cutting forms are available at the office and on the forum. No cutting is permitted until the owner has the approved and signed form. *Any Cutting without approval is subject to fines.*

23. Campsite Modification. No modification of campsite size or layout without BOD approval. Please contact a BOD member to discuss your project and obtain the proper forms and permissions.

24. 2nd Camping Units....Owners are required to submit a request for placing a 2nd camping unit on their site. Forms are available at the office and on the forum. A 2nd unit is only allowed for a **total of 14 days per year.**

25. Storage of 2nd camping unit.....No storage of 2nd units are allowed on sites. An area adjacent to the garage is available for storage of camping units by owners only. Owners must submit a storage area request form to the BOD and storage will be available on a first come first served basis. Storage is available from April 15th until October 15th only.

26. Sale of Sites & Campers.....Sites can be advertised on the Klondike Forum or on our lower level Clubhouse

bulletin board or by the owners using their own means. It is the Seller's responsibility to ensure that the buyer is given a Brown Book, a copy of these Rules, and our Treasurer notified of the sale.

WATER – SEWER – ELECTRICAL RESPONSIBILITIES

Sewer - Klondike is responsible for all common ground & up to camp site holding tanks, piping “D” Boxes. Klondike Owners are responsible for holding Tank replacement (if necessary) and clean-out. Also piping from camper to holding tank. If no Holding Tank on site Klondike is responsible to were you attach at ground level.

Water – Klondike is responsible up to and including water Hydrant, Also BACK-FLOW VALVE, which has to be on each and every Hydrant. (State of MA law) If Hydrant leaks, or does not work Klondike will replace said Hydrant. If you Winterize Hydrant we will take it apart to make repairs. We will NOT replace anything you have added to Hydrant for winterization or security. If Hydrant needs to be moved in order to make repairs, it is Owners responsibility to replace piping from Unit to the Hydrant, Not Klondikes.

Electrical – Klondike is NOT responsible for any Electrical. Power Company (Eversource at this time) is responsible for all Power in the Campgrounds common areas, up to the Meter Box. Klondike Owner is responsible for all up dates and repairs from Meter Box to the Unit. If Power Company should shut off

power to your unit and tells you it has to be updated to meet new regulations set by State of Ma, before they will turn power back on, it is owners responsibility to hire a certified electrician and pay for the upgrades.

