

Regulations and Policy for

Berlin Heights Holiday Park Ltd., 10902 SR 113, Berlin Heights OH 44814

Ph (419) 588 2351 Emergency Ph Sheriff (419) 625-7951

Rates are based on the entire BHHP open season, May 1st to October 15th, or part thereof. Payments are due in full by April 10th. Payment for new Seasonals must be paid in full before moving in. Sites are not transferable. As long as your unit occupies a site you must pay the annual site fee. There will be no refund if you are asked to leave for not following the regulations, theft, disturbing the rights of others or abusing the Park and its amenities. Anyone with an outstanding balance on May 1st will forfeit any payments made and the right to that site and that site will be made available to others. A 50% (non refundable) deposit (based on the site rate) for the next season, (to hold your site) must be paid by October 10th, to be able to leave your RV on site. If payment is not made when due in April 10th or October 10th you authorize BHHP to move unit to our storage area and a moving charge and a daily storage fee will be imposed. Unit will be released when the fees are paid. No one who is working is allowed to live and work out of the park on a day to day basis. Employees and their families are exempt.

Insurance The park owners and/or operators are not responsible for accidents, injuries, cars, camping units, or any other personal property. All campers must maintain insurance for the above items. A certificate of insurance and liability for the camping unit, for the duration of stay, must be submitted to the office proving coverage. You agree to defend, indemnify and hold harmless Berlin Heights Holiday Park, Ltd., its agents and employees for any injury, death, or property damage caused by or resulting from you or your family's participation in the activities associated with Berlin Heights Holiday Park.

Lodge and its facilities are available to you from 8am to ? daily. No smoking in all buildings. Swimsuits are not considered proper attire for the lodge. Bare feet are not allowed in any building. Shirts required.

Key Cards for Gates are for registered campers and regular visitor use only. Do not give it to anyone else or use it to let anyone in. Violators will be denied access. One vehicle through the gate at a time.

Off limits are the workshop, building by the pool and sewer plant. Do not play with or on any park equipment.

Visitor entry hours are 9am to 9pm. After 11pm visitors are considered overnight guests. You are required to pay a day use fee of \$2.00 per visitor over the age of 4, if using swimming pool, paddle boats, kayaks, golf course add \$3. There will be a limit of 4 outside visitors at any one time on a site. If you wish to have more than 4 visitors you are required to make arrangements with the management. You may be required to use other areas of the park. Visitors will park in the parking areas. Remember your visitors are your responsibility and you must pay for them. When your visitors are in the park, you must be in the park. Visitors may not bring their pets when visiting the park for the day.

Guests You are responsible to pay a \$4.00 fee (includes day fee) for all overnight guests (children under 4 free) and comply with the same rules as visitors. Your guests may camp, but you must make the reservations for them in advance and they are your responsibility. Maximum stay is one week, or 3 weekends per family per season (not in succession). They must be in before dusk. If they arrive late they will have to come back the next day. If they arrive at the gate without reservations, they will be turned away. RV's \$35/Tents \$20 per night, (includes 2 persons), \$6 extra person 4 and up.

Parents and Guardians and primary renter will be responsible for their minors and guests at all times, including at the pool, lakes and in all buildings. Minors under 18 may not be left alone, day or night in the Park without a guardian. All minors must be at their own site by dark. Minors 8 and under must be accompanied by an adult while in buildings. Children under 14 years of age must be accompanied by an adult when at the pool. We are not a "child care center" and ask that you take full responsibility for them, know where and what they are doing at all times.

Vehicles One vehicle only may be parked per campsite. There is no parking on any vacant site, use designated parking areas. Please minimize the use of your vehicles as transportation within the park. **Speed limit is 7 mph**

Sites Any and all site improvements and landscaping must be approved in advance by management. Any improvements (plants, patio stones, etc.) become the property of Berlin Heights Holiday Park, Ltd. When the site is vacated these items will remain to maintain the integrity of the site. You are responsible for maintaining your unit in keeping with the park, as long as your RV or Park Model is parked on it or you have paid for it. Hand water your lawn and plants.

Site maintenance is provided and includes mowing, weed whacking and blowing off patios. While we try to be as careful as possible, accidents do happen. They are accidents and thus why we will not be financially responsible for repairing the damage.

RV Units No RVs over 15 years old, repainted, and/or non factory conversions. The hitch end of camper will always remain unobstructed (some park trailers and all park models exempt). Sewer hook-ups shall be done by the park. Dump tanks must not be left open. Hydro-flush devices are prohibited. Water is to be shut off at the outside tap when you leave the park and keep a water pressure regulator on at the tap end of the hose. If you do not, and there is a leak or breakage you will be billed \$25 for water spillage. House-type refrigerators, deep freezers, household furniture and washing machines are not allowed outside of camping unit. Also not allowed are: skirting (all park models and park trailers exempt), screened-in areas, tents, decks and fencing. Nothing will be attached to the trees. No clotheslines. All exterior lights must be turned off by midnight or when you retire for the evening. Keep decorative lighting at a considerate number of Watts. Bug zappers are not allowed. Awnings must be put up if you are leaving the park. If an awning gets damaged the fabric will be sliced so further damage is not done to you, your trailer, other persons, trailers or BHHP property. All antennas must be RV type in RV section (park models excluded). No metal steps (leaves rust marks on patio) or homemade steps.

Units for sale must be listed with the office for prospective buyers to gain access to the park. One "For Sale" sign not to exceed 10"x14".

Storage boxes One manufactured plastic storage box See Tim for maximum for your site. Storage box must be placed to the rear of your unit and/or inconspicuously on site. See management for shed requirements for park models

Placement of RV Units is free. Therefore, if you place your unit, any damage done to the site, patios, walkways, etc., will be repaired to its original condition at your expense. Park charge out rate is \$50.00 per hour plus materials.

Winterizing For winter storage, the only items allowed on the site are the camping unit, the picnic table, empty wood rack, golf cart, clean fire ring and storage shed. Do not use Duct Tape see management for alternatives. No tarps, form fitted covers only. You must remove everything from under and around your unit. Including rocks, stones etc. Winterizing must be completed on or before closing date. Any site not properly cleaned will be charged \$25.00.

De-Winterizing & RV/Vehicle Washing All RV's must be set up by May 1st, which includes removal of roof vent covers which should be stored under your trailer, not on your roof please. RV's must be washed by May 30th and kept clean throughout the season. You may hose wash your car for \$2.00. Using a bucket and not a hose for washing your car is free.

Fires and Firewood Wood racks are provided by BHHP for a one time rental of \$25. The wood rack is to be placed to the rear of the unit and/or inconspicuous. The wood rack will be empty for winter storage. The maximum number of fire rings allowed is 1 and not to exceed 18" in height. It must be placed as far away from trees, roots and RVs as possible. No bonfires or flames over 3' high. Do not store kindling in cardboard boxes, rodents like to nest in them.

Pets must be registered, please include rabies tag number #, date and breed. Owners must clean up after their pet(s). Pets must be on a secured leash. Do not tie your pet to any trees or shrubs. Anyone walking their dog must carry some form of pooper scooper at all times. Walk dogs on the side opposite the sites so they do not mark anyone's site. Do not walk pets through walkways in B and C sections. Pets are not allowed in or around any building. Pets must not be left unattended on your site or they will be removed from the park. Barking dogs will not be tolerated. Maximum number of pets allowed is two (2) per site.

Swimming No lifeguard on duty. All swimming is at your own risk. Obey the posted pool rules. Street clothes must not have fringe. No diving, jumping or horseplay. Children under 14 must be accompanied by an adult 18 yrs. or older. Anyone who cannot swim should not go beyond rope float or red line.

Fishing/Paddle Boats Fishing is allowed in the ponds, license not required. Catch and release. Children under 12 must be accompanied by an adult when near the lakes. Children under 12 are not allowed in paddle boats unless accompanied by an adult 18 yrs. or older. Under 14 in kayaks must wear life jacket. Anyone who cannot swim must have a life jacket on when in paddle boats or kayaks.

Motorized Transportation Motorcycles (allowed to and from site) motor-driven cycles, all-terrain vehicles are not allowed. Battery powered vehicles may be ridden in the park only as a form of transport, but not as a toy or form of entertainment. Site number must be visible on cart. If ridden at night, working headlights must be used. Drivers must have learners permit or license. Children may drive with an adult on the cart. Park golf carts on gravel, not the patio or walkways, they stain the concrete.

Alcohol is permitted in moderation and in consideration of others. It is not permitted at children's events, at the pool or lakes. No one under 21 is permitted to consume alcohol on BHHP property.

Dumpster located at the exit is for camping trash only. Large items are to be taken to the landfill or back to your home. Some examples of large items are bicycles, grills, lawn chairs, appliances, etc. Do not put yard waste into the dumpsters, use designated area. No outside trash barrels. That's why we don't have a rodent or raccoon problem in the park.

Damage to Property or the grounds, sites or buildings must be fixed to the management's satisfaction or the cost of repair will be charged to the offender. Park charge out rate is \$50.00 per hour plus materials.

Mail All outgoing mail may be taken up to the mail box at the road. Incoming mail is available after 5pm in the file cabinet in the lodge. Please place your request for a mail folder in the drop box at the office if you will be receiving mail regularly.

General Firearms are not to be used in the park. Fireworks in any form are not allowed. For your safety skate boarding, roller blading, bike riding, or roller skating is not allowed on the 2 main entrance drives, on lodge sidewalks or in the lodge.

Acknowledgement When you agree to be a seasonal at Berlin Heights Holiday Park, Ltd., you agree to abide by these regulations at all times. Regulations may be amended when necessary. A copy of regulations is available on request and is also posted in the lodge. **There will be no refund if you are asked to leave for not following the regulations, theft, or disturbing the rights of others abusing park property or amenities.**

Quiet hours are 11pm to 8am Use of power equipment restricted to 8am to 5pm Monday through Friday.

Business Hours are 9am to 5pm. After that please respect our privacy as we do yours. We are available 24 hours for emergencies.

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Signed

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Dated