



HIDEAWAY RIVER FARM

COMPLETE RULES & REGULATIONS

We hope your stay with us will be relaxing and enjoyable.

We've prepared this document to clarify our position on behaviors that will assure you have the best camping experience. This is NOT meant to limit your camping experience but to make everyone aware of the do's and don'ts of camping etiquette and to assure safety to all concerned.

The undersigned (all being called "Camper" or "Visitor") agrees that the following Rules and Regulations shall govern the Camper and Visitor's occupancy of a camping site at Hideaway River Farm (the "Campground") whether the occupancy shall be on a Transient or Seasonal basis. It is agreed that any breach by the Camper or the camper's guest of these Rules and Regulations shall constitute grounds for immediate action or eviction from the Campground with no refund of fees.

These rules may be amended from time to time in any reasonable fashion and such amendments shall become effective three (3) days after notice of the change. It is the registered Camper's responsibility to review these Rules and Regulations and share them with everyone on their site.

By accepting and paying for a site reservation, all Campers agree to abide by all rules and regulations as printed and thoroughly outlined as follows. Copies are available on our Web site or from the camp host.

ALCOHOLIC BEVERAGES

Please consume alcohol in moderation.

- Drunkenness, impaired or under the influence, loud or disorderly behavior will not be tolerated.
- No one under 21 years of age will be allowed to possess or consume alcohol in the campground.
- No glass of any kind will be allowed in or around the creek & river.

APPEARANCE

The overall, neat appearance and natural serene beauty are what all campers enjoy most, so please do your part in maintaining your site in this manner.

- To help in keeping a neat and clean appearance, please refrain from bringing in non-camping items.
- One gas grill is allowed. It must come equipped with a grease catcher attached to it. Management has sole discretion on "appearance".

BICYCLES

All bicycles and non-motorized wheeled modes of transportation must be back at your site by dusk.

- Please have your children adhere to proper bike Safety regulations. Bicycles must be parked in the designated areas.
- No bicycles are allowed in any building or any posted areas.
- Please take all actions necessary to minimize the potential for injury and make your camping experience as safe as possible.

BOATS / TRAILERS

Boats / Trailers are not allowed on campsites unless approved by Management

- Please call prior to arrival to confirm space
- Please mark trailers with Name and Site number

CABIN RENTALS

Rates are subject to change at any time.

- No Smoking in the cabins or within 20 feet of the entry to the cabins
- No pets permitted in cabins without prior approval
- Ongoing monthly renters are subject to seasonal rates. Monthly rates will not be changed mid-month, nor without 30-day notice.
- Only one vehicle parking per cabin. Do NOT park two vehicles between the cabins. Overflow parking may be accommodated.
- Guests must inform the owner or camp host of any issues or damage to the cabins or property.
- Monthly renters are responsible for their own laundry. Laundry service is not provided.
- Cabins are cleaned upon checkout, once per week, or upon specific request for an additional fee of \$80. Clean linens are also available upon request.
- Monthly renters are responsible for their own cleaning, linens & furniture.

CABIN KEYS

Key will be administered upon check-in.

- Upon check-out, please leave the key on the kitchen counter & lock the front doorknob on your way out.
- Lost keys and keychains will incur a \$40 fee.

CAMPERS / PARENTS

- Campers / Parents are responsible for the safety and behavior of their children, friends of their children, and their guests at all times.
- Children under 18 cannot be left to occupy the campsite overnight without adult supervision.
- Children under 12 should be accompanied by an adult at all times

CAMPFIRES

All fires are to be contained within the fire ring or pit. Safety First.

- We reserve the right to monitor and control the size of all campfires.
- Do NOT move fire pits without prior approval from the management.

- No fires shall be left unattended and must be extinguished before retiring or leaving the site.
- Dumping of charcoal or ashes in the woods is strictly prohibited.
- Please make arrangements with management for removal.
- Please follow any local fire restrictions in place.

CANCELLATIONS

No Refunds for inclement weather or rain

- Cancellations can be done for a full refund 14 days in advance of the reservation date.
- Cancellations can be requested by phone (417-986-5518) or via the guest portal located here:

<https://app.fireflyreservations.com/guestportal/property/HideawayRiverFarm>

CAR ALARMS / LOCKS

Repeated operation of car/truck alarms or door locks shall be grounds to require disconnection of the alarm or removal of the vehicle from the Campground.

CHECK IN

RV's & Campers: 2 p.m. to 8 p.m.

Cabin Rentals: 3 p.m. to 8 p.m.

- Check-in before the scheduled time may require the payment of an additional fee. Please call ahead if you need additional accommodations.

CHECK OUT

RV's & Campers: 12:00 p.m.

Cabin Rentals: 11:00 a.m.

- Sites must be vacant and clean. The need for management to clean campsites, broken glass, or remains of burnt debris in the fire pit will result in a clean-up fee of \$100 assessed to the camper.
- Check-out time for an all-day visitor is 9 p.m. Checkout later than the scheduled time may require the payment of an additional fee.

CIGARETTES / TOBACCO / CANNABIS

Please be respectful of other people's air.

- Please do not throw or deposit cigarette or cigar butts on the grounds. Please burn them or put them in a proper receptacle. Cigarette/cigar butts left on the ground are not healthy for children, animals or our soil.
- No chewing tobacco or snuff shall be used if such use involves spitting on the ground.
- Please NO smoking in the Playground area, inside any building or during gatherings where others are present. No smoking inside the cabins or bathhouse at any time.
- A Cleaning fee of \$100.00 will be charged if your cabin or campsite is contaminated.
- No illegal drugs or substances. No tolerance policy.

ECO-FRIENDLY CLEANING POLICY

We believe in stewarding our land here in a non-toxic & chemical-free way. Thank you for supporting our health initiatives.

- All cleaning and hygiene products must NOT contain any harmful chemicals or fragrances.
- All products that enter the drains must be septic safe and biodegradable.
- No chemical weed killers or bug spray (personal use permitted) are permitted on the grounds of the property.
- Approved products may be available or recommended upon request.
- Cabins are cleaned with non-toxic cleaning products & high-quality HEPA air filter vacuums to reduce indoor allergens

INDEMNITY

The use of any equipment or facilities of the campground by any person is at that person's risk and the registered Camper agrees to indemnify and hold the campground owners harmless from any loss, cost, or damage incurred by it as a result of the activities of the registered Camper, his family members, invitees, and guests.

FIREARMS & SAFETY

Firearms are allowed on premises but should not be discharged in any way.

- No cleaning or disassembling of firearms in public spaces or cabins.
- The carrying of firearms will be done in accordance with local & state law.
- The discharging of any air rifles, paintball guns, fireworks, explosives, or weapons is strictly prohibited.
- Violation of this rule will result in immediate eviction and removal of your personal effects and we will notify the authorities.
- The tossing, throwing, etc. of rocks, stones, or other objects is prohibited.

FIREWOOD

- No cutting of firewood is permitted in the campground.
- All firewood brought into the campground must be removed before checkout.
- Firewood, kindling, and paper must be stored a minimum of 10' from the campfire ring. Only two weeks' worth ($\frac{1}{2}$ cord) of firewood will be stored at any given time.
- Out of State firewood is strictly prohibited unless kiln dried.
- Campers are liable for loss or damage due to insects imported in firewood.

GOLF CARTS

Golf carts are allowed with prior approval from the camp host.

- Golf carts will be treated as a vehicle & are subject to an additional vehicle fee.
- Must have proof of insurance on file.
- Licensed operators only.

GRAY WATER

- The Camper agrees that he/she shall not cause or allow black water or greywater to be emptied on the ground or stored in containers
- Sink water or dishwasher must be emptied in the dump station or site's sewer connection. Please use it appropriately.

MOTORCYCLES

Motorcycles, motorbikes, motor scooters, or any sound-producing registered vehicles used for transportation shall be used only to enter and leave the campground.

- Only persons with a valid driver's license are allowed to operate any motorized vehicles including golf carts.

PARKING

We are a small campground & parking is limited. We also must keep our grassy areas healthy & green for all to enjoy.

- Park ONLY on gravel RV Site or designated gravel parking lot
- Do NOT park on grass unless otherwise instructed by the camp host
- You will be required to move your vehicle if found parked on the grass
- Only 1 vehicle is allowed per RV site unless pre-approved by the camp host. Additional vehicles will incur a fee of \$10 per night.
- Note: If your camper is large, some sites will not hold both your camper & tow vehicle. You will need to park in overflow areas in these cases.

PARTIES

We encourage family gatherings although; they must be maintained at a level that is not disturbing to the neighboring sites.

- A gathering of 8 people or more must register at the office to discuss your plans.

PAYMENTS

Balance is due on booking.

- For seasonal campers, all fees are due and payable per terms of the Rental Agreement.
- A Late payments fee of \$10/week will be imposed per agreement.

PERSONAL PROPERTY

All personal property brought into the campground is at the Registered Camper's risk and campground management shall bear no responsibility for the damage, loss, or theft of such property.

- All campers assume the responsibility of maintaining proper insurance on their camper & personal property.
- We are not responsible for any damage to any camper or personal property for any reason including an act of God (i.e. wind, lightning, hail, fallen branches, trees, embers that drift onto the property, etc.) accident, fire, or vandalism.

PETS

Pets are welcome but are required to be leashed at ALL times.

- Maximum two (2) pets per site.
- All pets must be registered & proper fee is paid during booking.
- All pet litter must be picked up immediately. Campers who do not pick up after their pets will be asked to leave - with NO refunds. No exceptions.
- No pets are allowed to roam around freely at ANY time. Pets are not to be left unattended anytime. Barking or growling dogs will not be tolerated.
- On the complaint of noise, one warning will be issued. In the event such barking or roaming or any other infraction continues, the Registered Camper shall either remove the pet from the campground or shall leave the campground immediately.
- Animals demonstrating aggressive behavior to persons or other pets will not be given a warning. Owners will remove the animal from the campground immediately. If not so removed, the registered camper shall leave the campground with no refund of payment for site rental.
- Visitors/guests may not bring pets to the campground.
- If there is a high likelihood that your pet would cause personal harm to a child or adult if they got loose, do not bring them.
- Pet owners are 100% liable for any harm to others cause by their pets.

We want everyone to enjoy his or her camping experience, pet owners and non-pet owners alike. THANK YOU!

QUIET HOURS

Quiet hours are from 10:00 p.m. to 8:00 a.m.

- The quality of rest and relaxation is important to all campers so please refrain from loud noises and disturbances during this period. The volume level for all stereos, radios, TV, instruments, or other noise-making devices must be at a minimum during this time.
- Gauge: If you can hear it from outside your camper, it's too loud!
- Please lower voices after 10 PM During Quiet Hours & remember: your voice carries easily here. Any conversations, joke-telling, storytelling, laughter, etc. shall be kept to a low volume to not bother other campers.
- During non-quiet hours, the Registered Camper or guest shall not operate any radio, stereo, TV, instruments, or other noise-making devices at such an unreasonable volume level to be a disturbance to any other campers.
- Electric bug lights/bug zappers must be turned off during quiet hours.
- No bright, moving, or flashing lights after 10:00 PM

RESERVATIONS

Reservations must be made in the name of the camper

- Reserving a site for someone else or under a different name may result in forfeiture of reservation
- Please call if you need to reserve for another party

RESTROOMS / SHOWERS

To avoid accidents or injury in these areas, it is requested that an adult accompany children under 12 years of age to all restrooms/showers.

- Please clean up after yourself. Thank you!

SCREEN ROOMS

No permanent structures without prior approval of camp host & management.

SEWER HOOKUPS

Instructions for proper use of sewer hookups or dump stations are available from the camp host.

- Do not dispose of paper towels, clothing, sanitary napkins, grease, dog feces, rocks, food scraps, or anything that is not human waste or dishwater in the sewer system.
- All campers & cabin rentals shall use toilet paper designed as “septic safe”.
- Paper clogs can be avoided. Allow your tanks to fill up to ¼ full to allow solids to “float”. Gate valves must not be left open on the black water tank until you are ready for purging. An open gate valve on your gray water tank could result in foul and hazardous septic odors (methane gas) outside and may end up inside your camper. For more information or assistance please contact the camp host. We are glad to help.
- Any plumbing issues caused by the camper will be corrected at the camper's expense.

SPEED LIMIT

5 miles per hour throughout the campground

- including all vehicles, golf carts, bicycles, motorcycles, mopeds, scooters, or any other wheeled method of transportation.
- Safety is our #1 concern.

SWIMMING

NO LIFEGUARD ON DUTY

- All swimming is at your own risk. Please provide your own life jackets.
- Swimming is not permitted during thunderstorms or when water is heavily flowing.
- No children under 12 years old shall be allowed to swim unless accompanied by a parent or guardian.
- NO nude swimming by anyone at any age. Babies / Toddlers must use swim pants.

FISHING

- Fishing is permitted along the riverbank in front of your personal campsite OR in a non-camping public space. Do not fish on the boat launch.
- All fishing, bait, and remains must be cleaned up at all times. Fish remains need to be thrown in the dumpster or put back into the river. Do not leave fish remains on the river bank.
- All those fishing must abide by local laws and regulations.

WATERCRAFT & FLOATS

- The river's water level and flow speed change rapidly. It is your responsibility to stay alert to changing water conditions.
- Personal floatation devices must be worn at all times.
- It is highly advised that all watercraft and floats stay upstream of the boat launch/creek area. This will allow ample time to exit the water in high flow without having to paddle upstream.
- Please stay away from the dam.

TRASH

Please place trash in a green dumpster located on the main driveway.

- Household trash only.
- Large items, personal items, electronics, appliances, grills, tanks, and the like are not allowed.

TREES / FLOWERS

The cutting or pruning of any tree is forbidden.

- Nails are prohibited from nailing in trees. Please use rope or bungee cords.
- Don't kill our trees!

UTILITIES

All utility costs are included in the rental fee.

- We suggest using these high-energy consumption units to a minimum (Refrigerators, electric heaters, air conditioners, party lights, etc.).
- Rental Rates are subject to change at any time per Management due to utility changes.

VEHICLES

Registered vehicles only. Limit one vehicle allowed per campsite.

- Additional vehicles must be left in the visitor's parking lots. Vehicles shall not be used to drive around the campground to view the property or visit other campsites.
- Washing of motor homes or other vehicles is not allowed.
- No changing of fluid such as oil, gas or antifreeze shall be allowed.
- No repairs shall be made to vehicles except emergency repairs.
- Do not park on other campsites without asking for availability.

VISITOR / GUEST

Any people who are not named on the initial registration form as a "Registered Camper", and who have entered the campground are considered visitors.

- No more than 6 people registered to one site at any given time, either on a transient basis or seasonal basis.
- Visitors must leave the campground by 9 p.m. unless registered as an overnight guest and have paid the applicable fee.
- State Law requires us to know who is in the campground and on-premises.