

Lake James Forest Community Rules

The rules of Lake James Forest have been designed for your safety and comfort. Please read and obey all rules and posted signs. This property is privately owned. All cabin and RV owners (Campers) and their guests accept privileges with the understanding that they hereby release the community and employees of all liability for loss or damage to property and personal injury arising out of the use of its recreational facilities. Furthermore, all Campers agree to indemnify the community and its officers and employees against claims resulting from loss or damage to property, or injury to persons of any member of the family or guest of the Campers arising out of the use of its community facilities.

CABIN RENTALS:

Please note check-in and check-out times for cabins owned by Lake James Forest are 3 p.m. and 10 a.m. respectively. All guests renting our cabins are responsible for any damages to the dwelling and will be charged for repair/replacement of the damaged items or areas. Any undisclosed pets brought into a cabin will be charged at a rate of \$100 per pet per day, plus damages if any.

QUIET HOURS:

Strictly enforced, 11:00 p.m. to 7 a.m. Please respect your neighbors. All minors must be at their own site during quiet hours.

- No noise emitting equipment.
- No bright lights.
- No golf cart joy riding during quiet time.

PRIVACY:

Please respect the privacy of other campers and the cabin owners by not walking through or between occupied sites. Please use designated roadways and pathways when walking or driving golf carts through the community.

SWIMMING POOL:

Our swimming pool is privately owned and available for use only by permission. If granted, liability waivers must be signed prior to using. It is open from Memorial Day through Labor Day.

- WARNING! There is no lifeguard on duty.
- Absolutely NO DIVING!
- Pool hours are 10:00 AM to 8:00 PM. Swimming after hours will result in immediate loss of pool privileges.
- All swimming is at your own risk.
- No children under 16 years old are allowed in the pool without adult supervision.
- Posted pool rules must be observed at all times.
- No, food, glass containers or pets allowed in the pool area.
- Alcoholic beverages must be covered. Please no beverage drinking while in the pool.
- All Campers are required to explain swimming rules to visitors.
- Infants must wear a swim diaper.

GOLF CARTS:

Golf cart use in the community is a privilege! Please be courteous and safe. No one under the age of 16 may drive a golf cart unless an adult at least 21 years of age is present. Drivers must abide by the 10 mph rule. Carts must be equipped with lights to drive at night. No standing on golf carts while driving. Lake James Forest reserves the right to revoke this privilege for aggressive drivers or drivers who fail to drive safely. All golf carts must be insured.

ALL-TERRAIN UTILITY VEHICLES:

Side-by-side all-terrain vehicles are allowed but must be driven in low gear only. Only adult drivers 18 years of age and older are allowed to drive these models. No 4-wheelers or off-road motorcycles are allowed

BICYCLES:

For your safety and that of other Campers, no bike riding will be ALLOWED AFTER DARK. Children age 5 and under must be accompanied by a parent while riding bicycles on the roads.

BATH HOUSE:

After use, please turn off lights in the shower rooms. All children under 12 should be accompanied by an adult. Please report any vandalism to the manager.

GUESTS:

You are responsible for any guests you invite to your site and should be present within the community while your guests are present. Renting out your site to others is prohibited except by explicit written permission from management. Your site is for your personal enjoyment and use only and not to be used as a rental site for others.

MAIL:

No mail is to be sent to Lake James Forest on behalf of any person unless approved by Management. Mail boxes are not allowed to be installed inside the community.

ALCOHOL AND DRUGS:

This is a family community and alcoholic beverages must be sleeved when outside your cabin or campsite. Displays of drunkenness in the community will not be tolerated and violators will be asked to permanently leave. Illegal use of drugs of any type will result in immediate termination from the community.

ABUSIVE LANGUAGE:

Please refrain from unseemly language in the community. Show respect to your neighbors with both your words and your actions. Our staff will speak to you in a respectful manner and we expect the same from you in return. Abusive, threatening, foul or otherwise unkind language toward others and especially toward any staff member represents a material violation of the Community Rules and is grounds for being asked to leave the community.

GARBAGE:

Please take all garbage to the local recycling center.

WATER CONNECTIONS:

Water connections are found at every RV site and a pressure regulator may be needed for some sites. Please turn off the water before leaving your RV for more than 24 hours. During the cold season please disconnect your water hose. Any damage to the water connection is the Camper's responsibility.

SEPTIC SYSTEMS:

The septic system for all sites may only be used for human waste, toilet paper and typical water waste. Women's feminine products, diapers, food, and other trash must be disposed of in the garbage. Only approved products may be added to septic tanks. Chemicals that destroy the active enzymes and bacteria in the septic system are prohibited (bleach, anti-bacterial products, formaldehyde-based products, toxic cleaners).

CONSTRUCTION PROJECTS:

Written approval from management is required before starting any construction project and building permits issued by the county may be required.

CAMPSITE APPEARANCE:

Each site must be kept clean and neat at all times. Appliances are not permitted outside the camping unit. Indoor furniture cannot be used outdoors. Older campers may require more maintenance. All RVs, decks, sheds, etc. are required to be power washed once per season.

Items such as utility trailers, inoperable vehicles, or other unsightly materials are not allowed to be stored on sites. Boats and jet skis may be stored on individual sites as long as the site size allows and as long as such storage is approved in writing by management.

PETS:

We are a pet-friendly community but Campers are fully responsible for their pets at all times. Pets cannot be left unattended at any time, and must be on a leash when not inside your Cabin or RV. All pet litter must be cleaned up immediately, and those that are not in compliance will lose their pet privileges. Noisy pets will not be allowed to stay, and only one warning will be issued prior to a request to remove the pet from the community. We do not allow pets in the bathhouse and swimming pool areas or in our rental units (unless approved in advance and a pet fee is paid). Please provide proof of vaccination to the community manager upon request. Please call in advance for specific breed restrictions (no aggressive breeds please). You are fully liable for your pet should there be any claim.

CAMPFIRES:

Campfires are allowed if we are not under a burn ban. Commercially manufactured portable fire pits and BBQ grills may be used. No burning of trash is allowed. Fires must be attended at all times and extinguished completely before retiring for the night. No fires in the woods.

SPEED LIMIT:

10 MPH. If it seems ridiculously slow, you're doing it right! Tagged motorcycles may be used for travel to and from campsite or cabin only.

FIREWORKS AND FIREARMS:

No fireworks are allowed on community property, not even sparklers. Firearms must be kept concealed at all times. No discharging of firearms for target practice, hunting, or any other reason. Paint ball guns, airlift guns, sling shots, illegal knives, or bow and arrows are prohibited.

AGE RESTRICTED COMMUNITY:

The community is a 55+ age-restricted community and must follow Federal guidelines related to age restrictions. The Fair Housing Act allows for age restrictions to be enforced as long as at least 80% of all dwelling units have at least one occupant who is 55 years of age or older. The guidelines can be found here:

https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_housing_older_persons

We reserve the right to further restrict minors (those under the age of 18) from residing in the community on a permanent basis as a 55+ community.

Camper Signature: _____

Camper Signature: _____

Date: _____