



Jersey Shore Haven, Inc.
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2024 SEASONAL CONTRACT / LEASE

Keep this document for your records. Do not mail back.

You must be a current WBCCI member to receive shareholder rates.

This agreement by and between Jersey Shore Haven, Inc. and the Lessee(s); is for the lease period commencing on opening day, April 24, 2024 to closing day, October 26, 2024. In exchange for the site rental fee and the promise to abide by the lease agreement and campground rules, the lessee is permitted to occupy the assigned site with an Airstream.

This lease permits two adults (Lessees) and their unmarried children living at home, to occupy the site, and all must be listed on the *Seasonal Site Summary*. No Substitutions. The two adults must have one of the following relationships with each other: couple, siblings or parent/child. Additional adults and unmarried children living at home are not permitted to occupy the site unless one of the two adult Lessees is present. This applies even if the guest or unmarried children living at home are Jersey Shore Haven Shareholders.

This lease permits only one tow vehicle on the site, unless the site can hold a second vehicle. All vehicles must be state licensed and inspected. Overflow parking is available as designated.

With the exception of seasonals already in place as of the 2006 season, no Airstream Recreational Vehicle of any kind that is 35 feet and over is permitted on non-rally field sites.

Rules of General Application

1. Subleasing or loaning of your site or RV is not permitted.
2. All site rentals and storage fees are payable in advance.
3. No structures on sites shall be permitted. The Jersey Shore Haven Board of Directors shall be consulted prior to the initial installation of screen houses and the setting of boundaries adjacent to the buffer areas. Screen rooms shall be disassembled and stored at the end of the season.
4. Tents and their duration of stay must be approved by the Board of Directors.
5. Lighting outside the camping unit, excluding attached or detached screen houses, shall be limited to the kind of illumination needed for safety and shall be no higher than 18 inches above the ground level. A timer or a photocell, to eliminate daytime usage, shall control such lighting. No decorative lights will be permitted anywhere. Lights shall be off when you are not in residence.
6. No bug lights or zappers shall be operated during the specified quiet hours (11:00 PM to 8:00 AM)

7. No fences of any kind will be permitted. The purpose of the buffer zone is to separate the sites.
8. The following are not permitted on site: outside refrigerators, air conditioners other than standard RV air conditioners, storage sheds, boats, or boat trailers or other water craft. You may have a storage bin that doubles as outdoor seating, not to exceed seat height of 24 inches (limit of 2).
9. Arrangements may be made to park boats, water craft or trailers in the storage area and must be registered in the office. **All items must be clearly identified.**
10. The 11:00 PM to 8:00 AM quiet hours are strictly enforced.
11. The 5 MPH speed limit throughout the campground is strictly enforced.
12. Any extra cars (yours or a visitor's) must be parked in the designated parking areas and not in any neighbor's or a vacant site, on septic fields, or in the road. All cars must have ID as designated by the campground.
13. No smoking is allowed in campground buildings or the pool area.
14. No signs of any type, except the name of the site lessee. In the event of the sale of the camper, one (1) "For Sale" sign which shall be mounted only in a window of the RV, no larger than 10" by 14".
15. Use only the campsite allocated to you. Do not walk or trespass on other campsites.
16. The campground facilities are to be used at your own risk.
17. Parents and/or guardians are responsible for the actions of their children and guests.
18. Children under twelve (12) years of age are to be accompanied by and supervised by an adult while using any of the facilities at the campground. Children under age 17 are required by law to wear a helmet when riding a bike.
19. No person under 18 years of age may be left overnight on your site without parental supervision.
20. Mini bikes, mopeds, motorized scooters, golf carts, etc., are not permitted in the campground except when medical necessity dictates their use. Approval of the Board of Directors is needed.
21. The campground is equipped for 30 amps. use only. Any tampering with any utilities is strictly prohibited.
22. Incidents of verbal or physical abuse, or threats at or by seasonals, shareholders, host/hostess and Board will not be tolerated. This action will result in a review by the Compliance Committee followed by a Board review. This decision may lead to a cancellation of the lease and/or suspension of campground privileges and/or termination of employment.
23. Tarps or other covers are not permitted to be attached to or hung over top of the RV for longer than 14 total days.
24. Air conditioners must be shut off when the occupant is away for more than 24 hours.
25. NO charging of electric or hybrid type vehicles.

Pool Regulations and Rules

1. Pool rules are posted. Swim at your own risk.
 - a. No swimming alone.
 - b. All persons using the swimming pool must rinse feet and sand off before entering. Any person having an infectious or communicable disease is prohibited in the pool.
 - c. Persons having open blisters, cuts, etc. are advised not to use the pool.
 - d. Spitting, spouting water, blowing nose or discharging bodily wastes is strictly prohibited.
 - e. Babies must use swimmer diapers.
 - f. No food or drink is allowed inside the pool enclosure except for water in a

- non-breakable container No glass inside the pool enclosure.
- h. No running, diving or jumping from the edge of the pool.

Sewer and Laundry Rules and Regulations

1. A sewer donut is required by the Board of Health around your sewer hose at the point of connection to the sewer pipe. If you do not have one of these, we will arrange for the installation and charge you accordingly.
2. Board of Health Regulations requires that all wastewater (grey water) be collected in a closed container. Connections must be airtight and liquid proof with rubber donut when connected to the sewer system. Grey water may not be dumped on the ground. Please replace the sewer cap when leaving the site.
3. The black water tank must be closed except when dumping.
4. Do not put sanitary products, baby or adult diapers, or any other product claiming to be flushable in the toilets.
5. Care for the bathrooms and laundry rooms as you would your own.
6. No clotheslines are permitted on sites, however, one clothes drying rack is allowed.

Guests to the Campground

1. All guests must register at the office prior to entering the campground. Maximum number of persons permitted on a site, including visitors, is ten (10) during the day.
2. It is your responsibility to see that your guests follow our rules.

Site Improvement and Maintenance

1. You must bring your trash/recycling, properly separated, to the designated disposal area. New Jersey Law requires the recycling of all newspapers, glass, aluminum cans and plastics. Please use the recycling bins accordingly. No plastic bags in recycling bins.
2. Your site must be kept in good order by Board of Directors standards_ No debris, trash, or unsightly items may be on site.
3. Wooden platforms are not permitted.
4. No cutting or defacing of trees is permitted either on your site or anywhere throughout the campground. Any offenders will be subject to a \$200.00 fine for each offense, in accordance with N.J.A.C. 8:22-1.1 et. seq., and will immediately be evicted from our campground.
5. Trees, bushes, flowers, etc. planted by the site holder become the property of the campground.
6. All watering or sprinkling must be done by handheld hoses.
7. Open fires are permitted only in approved enclosures (e.g. fire rings) and shall not exceed one foot in height on a continuous basis. Only wood may be burnt (no hazardous or unsafe materials). Campfires must be in a location with either a hose or a fire extinguisher in the area, never left unattended and extinguished completely. Jersey Shore Haven, Inc. is not responsible for any personal injury or damage to property caused by any fires.

Pets

1. Two pets (dog and/or cat) are permitted on each site and must be kept under control. You will be asked to leave if your pet is continuously disruptive.
2. Lessees, be advised that, in accordance with N.J.A.C. 8:22-1-1 et seq., your pets shall:
 - a. Not annoy other guests. (No barking and tied so that pet will not infringe on neighbor's site.
 - b. Be leashed at all times on a tether not to exceed six feet.
 - c. Not be left unattended while owner is away (State law).
 - d. Owner of pet(s) shall be responsible to pick up droppings.
3. Pets are not permitted in any building or the pool area.
4. Pets cannot be tied outside of your RV when you are not in residence (to prevent pet from digging and tearing up the site. You will be charged for damage and necessary repairs).
5. The rules do not apply to work dogs. (Seeing eye, etc.)

Miscellaneous

1. The campground Board of Directors reserves the right, from time to time, to establish additional rules and regulations to provide for the comfort, safety and orderly use of the campground by all lessees and their guests, in accordance with N.J.A.C. 8:22-1.1 et seq. Such changes shall be effective upon notification.
2. This contract/lease is not assignable. No lessee has the right to transfer any rights in or to any particular site or the campground in general.
3. In the event that you do not pay your nonrefundable seasonal site down payment by November 1, 2020. the campground Board of Directors reserves the right to pull your camping unit off the site and place it in the storage area, upon ten (10) days notice to you. Lessee hereby agrees to pay all storage fees, any and all moving charges and disposal fees, if any. Lessee will also lose the right to that particular site.
4. Winter storage of the RV is available:
 - a. Payment must be received in advance.
 - b. Seasonal site holders may store their RV for the winter season for a set fee.
 - c. Applications for storage must be submitted to the Board of Directors by
November 1,
2020
5. The Airstream shareholder may sponsor the stay of an authorized brand "X" RV; however the Airstream sponsor must be in residence during the stay of the brand "X" RV. The stay of the brand "X" RV is limited to thirty (30) days per season.

Jersey Shore Haven, Inc. reserves the right to remove the RV unit and all other personal possessions from the site for any violation of the foregoing rules.

Lessee, by signing this contract/lease, agrees to hold Jersey Shore Haven, Inc. harmless and assumes absolutely no liability, implied or otherwise, for accidents, for acts of God—storms or falling trees, vandalism, acts of nature, or other casualty (theft, and fire, etc.) to the RV unit, campers or guests. Campers and their guests agree to and shall carry sufficient hold harmless, liability and casualty (theft and fire, etc.) insurance to cover any injury or damage which may occur.

It is agreed and understood that the relationship between Jersey Shore Haven, Inc. and the lessee is not a landlord/tenant relationship as defined by N.J.S.A. 46:8-1 et seq. The lessee accepts the designated site in the condition existing on the date of this lease. Lessee agrees that any plans for improvement to the site will be submitted to the Board of Directors in advance and in writing to be considered for approval by the lesser.

Site boundary markers are not to be moved. Lessee shall stay within designated site area.

Payment terms and consequences of non-payment

All site rental and storage fees are payable in advance. The lease is valid only after payment is received. There are no refunds. A late fee of \$150.00 will be assessed for any late payments. For returned checks, the fee the bank charges will be imposed and all other payments must be made in cash or cash equivalent.

Lessee gives Jersey Shore Haven, Inc. the right to move his/her/their RV unit from the site and the premises, if Lessee fails to pay any balances due, and to hold Jersey Shore Haven, Inc. harmless and release it from any liability whatsoever for doing so. This includes dismantling of screen houses, any materials, parts or pieces and/or personal possessions removed from the site, and which require additional storage space. The RV unit shall be placed in storage, and will accrue storage charges @ \$5.00 per day. Lessee agrees to be responsible to reimburse Jersey Shore Haven, Inc. for any and all of the above mentioned items from the site and the premises. Lessee holds Jersey Shore Haven, Inc. harmless and releases it from any liability whatsoever for doing so.

Lessee hereby grants unto Jersey Shore Haven, Inc. a lien against the camping unit and personal property in the campground for any and all unpaid sums occurring from site rental and storage fees. Lessee shall be responsible for all unpaid sums, reasonable attorney's fees and costs for collection.

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In the event the Lessee does not pay the designated winter storage fee and the following year's seasonal charge, the RV unit shall be considered abandoned and Jersey Shore Haven, Inc. shall have the right to apply to the state for valid, legal title without further legal process and without further notice to camper.

In the event a RV unit is left on site after the period covering the winter storage fee and Lessee has failed to pay the seasonal site fee, as defined herein. Jersey Shore Haven, Inc. shall charge lessee the daily non-shareholder rate as published, until the RV is removed. This fee due must be paid in cash or money order, prior to removing the RV unit from the campground.

Lessee acknowledges that they have read and understand the above rules and regulations and acknowledge that they shall comply with those rules. Also, lessee understands that they are fully responsible for the compliance of your children and guests. Lessee also agrees that if said rules and regulations are not followed, lessee shall forfeit all camping privileges in accordance with this agreement and the provisions of N.J.A.C. Section 8:22-1.1 et seq., without refund.

Seasonal Site Coordinator: Mariann Bastien
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