

Slippery Rock Campground Association

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RULES AND POLICIES SLIPPERY ROCK CAMPGROUND ASSOCIATION (SRCA) SLIPPERY ROCK, PA

Adopted by the SRCA Board of Directors
Initially adopted on April 13, 1986
Revised August 19, 2018

These Rules and Policies are designed to help implement the SRCA Bylaws; if conflicts arise between the Rules and Policies and the Bylaws, the Bylaws govern. The purpose of the Rules and Policies is to promote the health, safety and welfare of SRCA Members and maintain the integrity of the Campground. *Members who violate the major violations can be immediately suspended or expelled from the campground and must follow the appeal process.* Visitors found to be in violation of these Rules, while in the Campground as guests of members, may be immediately expelled by the Campground Manager, Security or Police. The Campground Manager may address matters not specifically covered by these Rules as necessary.

Any item not covered by these Rules and Policies is prohibited.

SRCA RULES AND POLICIES

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RULES

CHAPTER 1: PERMITTED USES OF LOTS

RULE 1 – Member’s Use of Lots

- a) Each membership entitles the member to the use of one (1) lot to be determined at the time of admission into the Association. A member may not use another Association lot for any reason unless approved by the Manager.
- b) To preclude the use of the campground as a permanent residence, individual utilization is restricted to three (3) 24 hour stays in a calendar week. (i.e.) Sunday to Saturday during the period of December 15 to March 1 and not to be used in conjunction with their two (2) week vacation period registered with the Office. Failure to comply with the stated restricted utilization will result in a **Major Violation** with a progressive \$100.00 fine. (Example: 1st day violation \$100.00, 2nd day violation \$200.00, 3rd day violation \$300.00, etc.).

RULE 2 – Members Renting Their Lots

All members considering renting their lot must have their renter pass a background check and register the renter with the Office. Upon arrival, the renter must report to the Office and pick up a copy of the Rules and Policies of the campground.

RULE 3 – RV Specifications

- a) A member may use only one RV per lot. Additional RVs may be parked on a lot only if they are used as a mode of transportation. RVs must be commercially made and are limited to the following sizes:
 - 1. Height - 14 feet 6 inches from bottom of tire to top of roof
 - 2. Width - 14 feet at widest part
 - 3. Length - 40 feet from front to back
 - 4. Square Feet - 400 square feet maximum (outer length X outer width)
- b) Mobile homes and converted buses are specifically prohibited.

RULE 4 – RV Inspection and Placement

- a) A 48-hour advanced notice to the campground Office is required prior to delivery of an RV.
- b) All incoming RVs must be inspected prior to being connected to campground utilities and may subsequently be inspected to determine compliance with the following guidelines:
 - i. All RVs are to be backed onto the right side of the site (facing the lot from the road) not less than 20 feet from the front nor less than 6 feet from the rear of the lot. In addition, the RV must be a minimum of 12 inches from the right side of the lot and a minimum of 18 inches from utilities.
 - ii. The RV must be in good condition, livable condition. Any RV in violation of this rule must be removed from the campground.
 - iii. The RV cannot contain electric water heaters, heat tapes, washers, dryers, freezers, dishwashers, electric ranges or kerosene heaters.
 - iv. Electric heat pumps are forbidden.

- v. Original equipment: Combination Gas/Electric water heaters are permitted in RVs if electric is disabled (must be verified by Dealer and/or Member signed statement). These types of heaters are subject to random inspection by SRCA Maintenance.

RULE 5 – RV Mobility

- a) The removal of a RVs wheels or tongue is prohibited. The base of the trailer may be enclosed with approved skirting panels which allows for ventilation, but shall not be permanently attached to the trailer. A three-sided box may also be constructed out of lattice to enclose two (2) 100 pound propane cylinders. The dimensions must not exceed 2 inches above the valves and 4 inches on the sides.

RULE 6 – Lot and RV Maintenance

All members must maintain their assigned lots and RV's in a presentable and clean manner and adhere to the following guidelines:

- a) One sign (not to exceed 12 inches x 24 inches) is permitted on each lot to identify the member, lot number and address.
- b) One "For Sale" sign (8 inches x 12 inches) is permitted advertising personal items for sale.
- c) Lot number must be displayed in the upper left hand corner (facing the lot from the road) of the RV using **3 inch reflective numbers**.
- d) Hanging patio lights and other outdoor lighting is restricted to a total of 120 watts.
- e) Indoor furniture, kitchen appliances, trash or any items in poor repair that detract from the overall appearance of the campground are prohibited from outside storage.
- f) All electricity (with the exception of a trailer refrigerator or **one** dusk to dawn light or **one** motion light) must be turned off when the member is not in residence during the off-season.
- g) Sheds shall not contain any water heaters, heat tapes, washers, dryers, dishwashers, running air conditioners or kerosene heaters. One small freezer up to 7.1 cf or one refrigerator in shed. The Association will not be responsible for any loss of contents of freezer or refrigerator.
- h) No member shall remove the faceplate on the electric pedestals. **This is a major offense.**
- i) Water hoses must be disconnected from hydrants from November 1 to April 1 when the member is not in residence. Member is responsible should hydrant freeze and must pay \$300.00 to replace it.
- j) Water hydrants must be shut down and air conditioners must be turned off when RV unit is unoccupied for more than 48 hours. Exterior lights must be turned off during the daylight hours.
- k) Washing trailers will be permitted by permit only once a year. No washing of motorized licensed vehicles. No watering of lawns. **These will be major offenses.**
- l) Tarps may be placed on RVs as of September 15 and must be removed by May 15.

- m) All grass on individual membership lots must be mowed and kept at a presentable manner from May 15th through the end of the season. If it becomes necessary for the Association to mow the grass, there will be an initial fee of \$50.00 and will increase in \$25.00 increments each time lawn is mowed; e.g. \$75.00 for second time, \$100.00 for third, etc.

Expenses incurred in any corrective action required by the Manager will be the sole responsibility of the member. There will be a minimum of one-hour per person and charge at one-quarter (1/4) hour after the first hour. Billing time will be from portal to portal.

RULE 7 – Building Permit Requirements

A member must obtain a “Building Permit” prior to altering their lot or the outside of their RV. This includes, but is not necessarily limited to: construction, digging, tree removal (if over 3 inches in diameter), concrete work, adding or removing soil or stone and adding air conditioners or awnings to an RV. The “Building Permit” sign must be displayed in a prominent place and be signed by the Manager, the Permit Committee Chairman or Co-Chairman who will insure compliance with appropriate guidelines.

If an alteration to your lot is completed but fails to comply with Rule 7, you will be notified by the Manager that you have 14 days to revise your alteration to bring it into compliance with Rule 7. Non-compliance after 14 days will result in a **Major Offense** which will include a \$100.00 fine and /or suspension from the Campground.

- a) No permanent structure of any kind shall be built on a lot with the exception of one (1) storage shed (used for storage only) to be placed on the left side rear of site and be no larger than 8 feet (L) x 10 feet (W) x 10 feet (H). The height shall not exceed 10 feet as measured from the floor to the bottom surface of the roof at its highest point.
- b) Decks are prohibited. Landing and steps may be constructed of approved materials. The landing entrance to an RV can be up to ten (10) square feet and contain two (2) sets of steps.
- c) Satellite dishes are not to be tree mounted.
- d) Digging and driving of stakes should only be performed after it is determined that it will not interfere with underground utilities.
- e) Fencing must be commercially manufactured and constructed of approved materials. Fencing may not be more than four (4) feet high and cannot be enclosed, stockade or a privacy fence.
- f) No outside storage units are allowed other than one (1) storage shed.
- g) All awnings must be commercially manufactured and constructed of approved materials. Awnings may have a maximum projection of 16 feet with a weight limit of 40 pounds per square foot. Awnings may not be longer than the length of the trailer. Tongue and rear bumper cannot be included in the length of the trailer. Canvases must be taken down in winter due to no weight allowance. A minimum space of 6 feet between edge of awning and property line.
- h) TRELLIS: A trellis is defined as a frame supporting open latticework used for training vines and other climbing plants. Total trellis cannot exceed combined area of 64 square feet per membership. It is not to be permanently attached to trailer or awning.

- i) If you remove a tree over 3 inches in diameter, it must be replaced by a 4-6 foot high (minimum) tree, (cannot be poplar, evergreen or weeping willow). A replacement tree must be replaced on your lot (membership). Seventy Five (\$75) fee will be charged for the replacement cost of a tree, if not replaced on the member's own lot. Monies shall be placed in the Land Committee budget for park improvement.
- j) Two (2) 100 pound propane cylinders are allowed. 200 pound propane cylinders are prohibited.
- k) No permanent screening or windows attached to awning or RV/Trailer creating an enclosed room, deck or patio is allowed.

CHAPTER 2: VEHICLES (including Golf Carts, Motorcycles and Scooters)

RULE 8 – Vehicle Requirements

- a) All vehicles (motorized or person-powered) must obey the 12 (twelve) miles per hour speed limit or posted speed limit.
- b) Any golf cart being operated in the park at or after dusk must have the following:
 - i. Headlights turned on. These headlights must be permanently affixed and must be factory equipment or its equivalent.
 - ii. At least 1 (one) rear reflector or light must be visible at all times.
- c) All golf carts operated in the campground shall be commercially manufactured or its equivalent, electric powered and registered at the Office with any required forms, signed and placed on file at the Office. Golf carts shall not carry more people than can safely sit. Each rider must be properly seated and stay seated while golf cart is in motion. Owners of any golf cart must purchase a golf cart registration sticker and pay an additional fee/surcharge as determined by the Board of Directors. Additionally, all golf carts on the premises of SRCA must have a current golf cart registration sticker(s) by Memorial Day of the current calendar year. The owner's lot number must be displayed on the front and rear of the cart in lettering at least 3 (three) inches tall. **Reflective lettering is required** and must be visible at all times.
- d) All golf carts must be driven to the Office or (designated) location for visual verification of placement of golf cart sticker. The golf cart registration sticker must be placed on the driver's side of windshield (if equipped) or driver's side of cart in a visible location.
- e) All drivers operating motorized or person-powered vehicles in SRCA must obey all the "Rules of the Road" of Pennsylvania including but not limited to Stop Signs, Rights of Way and Speed Limits.
- f) Motorcycles may be operated to and from the front entrance gate of SRCA to the member's site or to the site the visitor is coming to see.
- g) Only licensed state motor vehicle drivers or INDIVIDUAL 14 (fourteen) years or older (with proof of age and registered at the Office) shall be permitted to operate golf carts. There will be a \$5.00 charge for permit (one-time fee). The driver must display in plain sight on his/her person at all times. If lost, the same cost will apply.

- h) Persons under the age of 18 (eighteen) years old may operate a golf cart up to the 11:15 PM curfew.
- i) No vehicle shall be operated with a leashed pet, which is walking or running along the side of that vehicle.
- j) No vehicle shall be operated with child/children on the lap of the driver.
- k) There shall be absolutely NO standing in or on the golf cart while in operation.
- l) Electric cars are banned from the campground until further investigation of electrical consumption.
- m) Riding toys must be commercially manufactured, factory equipped and if powered, use electric (battery) power only. Parent/Guardian should follow manufacturer's suggested guidelines regarding age, weight and other safety issues. The safety of the rider/riding toy is the responsibility of the parent/guardian. All riders must obey the "Rules of the Road" of Pennsylvania (i.e. stop signs, turn signals and speed limits). Riders up to the age of 12 must wear a safety helmet and display their lot number on the helmet and riding toy. A SAFETY FLAG IS STRONGLY RECOMMENDED
- n) No unlicensed motor vehicle shall be stored in the campground.
- o) Anything with wheels will not be allowed outside designated area of Lookout Hill.
- p) 14 and 15 year olds are permitted to drive until the 11:15 pm curfew. If there is a moving violation at any time, his/her license will be suspended for the season.
- q) No person shall operate any motor vehicle on campground property at a noise level that causes a disturbance to other campground members. This rule shall apply uniformly to the noise of any engine, horn, siren, muffler or radio emanating from any vehicle or membership lot.

CHAPTER 3: HEALTH, SAFETY, WELFARE

RULE 9 – Member Activity

The purpose of the Rules and Policies of SRCA is to promote the health, safety, welfare and comfort of the members and maintain the integrity of the Campground. These Rule and Policies include but are not restricted to the following:

- a) Members will observe quiet hours from 11:30 pm to 8:00 am. Loud noises will not be allowed at any time except for organized activities sponsored by the Association for the benefit of all. This includes noise emanating from motor vehicles, sound equipment and pets.
- b) No minor under the age of 18 may stay at the park overnight without an adult sponsor and they must be at their campsites by 11:15 pm (or within 15 minutes of the conclusion of an Association sponsored activity) unless they are under direct supervision of their adult sponsor.
- c) There shall be no invasion of privacy or trespassing on other member's property, such as using their property for walkways, parking, etc.

- d) No alcoholic beverages of any kind are permitted on SRCA common grounds.
- e) There shall be no discharging of weapons, firearms, air guns, B-B guns, bow and arrows, slingshots or fireworks in the campground with the exception of sparklers with adult sponsor. **This is a major offense.**
- f) There shall be no door to door selling in the campground. There shall be no business signs for advertising in any lot.
- g) There shall be no littering or dumping of trash any place on the common grounds. **This is a major offense.** Contact the Manager for other options for disposal of trash and other waste.
- h) There shall be no verbal or physical abuse toward any staff member attempting to enforce the rules. **This is a major offense.**
- i) There shall be no harassment, verbal or physical abuse or threats thereof toward any member or guest of Slippery Rock Campground. Individuals involved in any altercation, whether verbally threatening or physically abusive, may be suspended by the Manager. **This is a major offense.**
- j) No member shall enter the water treatment or sewage treatment facilities without permission. **This is a major offense.**
- k) No member shall burn debris or use water inappropriately when restricted by campground staff. **This is a major offense.**
- l) Anyone requiring a diaper must use a swimmer diaper while in the pool.
- m) Fires must not be left unattended. No burning of garbage or leaves. No bonfires permitted except campground events. **This is a major offense.**
- n) No admittance after dark to the trails along the creek.

NOTE: A member is liable for the conduct of their family and guests.

CHAPTER 4: ANIMALS and PETS

RULE 10 – Pets

- a) All pets are required to have a rabies vaccination as appropriate and must be kept on a leash when outside the member's lot.
- b) If walked outside the member's lot, the member is responsible for picking up after them.
- c) Kennels and the breeding or raising of any kind of animals in the campground is prohibited. If used, pet pens must be portable. The maximum size allowed is 48 square feet (6 feet x 8 feet) and 6 feet high. No roof covering of any kind is allowed. In addition, a pet will not be kept on a member's lot outside the RV when the member is off the lot.
- d) At no time shall any member take part in the sale or purchase of any animal on campground property
- e) No pets are allowed in campground buildings and all areas of the campground that have been posted with "No Pets Allowed" signs except service dogs.

POLICIES

POLICY 1: Membership dues are payable on October 1. Payment in full must be received or postmarked on or before December 31. Thereafter, there will be a \$20.00 late charge assessed the first day of each month until the account is paid in full. If the membership dues are not paid by April 1, gate fobs will be deactivated.

Assessments are payable as determined by the Board of Directors. Thereafter, there will be a \$20.00 late charge assessed the first day of each month until the account is paid in full. If the assessment is not paid by the date set by the Board of Directors, gate fobs will be deactivated.

A member who fails to pay membership dues, an assessment or other charges by the date of the Annual Membership meeting will forfeit their membership. If the member is reinstated after the membership has been forfeited, an additional fee of \$200.00 will be charged for reinstatement.

POLICY 2: The disposition of Complaints and Violations of Rules shall be as follows:

A. Manager:

1. All problems including complaints and violations of Rules shall be in writing and taken to the Manager for proper disposition.
2. The Manager will investigate all complaints and attempt to resolve the problem. If an agreeable solution cannot be reached, a formal complaint shall be presented to the Hearing Board.
3. The Manager will investigate all violations and assess the member a penalty for any rules that have been broken by the member, the member's family or guest.

The schedule of penalties is as follows:

1st Offense ----- Warning

2nd Offense ----- Fine is \$25.00

3rd Offense ----- Fine is \$50.00

4th Offense ----- Fine is \$75.00

5th and subsequent Offense ----- Referral to the Hearing Board

Fines for all major offenses are \$100.00 and/or suspension from Slippery Rock Campground for a term to be determined by the Hearing Board.

4. If the member disagrees with the findings of the Manager, the Manager or the member must notify the Board of Directors in writing who will in turn convene a Hearing Board.

B. Hearing Board:

1. The Hearing Board shall consist of a quorum of the Board of Directors.
2. Each Hearing Board shall select either the Attorney for the Association or one Board Member to act as Chairman of that particular Hearing Board to conduct the hearing and to rule on the evidence.
3. The hearing shall be public and shall be open to all members of the Association and witnesses.
4. All complaints must be in writing on a form supplied by the Association and must be signed by the complainant.
5. The accused and the complainant if applicable, shall have the right to be present at a hearing to testify, to have witnesses to testify on their behalf, to cross examine the other parties and to be represented by an attorney if they so desire.
6. The testimony and exhibits shall be confined to the alleged violation or complaint. Technical court rules of evidence shall not apply.

7. The order of the hearing shall be as follows:
 - a. Complainant and witnesses
 - b. Accused and witnesses
 - c. Rebuttal by complainant
 - d. Rebuttal by accused
8. All complaints may be settled by the accused and the complainant at any time prior to a decision by the Hearing Board.

C. Hearing Board Finding:

1. The Board shall notify the accused and claimant, if applicable, of its decision in writing within ten (10) days after the hearing.
2. If the Hearing Board finds that the rules have been violated and the violation is the 2nd, 3rd or 4th minor violation, then the Board shall assess a penalty as outlined in Policy 2, A, 3.
3. If the Hearing Board finds that the rules have been violated and the violation is the 5th or subsequent minor violation or a major violation, then the Board shall set and fix the penalty at its own discretion and judgment, which shall consist of a suspension from Association activities and from the campground for a definite period of time; not less than 15 nor more than 60 days.
4. A major violation within one (1) year after a suspension shall result in an automatic revocation of membership privileges for at least one (1) year.
5. Repeated violations of campground rules or any member, visitor or guest who commits a criminal offense of any kind on the premises of the campground may be suspended immediately by the Manager for a term to be determined by the Board. Additionally, depending on the seriousness of the offense, the Board may in certain cases revoke the membership of an individual for committing criminal conduct where the nature of the offense would seem to threaten other members of the campground.
6. Major offenses shall remain as part of a member's record for a period of not less than three (3) years from the date of the last offense.

D. **Major offenses include the following, but are not limited to the following. There is a \$100.00 fine for each major offense.**

1. Removing faceplates from electric pedestals.
2. No littering or dumping trash on common grounds.
3. Verbal or physical abuse toward paid or volunteer staff while performing duties in the campground.
4. Entering water treatment or sewage treatment facilities without permission.
5. Burning debris or inappropriate use of water when restricted by campground staff.
6. Failure to comply with golf cart/scooter insurance certification.
7. Anyone parking illegally in a handicap space.
8. Washing motorized licensed vehicles with campground water.
9. Washing trailers or watering new lawns with campground water without a permit from the Office.
10. Any drugs deemed unlawful by Federal and State Regulations are banned by Slippery Rock Campground Association.
11. Any person violating the underage drinking laws of the Commonwealth of PA shall be subject to a \$100.00 fine and/or suspension from Slippery Rock Campground for a term to be determined by the Hearing Board.
12. There shall be no harassment, verbal or physical abuse or threats toward any member or guest of Slippery Rock Campground. Individuals involved in any altercation, whether verbally threatening or physically abusive, may be suspended by the Manager.

13. Any alteration(s) to your lot that are completed but fails to comply with Rule 7, member will have 14 days to bring alterations into compliance. Non-compliance after 14 days will result in \$100.00 fine and/or suspension from the Campground.
14. Fires must not be left unattended. No burning of garbage or leaves. No bonfires permitted except campground events.

POLICY 3: Unlawful actions and conduct will be reported to the appropriate law enforcement agencies and prosecuted to the full extent of the law.

Only one (1) vehicle at a time is permitted to enter or exit the main gate per membership card and any person or persons willfully damaging SRCA property will be fined and expelled from Slippery Rock Campground without a hearing.

POLICY 4: It is recommended that the RV power cord be unplugged from the pedestal from November 1 to April 1 unless the RV is being used. If not unplugged and more than 5 amps are being drawn, the member will be notified to come and turn things off.