



# Summer Hideaway

## Park Rules

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## GENERAL

1. For the good of Summer Hideaway, Resort may make changes in the rules as it sees fit.
2. Camper agrees to observe and comply with all rules. Violations of the rules shall be deemed a breach of this Agreement. First you will get a verbal notice; second, a written notice and finally, your lease will be terminated and given a specified time to vacate the park. If the violation is serious, the verbal warning will be skipped and the first written warning will be issued.
3. A Camper is defined as the trailer owner or owners that are 21 years of age or older. In addition, the camper/s adult children (18 or older), minor children, and grandchildren are also welcome at the Resort as long as the Camper is present. Adult children or grandchildren 21 years old and older may stay at the Camper's site without the Camper being present upon Camper's approval. Camper must be present for all other relatives & friends who plan to stay overnight.
4. This contract is by and between Resort and Signers of this Agreement. It shall not be transferred without the explicit permission of Resort. Camper shall not, voluntarily, involuntarily or by operation of the law, rent the whole or any part of said campsite or any personal property located thereon to any other persons to occupy the same. Any attempt to assign or rent the same shall cause this Agreement to be deemed null and void effective immediately. Acceptance of payment of seasonal fee, in whole or in part, from any other person by Resort shall not be deemed to be a waiver of any of the provisions of this agreement or to be consent to the assignment or rental.
5. All campers who are part of the lease must fill out and sign an insurance waiver – this includes children and grandchildren over 21 who stay at the camper with or without the contract holder(s).
6. **Guns or weapons of any sort are strictly prohibited in any public areas of Resort.**
7. **Absolutely no foul language within hearing distance of the children in this park – save it for “adult only time.”**
8. There is no smoking or chewing tobacco in any building, on the pool deck or on the splash pad deck. There are buckets around the office to put out your cigarette. If you put out your cigarette on the ground – **PICK IT UP!**
9. All terms, conditions and covenants contained herein are severable. If any of the same shall be held to be invalid by any competent Court, this Agreement shall be interpreted as if the same was not contained therein.
10. Upon termination of this Agreement, if Camper fails to remove from said campsite, all of Camper's personal property, including without limitation the unit, deck, porch, shed, gazebo, etc., Resort shall have the right to remove the same from said campsite. Camper grants Resort a lien upon said personal property for the actual and reasonable costs of removal and storage. The storage fee shall be \$10.00 (plus tax) per day or a portion thereof.
11. **If Camper elects to sell on-site Camper's unit and associated personal property, Camper must notify Resort prior to commencing any sale activities.** For Sale signs are not permitted on the Camper's leased property - and may not put up any other signage without prior approval from Resort staff. Camper may put a (for sale) sign on the bulletin board by the office. Finally, **Resort MUST interview the potential buyer before you sell it to the buyer.**
12. If Camper decides to permanently leave the campground anytime during the season, Resort will not refund any portion of the seasonal fee. Once the site has been vacated, the campsite reverts back to the Resort, and the Resort reserves the right to re-rent said site. If Camper leaves at the end of the season, the site must be vacated by April 10.
13. Camper shall pay all costs, expenses and reasonable attorneys' fees that may be incurred or paid by Resort in enforcing the terms of this Agreement, unless otherwise prohibited by law.
14. Photos taken during stay may be used in promotional pieces.



## TRAILER

15. A Unit is defined as a Recreation Vehicle Industry Association (RVIA) approved recreational vehicle including Class A, B, or C RV Motorhomes, Travel Trailers, Fifth Wheels, or Pop-up Campers.
16. All trailers must be inspected and be in excellent condition prior to locating it on a seasonal campsite. All types of trailers and park model trailers must be 10 years or younger unless approved by Resort.
17. The water pressure in the park is a constant 60psi (pounds per square inch) and 72 gallons per minute flow, and there is very little pressure drop due to friction loss. **Pressure regulators** take the pressure down to approximately city pressure, which is 40-45psi. And the 72 gallons per minute is also reduced with a pressure regulator. Most of the newer trailers don't need a regulator, but we **highly recommend you check** with the manufacturer of your trailer before you decide NOT to use a pressure regulator.
18. Placement of Camper's trailer on site is determined by the gravel pad and utility access.
19. If Camper stores anything under said trailer, the trailer must be skirted.



## CAMPSITE

20. **Camper must ask permission to do any digging on the campsite, and DO NOT DIG on campsite without resort locating underground utilities.**
21. Camper has an opportunity to inspect said campsite. Camper has determined that said site is suitable for Camper's unit, and accepts the same. Resort has made no representations or warranties, written or oral, expressed or implied, concerning said campsite.
22. **Campsite is designed for one unit only.** In the summer with prior Resort management consent, an additional unit may be permitted for no longer than three consecutive nights and a camper no longer than 25 ft. **However, A-L must be full before a second camper can be put on your site, so plan accordingly.**
23. Camper may store a second, *small* camping trailer such as a popup in the camper/boat corral – first come first serve. On the other hand, in the off season, your second camper may be stored on your site from October 15 to April 15. All other utility or boat trailers must fit on your site or leave the campground.
24. Camper states that the unit to be parked on said campsite shall be used exclusively for camping or recreational purposes and will not be used as Camper's principal residence unless camper is here for no more than 8 months.
25. Seasonal Camper will transfer their site meter to an account that Camper creates with Alliant Energy. Camper will pay electric bill year-round directly to Alliant Energy. If Camper discontinues paying the electric bill, then Camper must vacate the campsite, since Camper is responsible for the electric bill year round.
26. Camper shall maintain public liability, fire, wind and other hazard insurances upon their personal property situated upon said campsite and for their acts or omissions occurring while occupying said campsite in amounts acceptable to Resort, said acceptance not to be unreasonably withheld. Within ten (10) days of written demand by Resort, Camper shall provide evidence to Resort of said insurance being in full effect.
27. Resort shall not be liable for the loss or damage caused by Camper to Summer Hideaway Campground or to any property of Camper or of other people in the park by interruption of electrical service, by theft or otherwise, or by fire, or by trees, or by wind, or by bushes or other growing vegetation, and any other acts of God. Resort shall not be liable for any damage caused by or arising as a result of acts or omissions by occupants, of adjacent campsites or property or the public, or caused by operation and construction of any private, public or quasi-public work.
  - a. Due to liability issues, we will perform physical requests regarding campers' trailers at our discretion.
28. All landscaping improvements made to Camper's campsite, such as trees or bushes, become the property of Resort.

29. Camper shall quietly and peacefully return said campsite in good condition, leaving improvements made by Resort or Camper, with the exclusion of pavers or decks. If any equipment provided by the park is destroyed, the camper shall either replace it or pay for it. If the fire ring burns through, then that is the exception to the rule.
30. Camper shall keep said campsite and all personal property located thereon in a state of cleanliness and healthy sanitation and shall comply with all ordinances and regulations of the Township of Germantown, the State of Wisconsin, the United States, and any authorized agency of said governmental bodies.
31. Camper is responsible for keeping said site maintained in a clean, neat, and safe condition at all times, which includes regular lawn cutting and policing of the site. If Camper is unable to come to the park for an extended period of time, campsite lawn will be cut, if necessary, for a reasonable fee. Lawn-cutting service is available—Camper can schedule it at the park office. If Camper fails to maintain said campsite, Resort will give Camper a 10-day notice. If campsite is not maintained, Resort shall charge the Camper a \$50 maintenance charge for each occurrence.
32. All structures that are erected on your campsite (including but not limited to storage sheds, skirting, decks, room additions, three-season rooms, screen tent/room, or car ports) must be approved prior to installation by Resort – no exceptions. Upon prior written consent of Resort, the following requirements are applicable to any structure so constructed:
  - a. Must not encroach on any other site.
  - b. Plans must be submitted to management and be pre-approved.
  - c. Camper may be asked to remove structure if not properly maintained.
  - d. All construction (new and remodel) shall have applicable permits from township and county, if necessary.
33. Upon prior consent of Resort, Camper (at its own expense) may construct a decorative fence upon said campsite. The following requirements are applicable to said fence so constructed:
  - a. The boundary lines of said campsite go from post to post.
  - b. Said fence must be approved by Resort management.
34. No trees may be moved or removed without park management approval, and Resort will do the moving or removing.
35. Any garbage cans on Camper's site must have a lid. All garbage must be disposed of in the park dumpster (located on the west end of the property) when leaving the park at the end of Camper's stay. A fee will be charged if Resort has to clean up Camper's site.
36. Clothes lines are permitted and must be placed high enough so as not to create a hazard.
37. Cleaning fish is permitted only on your campsite. All waste must be disposed of immediately and appropriately. **Camper will NOT clean fish in either bathhouse.**
38. Camper shall not use said campsite for any illegal activity or activity which would cause physical or mental injury to any person or animal or injure the reputation of Resort or Resort's business.
39. All burning must be done in an approved fire ring using cut firewood from Juneau County or approved firewood. Debris (branches, pine needles, leaves) or *garbage* burning is strictly forbidden. Rake any debris to the road and we will pick it up at no cost to you. We are located in a very dry area and floating embers is a danger to us all. If you want to know, on any given day, what the fire danger is, come to the office. A DNR sign will post the fire danger for that day. If there is a ban on burning, it will be posted below the sign. **AND, if it is very windy, do not burn – check with the office.**
40. **NEVER LEAVE YOUR FIRE UNATTENDED.** For the safety of everyone at Resort, please **put out your fire before you go to bed or if you leave your site for any reason.** Water and stirring is the best method.
41. **Due to the forest-fire threat, fireworks are strictly prohibited in Resort.**



## PETS

42. Pets are permitted at Summer Hideaway. On Camper's site, dogs are either on a leash or have an electric collar fence (provided the electric fence works 100 percent of the time with your dog). Off the Camper's site, **dogs must be on a leash**; however, dogs are free to run in the dog park. Never leave pets outside unattended. Dog runs or pens on Camper's site are prohibited, unless you have prior approval from the owners. **Again other than designated areas, dogs must be on a leash or electric collar, even on your site no matter how "obedient" your dog is. . .**
43. No pets are allowed in the pool area.
44. All animal waste must be picked up immediately, whether you are walking your dog or in the dog park and placed in a closed garbage bag and disposed of properly.
45. In order for your pet to use the dog play area with other dogs present, your pet must get along with other dogs and shots must be current. **Also, you must clean up after your dog.** We have provided both pick-up bags and a disposal bin for your convenience. If you or your children do not pick up after your dog, we reserve the right to ban you from the dog park.



## VISITORS

46. There is no fee for guests, but all guests must be register at the park office. Campers are responsible for this registration. Please do not abuse it by bringing in too many people at one time or the same people every weekend, so we don't have to change our policy in the future. If you know you are going to have a lot of people visiting for the weekend, you need to have them contact the office and rent a site or sites for their stay.
47. None of Camper's guests may stay or visit the campground unless one adult (21 years old or older) family member on the original registration form is present.



## GOOD NEIGHBOR POLICIES

48. **There is no trespassing on other occupied or seasonal sites.** Resort's property lines are clearly marked. There will be no trespassing on any of the surrounding neighboring properties. This rule is strictly enforced up to and including expulsion from Resort. ***Campers can walk through the drain fields.***
49. No littering. You have your own garbage cans, and trash receptacles are available in the park.
50. All recyclables must be recycled. Clearly marked recycle bins are in the dumpster areas.
51. There is an area to the right of the dumpsters located by the two pole barns for metal-**ONLY**. Do not throw mattresses or furniture or tires or large items in the dumpsters. Larger items like furniture and mattresses can be picked up for a charge by LSI, which is the company that picks up our trash. Their number is (608) 847-2147.
52. **Quiet time** is set from 11 p.m. to 8 a.m. By quiet time we mean that the **loud** partying stops at 11 p.m. If you don't stop, you will get a verbal warning. If you don't immediately comply, you will get a written warning, and if you don't immediately comply with the written warning, you will get a written notice to vacate the site within two weeks. You won't sell your trailer on the site at Summer Hideaway; you will pack up and leave within two weeks.
  - a. Adults must supervise their minor children. Children (under the age of 21) are prohibited from occupying said campsite without their parent or legal guardian present. Minor children shall be restricted to campsite by 11 p.m. and prohibited off campsite after that time without the accompaniment of an adult 21 years or older.
53. **The quiet-time extensions until 1 a.m. are Memorial Day weekend, 4th of July weekend, Labor Day weekend, Halloween weekend & Closing weekend.**





## VEHICLES AND PARKING

54. Summer Hideaway strongly urges all campers have an insurance policy on their trailer, boat, golf cart, ATV, UTV and all road ready vehicles. No vehicles may be operated after dusk unless quipped with adequate headlights. Only licensed drivers shall operate any vehicle in the campground. Children not possessing a valid driver's license may **NOT operate a golf cart, ATV or UTV or any vehicle – this is a Wisconsin state statute. Violators of the licensed driver rule will get one warning only. A second violation will result in termination of your contract with a one month notice to move off the property with no money returned to the seasonal camper.**
55. All vehicles must be maintained at all times. No two-cycle golf carts are allowed unless approved by the Resort.
56. **Speed limit at Resort** is strictly enforced at 5 mph for all motorized vehicles. No vehicles are allowed on easements, including going around speed bumps. If you don't comply, you will be given verbal warning. If you still don't comply you will be given a written warning, and if you don't comply with the written warning, you will get a written notice to vacate your site within two weeks. You won't sell your trailer on the site at Summer Hideaway; you will pack up and leave within two weeks.
57. No more than four vehicles (including your vehicles) can be on your site at any one time. Also, they must be off the road. Extra parking is available by the office. No exceptions.
58. Due to emergency vehicle access, there is no parking on any of the park roads. Limited parking for golf carts & ATV's is provided at the center park.
59. **BIKES, CHILDREN AND ADULTS IN THE ROAD** – Parents, you must teach your children bike etiquette and the rules of the road – especially at night.
  - a. When walking in the road, stick to the left side so you can see the traffic coming toward you. This gives you plenty of time to get off the road to let the vehicle pass.
  - b. When walking in the road at night, all people should have a flashlight or phone light to let vehicles know you are there.
  - c. Bikes at night **MUST MUST MUST** have lights on them. A headlight on your bike will do, or you can buy those cool lights that go in the spokes – impossible not to see. Keeping everyone safe on our roads is paramount.
60. First, the boat corral is for storing boats not boat trailers or hauling trailers or any other kind of trailer, and we reserve the right to make an exception when there are critical extenuating circumstances. Your boat must be parked on your campsite or the corral. For winter, you may store your boat on your campsite or in the corral. The corral is first come, first serve. To clarify, first come first serve means once you obtain a spot in the corral, it is yours year after year until you no longer need it. When you leave for the day, place an orange cone in your spot to hold it until you return – we will provide the cone. Further clarification is as follows:
  - a. The boat corral is for storing boats – not hauling trailers, boat trailers or anything else but boats.
    - i. Exception: If you have a corral spot that is long enough to store a popup or a small hauling trailer at the back and can still hold your boat and your boat is present in the corral, we consider that acceptable.
    - ii. On the other hand, if you store a hauling trailer, etc. in the corral but don't put your boat in front of it, you will have to correct the situation or relinquish your boat spot.
  - b. The boat corral is for those who cannot fit their boat on their site (there are a few exceptions, which was and is at the discretion of the owners).
  - c. When we have land in the corral that is not big enough for a boat, we will accept pop-ups.
61. Resort will provide overflow parking on an as needed, temporary basis at Resort's discretion.



**CENTER PARK**

- 62. There are **NO LIFEGUARDS** at Resort. Swim at your own risk. Camper specifically acknowledges that Resort does not maintain a lifeguard on duty. On behalf of Camper and their children, guests and any other persons associated with said Camper shall assume full responsibility for their safety while using the three pools, splash pad and any of the park equipment – this includes children and adults.
- 63. Pool hours are 10 a.m. to 10 p.m. The Hot Tub on Saturday from 6 p.m. until 10 p.m. is **adults only**.
- 64. Pets, glass, smoking, or chewing tobacco is NOT allowed in the pool area.
- 65. There will be no diving, running, pushing, rough housing, hanging on the basketball hoop or foul language in pool and center park area. Violators could be banned from using the pool and center park.
- 66. No diaper changing in the pool area – changing station is available in each bathroom.
- 67. Minor children must be supervised in the Hot Tub – there is **NO SWIMMING, FLOATING, OR DIVING** in the Hot Tub; it is for soaking only.
- 68. **In the pool area, children under 14 must be accompanied by a parent or an adult – not an older sibling under 18 years old.** This includes night swimming as well. ***Violators of this rule will get one warning only. A second violation will result in termination of your contract with a one month notice to move off the property with no money returned to the seasonal camper.***
- 69. The playground is closed after dark.
- 70. The park provides two pavilions for camp activities or can be rented at no cost for individual parties – east pavilion by the park office & the west pavilion by the overnighiter sites. You are welcome to use the pavilion for lunch or to play games provided there is no activity going on at the time.
- 71. Rules are clearly posted in all recreational areas.
- 72. Any notices necessary under the provisions of this Agreement may be served personally or by the United States mail, properly addressed to the respective parties as follows:

**Resort**  
 Summer Hideaway RV Campground Resort<sup>LLC</sup>  
 Attn: Laurie or Jim Lewis OR Erin or Tim Voll  
 W4676 30<sup>th</sup> Street East  
 Necedah, WI 54646

**Camper**  
 Name of Camper  
 Address of Camper  
 City, State and Zip of Camper

**If you need any help or see something amiss, please contact us (at any time day or night) at:**

- Office: 608-565-3825 – which is forwarded to Laurie’s cell phone
- Jim's Cell: 262-308-7893
- Laurie' Cell: 262-308-0612
- Tim's Cell: 262-930-0925
- Erin's Cell: 262-308-2625

Thank you and we at Summer Hideaway hope you get a chance to relax and have a great time 😊