

CLAREMAR   
TWIN LAKES  
CAMPING RESORT  
**2022**      **HANDBOOK**

*Welcome to Claremar Twin Lakes Camping Resort! Our intention is to create an outdoor summer oasis where you and your family can create memories to last a lifetime! The purpose of this handbook is to provide you with answers to our most frequently asked questions. It is to be used as a guide so that we may all enjoy the season together. Please take time to familiarize yourself with the handbook and feel free to contact camp management if any further clarification is needed. Thank you and we look forward to enjoying the summer with you!*

**[www.TwinLakesCampingResort.com](http://www.TwinLakesCampingResort.com)**



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or

search for **"Twin Lakes Happy Campers"**

## SEASONAL CAMPSITE GUIDELINES

1. RVs and campsites must be maintained at all times, including pressure washing, landscaping, and other maintenance as deemed necessary by park management.
2. Satellite dish must be on the camper or shed.
3. Only one unit allowed per site.
4. One fire ring and one picnic table issued per campsite.
5. **Important Updates and Messages will be posted on 2 message boards in the park, these locations will be at the main pavilion and the camp office. You are responsible for checking these boards for updates. Only emergency messages will be delivered to your campsite. We will continue to do our best to provide an email and posting on facebook to keep everyone informed.**
6. No cutting of live trees or vegetation is allowed without written permission by camp mgt, **please report dangerous and dead trees to camp office staff to be inspected by grounds staff.**
7. Grass must be cut prior to reaching 10 inches in length. Claremar Twin Lakes Camping Resort reserves the right to cut all grass that is not maintained to these standards and will invoice the seasonal camper \$35/cut. Scheduled cuts can be set up through the camp office at a reduced rate of \$25/cut.
8. All Campers must be kept free of mold, algae, dirt etc. Claremar Twin Lakes Camping Resort reserves the right to pressure wash any unsightly camper at the rate of \$175. As a convenience to our Seasonal campers, pressure washing may be scheduled through the camp office at the discounted rate of \$125.
9. Boundary fences and shrubs used as a boundary fence are prohibited.
10. Any gravel or landscaping planted on campsites becomes part of the campsite and may not be removed
11. No ATVs, minibikes, mopeds, **side by sides, 3 wheel golf carts, utility vehicles** or dirt bikes are allowed.
12. Quiet time is 11:00 pm to 9:00 am. Outdoor games such as cornhole and horseshoes should not be played during these hours. Music should not be loud enough to disturb neighbors.
13. All seasonal campers are encouraged to pay a \$20 deposit for a gate key card allowing 24-hour access to the campground.
14. Speed limit is 5 mph in the campground. This applies to all vehicles including golf carts.
15. No fireworks (including sparklers) or explosives of any kind are allowed on the property.
16. No firearms (including BB guns) of any kind are permitted.
17. Parents are responsible for their own children and guests. No children are to be left unattended. **No one under the age of 18** is permitted to spend the day, night, or weekend without parental supervision. Curfew for all children and teenagers is 11:00 pm, at which time they must remain on their campsite.
18. Bicycles must have headlights to be ridden after dusk. Helmets are required for all riders under 16.

19. As this is a family campground, we will not tolerate the abuse of alcohol, drugs, or abusive/offensive language. Anyone clearly inebriated will be asked to confine themselves to their camper or will be escorted out of the park. Alcoholic beverages should be contained to your campsite.
20. Swimming is allowed in the beach area. Please follow all posted rules in the beach area. No dogs are permitted on the beach. Golf carts are to be parked in designated beach parking areas.
21. No fishing is allowed at the beach/swimming area. Two bass limit per day. Six fish limit per day.
22. Please provide a copy of the title to your camper, as it is required to be on file with the camp office.
23. Please provide a copy of proof of insurance for your camper, boat and your golf cart, as it is required to be on file with the camp office.
24. A referral reward of \$100 will be credited to a seasonal camper's campsite who refers a family who then becomes a seasonal camper. The new camper MUST indicate the referring camper upon signing the new seasonal agreement for the referring camper to receive the referral reward.
25. If you plan to pull your unit off site (vacation, travel, etc.), please inform the camp office. If the seasonal camper chooses to vacate their campsite prior to the end of the camping season, camp management must be notified, and no refund will be issued.
26. **No indoor furniture is allowed outside, Second Fridge must be kept in an enclosure and not visible from the road.**

### **Quiet Hours Enforced at 11PM**

**1<sup>st</sup> violation** - warning will be given to site owner including any guests or visitors

**2<sup>nd</sup> violation** - party is ended immediately, site owner ineligible for renewal

**3<sup>rd</sup> violation** - season ends immediately-no refund and removal from the park

### **Speeding and other vehicle Violations**

Speed Limit is 5mph and will be radar enforced

**1<sup>st</sup> violation** - written warning and a 7-day suspension\*

**2<sup>nd</sup> violation** - \$100 fine and a 30-day suspension\*

**3<sup>rd</sup> violation** - removal of golf cart/vehicle from campground and loss of driving privilege.

**4<sup>th</sup> violation** - non-renewal of site

**\*Suspensions are for both the golf cart / vehicle and offending operator. Gate Card access will be turned off for vehicle offenses and you must park outside the front gate and walk.**

## SIGNAGE AND FLAGS

We encourage the right to free speech and the right to express your political & personal preferences however campsites must abide by the following guidelines:

1. One sign or One flag per campsite **in addition to the American Flag**
2. Sign not to exceed 18" x 24"  
(American Flags may be granted an exemption to this rule)
3. No foul language

**\*\*Management reserves the right to approve or deny any sign at their discretion. Any signs found that do not abide by the guidelines, will be disposed of by the campground staff.**

## UTILITIES

1. Utility billing will occur monthly. Payment will be due within **7** days of the invoice date. Payments not received within this period will be subject to a \$25 late fee and service will be subject to disconnection.
2. Garbage must be in plastic trash bags and put into the dumpsters conveniently located throughout the park. Do not place anything larger than a trash bag in the dumpsters. Larger items such as furniture, mattresses, appliances etc. must be removed from the park by the seasonal camper for disposal.
3. Leaves can be placed by the roadside in a paper bag and then notify the office for pickup.
4. Propane may be filled onsite by Camp Life RV staff. Please mark your tank with your site number, drop it by the fill station, **and pay the service department** prior to 4pm. All efforts will be made to fill tanks the same day by 4:30pm for pickup.
5. Holding tanks are pumped out during the week. PRE-PAY at the camp office by Monday at 5pm. Pumping WILL NOT be done unless PRE-PAID. Pump-out requests received after 5pm on Mondays will be deemed an emergency pump-out and shall be subject to a **\$25 emergency pump-out fee and a \$40 emergency pump-out fee on weekends (1pm Friday to 11am Monday)**. Pump-out call-backs related to faulty tank level sensors or clogs will be subject to a \$25/\$40 call-back fee.

## GUESTS

1. All guests of seasonal campers must pay daily admission or overnight fee.
2. A seasonal camper may prepay guest fees in advance or use courtesy passes.
3. Eight courtesy day passes will be issued to each seasonal campsite and can be used at any time throughout the season.
4. Daily guest rates are: \$5 ages 4-17 and \$6 ages 18 and up.
5. Overnight guest rates are: \$6 ages 4-17 and \$8 ages 18 and up.
6. Pitching a tent for guests on your lot is permitted, **on an occasional use and is not to be up for more than a month at a time**. ONE tent per site only.
7. We do not allow seasonal campers to give use of or rent their unit in the seasonal campers' absence without prior arrangements being made with the camp office.

## PETS

1. Pets are welcome in the campground. Limit of 3 pets per seasonal campsite with the exception of those grandfathered in prior to 2019.
2. Rabies vaccination records must be provided annually to be filed with the camp office.
3. A pet fee for guests of seasonal campers of \$5 per day will be assessed.
4. No kennels, fencing, or cable runs are permitted. Pets may not be left unattended outdoors.
5. Pets must be on leash at all times with the exception of designated off-leash areas.
6. Pets are not permitted on the beach.
7. Pets are not permitted at campground activities unless otherwise specified.
8. Pets are not permitted in the camp office/store.
9. All pets MUST be cleaned up after.
10. No **aggressive dogs** or aggressive breeds will be permitted, primarily American Pit Bull Terrier, American Staffordshire Terrier, American Bully, and Staffordshire Bull Terrier. This may be determined by management on a case-by-case basis.

## **CAMPER/PARK MODEL AGE LIMITS AND INSPECTION GUIDELINES**

To help maintain the long-term aesthetic value of our camping community we have the following guidelines. Exceptions to these guidelines may be granted on a case by case basis. Both interior and exterior photos must be submitted to camp management for consideration. Existing units that have aged and become unsightly or not maintained to the standards of the park may be requested to be removed from the park at management's discretion. These guidelines are subject to change.

### **TRAVEL TRAILERS & DESTINATION TRAILERS**

1-10 YRS - NO INSPECTION REQUIRED

11-15 YRS – ANNUAL INSPECTION REQUIRED FOR WAIVER AGE LIMIT REQUEST

16-20 YRS – ANNUAL INSPECTION REQUIRED FOR WAIVER AGE LIMIT REQUEST & TRAILER UPGRADE AGREEMENT MUST BE IN PLACE FOR CONSIDERATION

21+ YRS - NOT ELIGIBLE FOR SEASONAL SITE RENEWAL

### **PARK MODELS**

Park Models will have skirting installed within 1 year of park model install

1-15 YRS - NO INSPECTION REQUIRED

16--25 YRS – ANNUAL INSPECTION REQUIRED FOR WAIVER AGE LIMIT REQUEST

26-30 YRS – ANNUAL INSPECTION REQUIRED FOR WAIVER AGE LIMIT REQUEST & TRAILER UPGRADE AGREEMENT MUST BE IN PLACE FOR CONSIDERATION

31+ YRS - NOT ELIGIBLE FOR SEASONAL SITE RENEWAL

### **GOLF CARTS**

1. There is a yearly operating fee of **\$100** per cart. Fee must be paid at the time of golf cart arrival and/or the time of campsite registration.
2. All carts must display current year registration sticker.
3. Lot number must be visible on front and back or sides of cart with a minimum of 3-inch numbers.
4. Carts must have headlights and taillights to ride after dusk.
5. Carts must operate on original performance. No gas golf carts older than 20 years, No electric golf carts older than 30 years will be permitted, **No 3 Wheel Golf Carts**
6. No overloading of carts; only as many passengers as seats.
7. **Quiet riding only** after 11:00 pm.
8. Drive on roads only. No driving on dam or walking paths.
9. Driver must have current driver's license and be able to produce on request.
10. All drinking while driving laws apply.
11. Speed Limit is 5mph throughout the entire campground.

### **BOATS**

1. Electric powered boat permits are available for a \$50 annual permit fee.
2. Gas powered pontoon boat permits are available for a \$125 annual permit fee, however a limit of (20) gas pontoon boat permits will be allowed at any given time. Gas powered pontoon boats are limited to 9.9 horsepower.
3. Claremar Twin Lakes Camping Resort boat ramp is open and available for use. Dock space may also be rented if available. Please check pricing and availability with the camp office.
4. Please use a 'spotter' person while backing a boat down the boat ramp. Boat ramp is 'use at your own risk.'
5. Please park in the trailer storage.

### **DECKS, AWNINGS, SHEDS, & DOCKS**

1. All plans to construct a deck, patio, platform, awning, dock, or shed must be approved by management. Wood awnings require a \$250 security deposit.
2. Room enclosures are to be of commercially manufactured materials.
3. All decks, platforms, and sheds must be freestanding. No drilling or digging posts into the ground. Ground decks may be built in 8x8 sections. Raised decks must be built in 4x8 sections so they can be easily moved if needed. Steps must be bolted or lagged to deck. Railings must be screwed onto deck boards, not nailed.
4. Both stationary and floating docks are permitted. Any docks being built must have construction plans approved by camp management. All docks are to be constructed within one single campsite and must be installed at least 5 feet from each lot line. A variance may be requested for lots with less than 20 feet of shoreline. There is to be no power installed on the shoreline or boat docks, however solar lights may be installed. A security deposit of \$250 is required for each dock approval. Said deposit will be refunded to a seasonal camper who vacates their lot if the dock is approved to stay by camp management. Docks that are in poor condition must be removed by non-renewing seasonal camper prior to refunding said deposit.
5. Shed placement must be approved by camp management to preserve lake views. All electric work to a shed must be completed by a licensed electrician. All wiring is to be of proper size in conduit. **ELECTRIC WORK MUST BE PRE-APPROVED.**

Shed size should be in accordance with the following **with a Maximum height of 10 feet:**

- Travel trailers/RVs: 8x8 or 8x10
- Park Models: 8x8, 8x10, or 8x12
- Premium AA lots: up to 10x16\*\*Premium AA lots may qualify for an exemption to size restrictions, allowing a shed size of up to 10x16. Exemption is subject to an annual oversized shed fee of \$200.

### **RV RESALE POLICY**

1. Sale of units are required to go through Claremar Twin Lakes Camping Resort if the unit for sale is to remain in the campground. A consignment form must be filed prior to listing the unit.
2. We will post Claremar Twin Lakes "For Sale" signage on the campsite as well as advertise the unit for sale on:
  - TwinLakesCampingResort.com
  - CampLifeRV.com
  - RVT.com
  - RVTrader.com
  - Craigslist.com
  - Facebook Marketplace

\*Please note that generic 'For Sale' signs are prohibited from being posted on your camper or campsite while your camper is located within the Claremar Twin Lakes Camping Resort.
3. Registration fees and campsites are not transferable with the sale of a unit.
4. During the listing period, the owner of the unit is responsible for the unit, campsite, and all required maintenance.
5. Those who choose not to sell their unit through Claremar Twin Lakes Camping Resort must remove their unit from the park.
6. Seasonal campsites are non-transferable and may not be included in the sale of a unit.

***Most importantly, we encourage you to HAVE FUN and enjoy our beautiful park and its amenities!!!***





# CLAREMARE TWIN LAKES CAMPING RESORT

## **Quiet Hours Enforced at 11PM**

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## **Golf Carts**

No 3-Wheeled Golf Carts are permitted for the 2022 season, these have been deemed a safety hazard and will not be eligible to be grandfathered in.

No UTV's, Side by Sides, ATV's, Mini Bikes (including electric), dirt bikes, or other recreational vehicles are allowed in the campground. Only 4-Wheeled Golf Carts

## **Speeding and other vehicle Violations**

Speed Limit is 5mph and will be radar enforced

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**3<sup>rd</sup> violation** - removal of golf cart or vehicle from campground and loss of driving privileges.

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\*Suspensions are for both the golf cart / vehicle and offending operator. Gate Card access will be turned off for vehicle offenses and you must park outside the front gate and walk.

## **Docks, Landscape, and Gravel**

Anything placed in or on the ground for landscaping and gravel may not be removed or transferred.

Once a dock is placed it becomes property of the campground and cannot be moved, sold, transferred or removed without prior authorization from camp management.

Docks although property of the campground are similar to the sites and are required to be maintained in a safe condition including being level, as well as maintaining the aesthetics of the campground by keeping it painted.

## **Site Numbers**

Your camper is required to have your site number marked, viewable from the street.

Your dock is required to have your site number marked, viewable from the lake.

You may not tamper with, move, or otherwise disrupt the placement of the site number post positioned on your lot. These are used to determine lot lines as well

Your golf cart is also required to have 2 sides marked with your site number, viewable from front and back, or the sides.

## **Winterizations and Spring Openings**

We do not take payment or schedule services for the RV center. All services and questions please visit the on-site RV center and ask the service department and get a work order in for your requests. This includes any repairs to your unit, service inquiries regarding the camp site itself should be directed to the camp office.

## **Wait List and Lot Requests**

We do our best to get you the site that you would like or have requested. We do not however guarantee that you will become the next occupant of a site based on a request. All sites that become open are selected to be Camp Life RV sites first and then released to our request list. As well, the current occupant of the lot may choose to sell their non-aged out unit on the lot through a consignment deal, that would then allow the new buyer to select that lot and sign a contract.

## **Lots rented at an As-Is**

You are responsible for everything on your lot when you move in unless explicitly listed in your contract. This includes disposal of previous renters possessions. We do our best to get the sites cleaned up and ready to go. Tree trimming can be done by the park if needed for the camper to be placed. However trees that need trimmed for vanity purposes or removed is the responsibility of the site owner, only with approval from camp management. Dangerous trees may be reported to the camp office, and if deemed unsafe or dead will be removed based on campground schedules.

## **Electrical Upgrades**

We are still working on upgrading the electrical system throughout the park. Our plan is to have everyone with a pedestal. We do this on our upgrade schedule. What is provided at the time of lot rent is what is offered. Any changes needing to take place will have a charge or may not necessarily be possible to happen based on our electrical grid. A quote will be provided and final approval and payment will need to be made before the work occurs.

## **Refunds**

We do not offer refunds on lot rent. If you do not make payments in full by your scheduled date, or if you come in to sign a release of site form, your site will be released with the expectation that you are not receiving a refund for your lot. Refunds in the past have been offered based on management's discretion as a courtesy to the prior renter but is not required to do so.