

# Lake Athens Marina & RV Park

Modified Jan. 10, 2023

## Rules & Regulations for the Lake Athens Marina & RV Park

These Rules and Regulations for Lake Athens Marina & RV Park (collectively, the “Rules”) are accepted by the undersigned party(ies), herein called “Guest” and benefit Athens Municipal Water Authority doing business as Lake Athens Marina & RV Park. Guest shall abide by all terms and conditions of these Rules. The Rules are as follows:

**CHECK IN/OUT TIMES:** Check in time is from 1:00 p.m. to 4:00 p.m. and check out time is 11:00 a.m. **A late fee of \$15 shall be assessed if Guest checks out after 11:00 a.m.**

**UPON ARRIVAL:** Before entering the park area, you must **STOP** and **CHECK IN** at the office.

**GUEST:** If you will be having guest visit you at your RV site, they **MUST** check in at the office before entering the park. If the office is closed, there is a sign in sheet located right outside of the doors.

**LATE ARRIVALS:** If you are arriving after 4:00 p.m., please call ahead and let us know your expected arrival time. You must come to the office and check in the following morning if your arrival is after office hours.

**LATE PAYMENTS:** All Guests late on payments will be charged a daily rate of \$45 for each day late. Payments are due by 11 a.m. on guests check out or renewal date. This includes weekly and monthly guests. Auto-payment options are available, inquire in the office.

**DEPOSIT/CANCELLATION POLICY:** A non-refundable deposit is due at the time of booking for every stay. Cancellation of reservations must be given twenty-four (24) hours before date of arrival. In the event you fail to cancel your reservation at least twenty-four (24) hours in advance and fail to show-up, you will be charged for the entirety of your reservation period.

**HOURS OF OPERATION:** Access to the bathrooms and showers are available twenty-four (24) hours per day. Other facilities in the park area will be open depending on the season at the discretion of management.

**QUIET HOURS:** No Guest shall cause a disturbance or cause noise that disturbs any other Guest between the hours of 11:00 p.m. to 7:00 a.m. seven (7) days every week. Violation of this provision shall be immediate grounds for expulsion from the park area without refund.

**SPEED LIMIT:** **PLEASE DRIVE SLOWLY AND CAREFULLY WITHIN THE PARK AREA. THE SPEED LIMIT IS 10 MPH. FAILURE TO ABIDE BY THE SPEED LIMIT MAY RESULT IN IMMEDIATE EXPULSION FROM THE PARK AREA.**

**SEVERE WEATHER:** The Event Center hallway and restrooms, which can be accessed through the laundry room, is the safest place during severe weather. This door is unlocked in the event of severe weather.

**SITE RENTALS:** All rates are based on up to four (4) guests. An extra charge of \$5.00 per person per day over four (4) guests will apply. Children under five (5) years old stay free. The rental of a lot does not include the privilege of using the space for commercial purposes or subleasing. Please plan ahead for

your stay and know how long you will be staying. **There are NO REFUNDS if you decide to leave earlier than your check out date.**

**SITE RENTALS FOR MONTHLY GUEST:** All rates for monthly guest are based on (2) guest. (With the exception of children.) However, there may be an additional charge for more than 2 children if over the age of 5. Each additional guest will be an additional charge of \$35 with a maximum of (4) guest per site. If there are more guest than specified staying at your RV Site without notifying the office you may be asked to leave the park without a refund. RV's for monthly guest must not be over 10 years old and in clean, working condition. **There are NO REFUNDS if you decide to leave earlier than your check out date.**

**OCCUPANCY:** No Guest may remain in the park area longer than one hundred eighty (180) days within a three hundred sixty-five (365) day period.

#### **PLAYSETS: FOR CHILDREN 12 YEARS AND YOUNGER**

**MAIL:** Lake Athens Marina & RV Park is not a permanent resident park. Guest at the park staying monthly **MAY NOT** have mail sent to this business address. If you need to receive mail you may get a post office box at the local post office. UPS & Fed EX packages may be delivered to the Park, however, we are not responsible for any packages.

**TENTS:** No camping with use of tents is allowed.

**CHILDREN:** Children must always be supervised. Parents are responsible for their children's safe conduct and any injuries/damages that they may incur or cause. Unsupervised children who cause disruption for other guests will be asked to leave the park area with their entire group without refund.

**PRIVACY OF GUESTS:** Please respect the privacy of fellow guests. DO NOT walk through occupied sites.

**VEHICLES:** You may only have up to two (2) personal vehicles on your site that fit on your RV PAD. **Do not park on roadways or on grassy areas.** These two vehicles must display the provided parking pass while inside the Park. Any additional vehicles may be parked in public parking lots located outside of fenced area or you may rent storage space to store them. Short term guests may only have a boat/boat trailer on their pad, if the pad is large enough to accommodate the boat/boat trailer, and if the reservation term is for seven nights or fewer. For stays of longer than seven days, please inquire about our secure storage rates.

**PARKING PASSES:** Two (2) parking passes will be provided for each RV site. These parking passes must be displayed from the vehicles windshield while inside the RV Park grounds. Upon departure, please return the parking passes to the office or the dropbox outside the office. There is a \$5.00 fee for lost cards or cards that are not returned.

**CONSTRUCTION EQUIPMENT & UTILITY TRAILERS:** Guests may not have construction equipment or utility trailers stored at their RV site. We do have storage available for a monthly charge.

**RECREATIONAL VEHICLES:** Recreational vehicles are not allowed in the park unless otherwise approved by management. This includes all ATV's, dirt bikes, etc.

**SEWER REQUIREMENTS:** A sewer hose seal (rubber donut or threaded connector) for your sewer hose is required on all sewer hookups. **Sewer hoses must be up off the ground.** Do not force your sewer hose all the way down into the inlet as it can prevent flow from other sites and could obstruct the sewer line. Sewer hose seals are available for purchase in the office if you do not have one.

**PETS:** Domesticated pets are welcome. However, **all pets must always be on a handheld leash and under physical control of owner/handler.** Please do not leave your pet outside unattended and be sure to clean up after your pet. **All Guests MUST pick up their pets' feces IMMEDIATELY and DISPOSE of it in an appropriate location.** Breeds such as Pitt Bull, Staffordshire Terrier, Rottweiler, etc. are NOT allowed in the Park. Dogs of any breed or size that may be viewed by management as hostile or aggressive will be asked to leave the park along with their owners without a refund or credit of any kind. **If your pet is too loud, or if it may be considered a danger to others, or if feces is not cleaned up, management reserves the right to terminate your stay without refund.** Guests are responsible for all property damages and/or personal injuries resulting from their pet. Guests agree to indemnify and hold harmless Athens Municipal Water Authority doing business as Lake Athens Marina & RV Park, its owners, management and its operator from all liability and damage suffered as a result of the Guest's pet. Guest may be charged the cost of such damages and/or repairs in management's sole discretion.

Temporary animal exercise pens may be used, if the pen is no taller than 36" and is stored on the guests pad site when not in use. Animal exercise pens may not be used unless under direct supervision of the guest and cannot be left up as a "permanent structure".

**FIRES:** Wood burning campfires and any open fires are **NOT** allowed. Doing so is grounds for termination from the park with no refund. There is a designated communal fire pit area. Provided firewood is not for personal use at campsites. Absolutely no fireworks are allowed in the park area!

**CHARCOAL:** Hot coals or charcoal **MAY NOT** be dumped on ground under any circumstances.

**TREES:** No trimming or wood gathering from the trees. You will be charged for damages.

**RESTROOMS/SHOWERS:** Because cleanliness is very important to pleasant camping, you are expected to cooperate in keeping restrooms and showers tidy at all times. Showers and restrooms are not to be used for cleaning pets, dishes, laundry or recreational equipment. To maintain a clean environment, please use paved surfaces to enter the facilities.

**CLOTHESLINES:** Clotheslines are prohibited.

**MATS, AREA RUGS, ETC:** Anything that can possibly leave dead areas on the lawn are not allowed under any circumstance. This includes breathable mats.

**STORAGE:** Outside storage of personal items is prohibited. Sites must **always remain clean.** All chairs and tables **MUST** be moved for the lawn crew to mow the grass. They **WILL NOT** move your items for you.

**DESTRUCTION OF PROPERTY:** All members or Guests that willfully or negligently deface or destroy property or equipment of the park area or of any other Guest, will be held liable for the full value thereof.

**ALCOHOL:** Excessive use of alcoholic beverages is prohibited. Drunk and disorderly behavior will not be tolerated and will result in the contacting of local authorities and expulsion from the park area. All Guests must adhere to all laws, rules and regulations, regarding alcohol consumption.

**DRUG USE:** The use, possession, or distribution of illegal drugs on the park area will not be tolerated.

**FIREARMS:** The park area has a zero tolerance for the brandishing and/or discharging of any and all weapons. Discharge of weapons will result in contacting of local authorities and immediate expulsion from the park area.

**LOUD MUSIC:** No loud radios or music shall be permitted at any time unless approved by management for Event Center rentals.

**GARBAGE:** Garbage should be in sealed plastic bags and placed in the dumpster provided by the park area. Trash may not be stored outside at your RV site. Littering of any portion of the park area will not be tolerated. This includes smoking materials. No smoking in buildings. Please use proper receptacles when extinguishing cigarettes. You **may not** throw cigarette butts on the ground. Doing so may result in expulsion from the park with no refund. **Please DO NOT put trash in Boathouse Restaurant dumpster outside the gate or the dumpster nearest to the boat ramp boat trailer parking.**

**LAUNDROMAT:** Please remove clothing promptly from washers and dryers. Neither the owner nor management is responsible for lost or stolen items. Any washers and/or dryers you use, must be in clean and usable condition when your cycle is complete. Please remove excess dirt and pet hair prior to a wash cycle by shaking the items outdoors.

**RISK:** Guests and their visitors agree to use the park area at their own risk. The owner and management are not responsible for damage, injury or loss to persons, pets or property. Management reserves the right to make changes to the rules, regulations and fees as it deems necessary in its sole discretion.

**THE GUEST ACKNOWLEDGES THAT DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR IN THE PARK AREA, INCLUDING STREAMS AND RIVERS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, AND THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS. THE UNDERSIGNED GUEST ASSUMES ALL SUCH DANGERS AND RISKS.**

**BY ENTERING THE PARK AREA, GUEST HEREBY RELEASES, DISCHARGES, HOLDS HARMLESS, DEFENDS AND INDEMNIFIES OWNER, MANAGEMENT, EMPLOYEES AND ALL AGENTS AND REPRESENTATIVES (COLLECTIVELY, THE “RELEASED PARTIES”) FROM ANY AND ALL CLAIMS, ACTIONS OR LOSSES FOR BODILY INJURY, PROPERTY DAMAGE, WRONGFUL DEATH, LOSS OF SERVICES OR OTHERWISE WHICH MAY ARISE OUT OF GUESTS’ USE OF THE PARK AREA OR FACILITIES. BY ENTERING THE PARK AREA, GUEST ACKNOWLEDGES THAT HE OR SHE IS AGREEING TO THE TERMS OF THESE RULES, AND SPECIFICALLY UNDERSTANDS THAT GUEST IS RELEASING, DISCHARGING AND WAIVING ANY AND ALL CLAIMS OR ACTIONS THAT GUEST MAY HAVE AT THE PRESENT TIME, OR IN THE FUTURE, FOR THE NEGLIGENT ACTS, OMISSIONS OR OTHER ACTS OR OMISSIONS OF THE RELEASED PARTIES. GUEST CAREFULLY HAS READ THESE RULES, FULLY UNDERSTANDS THEM, UNDERSTANDS THAT GUEST HAS GIVEN UP SUBSTANTIAL RIGHTS BY ENTERING THE PARK AREA AND FREELY AND WITHOUT ANY INDUCEMENT OR ASSURANCE OF ANY NATURE INTENDS IT TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE GREATEST EXTENT ALLOWED BY LAW AND AGREES THAT IF ANY PORTION OF THESE RULES ARE HELD TO BE INVALID, THE BALANCE, NOTWITHSTANDING, SHALL CONTINUE IN FULL FORCE AND EFFECT.**

**THE PARK AREA IS PRIVATELY OWNED. MANAGEMENT RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE AND TO TERMINATE THE OCCUPANCY OF A GUEST FOR VIOLATION OF THE RULES AT ANY TIME WITHOUT REFUND.**

Management reserves the right to modify these Rules & Regulations at any time, and retains the right to revoke, suspend, or modify any of the privileges stated herein upon good cause.