



Fantasy Island Monthly Camper Handbook/ Code of Conduct

Updated August 2024

Fantasy Island Campground Monthly Campsite User Agreement

Phone Number: (570)286-1307

Office Hours: Sunday 9:00 a.m. – 1:00 p.m.
Mon.-Thurs. 9:00 a.m. – 5:00 p.m.
Fri. & Sat. 9:00 a.m. – 7:00 p.m.
*Memorial Day Weekend – Labor Day Weekend
Office hours may vary during our off season

Camping Season

Campground opens: April 15

*Please do not ask to come in any earlier than this date as this is an ordinance imposed upon the campground by the township. Exceptions, approved by Upper Augusta Township, for larger, more cumbersome campers with tight sites will be notified in advance.

Campground closes: October 15

Monthly Camper General Information

Occupancy: Each monthly camping package includes passes for up to four people per group, as listed in the monthly Campers Agreement. Each additional person (whose name is not listed), regardless of age or relation, is required to pay a guest fee. This may be done as an Additional Monthly Camper or an Overnight Guest Pass.

Additional Monthly Camper: You can choose to pay \$20/month for each Additional Seasonal Camper to be included on your Site. Please note: The \$20 fee per additional camper is for the specifically-named Additional Monthly Camper ONLY. It cannot be applied to any other camper(s).

Overnight Guest Pass: All guests who stay beyond 10:00 p.m. must register in the office and pay the nightly fee of \$5.00 per person per night. This admission rate includes use of park amenities, including the pool, on the day of check-in; access to your campsite that night; and use of park amenities until close the next day.

Day Guests: All guests visiting during daylight hours are free and, once registered in the office, are welcome to access your campsite and use park amenities, except for the pool. Day guest rate for the pool is \$3.00 per day. Day visitors must leave by 10:00 p.m. or register as an overnight guest.

Monthly Camper Payment Information

Deposit: To secure your monthly site, a \$100 deposit should be paid as soon as possible. If your deposit is not made, we will consider the site open and add it to our available site list.

Payment in Full: You must pay your site in full by the 1st day of your first month and prior to check in. If you have not paid in full, a 10% late fee per month will be added to your balance. Payment must be made by either cash or check – NO CREDIT CARDS. A completed and signed Monthly Camper Agreement is required.

Refund Policy: There will be no refunds on Monthly Camper accounts.

Electric

Electric is included in your Monthly camping charge. Please do not abuse this service. We ask that you keep doors and windows closed while running your air conditioning and to turn off your A/C, lights, TV, etc. when leaving the campground for more than 12 hours.

Campers' Respect

Please respect your neighbors while in the Campground. Fantasy Island wants to be sure that you are comfortable on your campsite and that your neighbor is comfortable on theirs. Among other things, loud music (from your camping trailer, radio, vehicle, or any other source), loud laughter, loud conversation, foul language, and constantly-barking dogs are considered disruptive to others. Please do not drive across or walk through other Campers' Sites without their permission.

Remember that our weekend revenue is important, as the more we generate, the more we can do to repair and improve the park. Everyone is here for a relaxing stay. The owners will take all complaints seriously and deal with them in a timely manner.

Site Information

Boundaries: Site use will include an area no greater than 60 ft long, running from sewer line to sewer line. Camper tires or any other grounded item may not exceed this boundary. Some sites will vary in size and have common ground. This common ground can be utilized by all campers within reason. Only one RV (per site) allowed.

Cleanliness: Each camper must maintain a clean and orderly site. Unsightly or inappropriate RV's and other vehicles will not be allowed. All RV's must be maintained on the exterior. RV's more than twenty years old must be approved by management. If owners see a violation of this rule, owners reserve the right to correct the problem at the camper's expense. A minimum of \$25 will be charged if we have to supply this service. Any structure or material on any site in the campground which is destroyed by fire, windstorm, or any other act of God, must be rebuilt or all debris removed within seven days.

Grass/Weeds: For mowing purposes, we ask you to keep your lawn free of chairs, lawn ornaments, dog ties, tables, etc. We will mow around your golf cart, if possible. It will be your responsibility to take care of the grass underneath it. Weeds directly around campers and personal belongings will be the responsibility of the camper. It is difficult to keep up with weed control and we do not want to cause any damage to your personal property with the harsh chemicals and weed eaters that have to be used. We will get as close as we can without touching anything. You will be charged a \$15 service fee if grass/weeds under campers, golf cart, patio furniture require maintenance by Fantasy Island staff.

Trees: Trees and shrubs may not be removed or trimmed except by campground staff. Unfortunately, some trees cannot be trimmed around your site unless your camping trailer (and possibly your neighbors' camping trailer—with their approval) is moved. If a tree is interfering with your campsite, please contact the office to discuss your concerns.

Breaking Ground: Digging at your site is not allowed for any reason- this includes stakes for tents, pavilions, etc. We know that you would not want to have to reimburse us for any damages made.

Tents: Tents are permitted on monthly sites, with approval. Tents need to be taken down when guests leave. Please be reminded that tents that are left up on mowing days (Wed./Thurs.) may be damaged when we maintain the lawns. **NO TENT STAKES!** Guest fees do apply. (See Overnight Guest Pass section on page 4.)

Parking:

- There is a limit of two cars per site.
- Please park additional cars/trucks/SUV in visitor parking areas, overflow lot or on gravel at your site. Parking can be an issue; however, vehicles can really tear up the grass and destroy the appearance of the campground. All roads in the campground must be kept accessible to fire and emergency vehicles at all times.
- Do not park your car on another site that is temporarily vacant. Doing so will result in being charged for renting that site at the daily rental rate. Also, any vehicle left unoccupied on an unpaid site without written authorization from the owners will be deemed abandoned. The campsite user understands that any abandoned vehicle or vehicles can and will be towed at the owner's expense.
- Parking on your neighbor's site will not be allowed without their permission.

Boat/Boat Trailer Storage:

- Boat trailers must have a visible FIC parking permit displayed.
- Boat trailers may be parked in the upper lot for \$25 per month or \$10 per weekend. There is no daily parking rate.
- If you have room on your site (on gravel or cement-NOT ON GRASS), boat trailers may be parked at your site for \$100 per month. **DO NOT PARK VEHICLES ON GRASS TO MAKE ROOM FOR TRAILERS.** Although we would prefer they be kept on the upper lot, we understand that some people feel more comfortable with their belongings within sight.
- Winter boat storage fee is \$150.

Decks: Decks can be no longer than the length of your camper and no permanent posts may be used. If you have special requests or a deck plan that does not meet these requirements, a blue print must be submitted to the office for approval before construction.

Fences/EZ UP/Gazebos: Temporary fences, EZ Ups, and/or gazebos may not be erected without FIC owner approval. Certain restrictions do apply, such as the distance from adjacent campers must be at least 2 feet, unless otherwise agreed upon by both parties; type of fence; height of fence; etc. These items should not be erected until all neighboring campers have been set up.

Permanent-type Structures: Per Upper Augusta Township regulations, permanent-type structures (such as porches, wooden screenhouses, etc.) are not allowed.

Landscaping Material: Each site will be prepared for our campers if needed. Any further aesthetic enhancing additions, such as topsoil or gravel, must be approved by the owners.

Signs: Campers shall not erect or post any non-camping related signs or advertisements on their campsites.

Washing: Monthly campers may wash campers, boats, or vehicles at their sites for \$10 per washing, patios for \$10 per washing, and golf carts for \$5 per washing. It is your responsibility to pay these fees prior to washing. Those who choose to wash without paying the appropriate fees first will be charged with stealing this service and will result in legal action.

Trash: Trash is not permitted to be left on your site. Please adhere to the following guidelines:

- Dumpsters and trash receptacles should be used for camping refuse only. DO NOT bring trash from home.
- Trash should be bagged and tied before thrown in dumpster. Nothing loose will be accepted.
- Burning of trash is not allowed.
- Recycling for cans is available near the pool entrance and on the lawn across from the rec room overhead door.
- No hazardous waste (paint, motor oil, decks, or needles).
- All metal frames, chairs, mattresses, rugs, refrigerators, and electronics are NOT accepted. People found throwing these away will be fined accordingly.

Sewer: Use white, one-ply, "septic safe" toilet tissue and non-toxic chemicals (no formaldehyde). Follow the on-site sewer instructions below:

1. Inspect your entire outside sewerage system, making sure it is secure enough to empty water and waste. No holes, no tight fittings. Make sure that there are NO HOLES OR LEAKS in the hose as it will pose a health hazard to our water table and to our campers. It will attract flies and insects. A Good Rule of Thumb: If you need to use tape on the hose, please replace it!
2. Make sure your holding tank is full before emptying it. Add water, if necessary.
3. Close the gray water valve. Slowly open the sewerage (black water) valve to empty the tank.
4. When the tank is empty, run toilet water for 30 seconds and/or wand the tank. (Some campers close the sewerage valve, fill the tank again with water, open the sewerage valve, and dump the water before “wanding” the tank.)
5. Close the sewerage valve. If the sewerage valve is left open, sewer gas will come up through your drains into your camping trailer.
6. Open the gray water valve. If the gray water valve remains closed, the water from sinks and showers will remain in the gray water holding tank. If it remains long enough, it could emit an odor in your camping trailer. The gray water could also back up into the tub/shower.
7. Using the manufacturer’s directions, add your non-toxic chemical (NO FORMALDEHYDE) into your toilet. Fill your toilet (not your holding tank), add your chemical, and flush. Note: This should be done BEFORE you start using your toilet again. The chemical helps to break down the waste matter as well as the toilet paper while it remains in the holding tank until the next cleaning. It also helps to control odors coming from your toilet.
 - Tips: In the hot weather, your tank should be emptied more often to decrease the growth of bacteria, which can cause unpleasant odors.
 - Use the least amount of toilet paper as possible. Make sure it is “septic safe.”
 - Do not put paper towels, diapers, sanitary napkins, tampons, or food into the tank.
 - After each flush, you should add some extra water to the tank to dilute your waste and to help break it down.

NEVER ALLOW YOUR SEWERAGE VALVE TO REMAIN OPEN!

If you have any questions, please see the owners. Failure to comply with our instructions will result in the Monthly Camper assuming immediate full financial responsibility to repair any campground sewerage system problems.

Campfires: Campfires are only permitted in fire pits, circles with large stones or on a confined cooking device. Cardboard and paper may only be used to start a fire. ONLY BURN WOOD (NO TRASH, CARDBOARD, PLASTIC, CANS, ETC.) Fires should be kept low, always tended to and be confined. Fireplaces cannot be relocated once established. Please extinguish your fire completely before retiring for the night or leaving it. Notify the office immediately of any fire that is too high or out of control. Please be mindful that the State/County/Town sometimes issue warnings

regarding fires. If a warning is issued for NO or LOW fires, we are required to enforce that warning- for everyone's safety. Failure to comply with the campfire rules will result in your being asked to leave the campground immediately and to remove your camping trailer within two weeks. No refunds!

Mail: Please inform the office if the park address is used as a mailing address or you are expecting a package to be delivered. The office is not responsible for lost mail or packages.

Moving RV's: Requested trailer moves will cost \$100 per hour (1 hour minimum).

Trailer Set-Up/Winterizing: Set up and tear down is available. Please contact the office for more information.

Vacating Your Site:

- At the end of your monthly term you must remove all belongings from the site. THIS IS A TOWNSHIP ORDINANCE THAT WE MUST FOLLOW TO AVOID ITEMS FROM BEING TAKEN DOWNSTREAM IN THE EVENT OF A FLOOD. All items must be taken home. These items include but are not limited to children's toys, lawn chairs, grills, etc. Any site left unclean will be charged a clean-up fee, at a rate of \$25 per hour, based upon the amount of time involved in cleaning the site.
- Do not leave bagged trash on your site or on Fantasy Island property at time of departure. Trash must be properly disposed of at the dumpsters or the camper must take it with them out of the campground.
- If the monthly camper desires to terminate this lease before the expiration date, the owners must be notified. Fantasy Island makes no refunds on this agreement.
- Winter camper storage = \$200 per winter

Vacant Site:

- If your campsite is vacated for any period of time, the office must be notified.
- Monthly sites will not be used for transient guests without request, unless a Monthly camper leaves prior to Oct. 15th, with no intent on returning for the remainder of the camping season. In the latter case, the campsite may be rented to weekender guests.
- During the period of the campsite user agreement, any vehicle left unoccupied on an unpaid site without written authorization from the owners will be deemed abandoned. The campsite user understands that any abandoned vehicle or vehicles can and will be towed at the owner's expense.

Boat Dock Information

Installation: Docks are typically put in the water in mid-May once the dam has been inflated. Dock owners will be notified via e-mail/facebook. This is a group effort by all dock owners. Arrangements should be made to have someone else help with your dock, if you are unable to do so.

Access: River walkway is for authorized seasonal boaters only. Please keep walkway gates locked at all times. All children on walkway and docks must be accompanied by an adult. Life vests are required for children 14 and under while on walkway and/or docks.

Rental: Dock space is available for rent. Riverfront campers have right of first refusal of the dock space directly in front of their site. If a riverfront patron does not choose to rent the dock space connecting their site, "other seasonal campers" will have right of second refusal. Dock space rented to "other seasonal campers" is subject to change from year to year if a riverfront camper decides (s)he wishes to rent their dock space. Monthly campers have right of third refusal.

Damages: The campground and/or owners are not responsible for any property damages or loss of items. We recommend carrying flood insurance for any items (including boats and/or campers) that are kept along the river.

Winter Storage: Docks can be stored on the FIC storage lot for \$100 per winter.

Selling or Renting Your Camping Trailer

Selling: Please advise the office if you plan to sell your camping trailer- whether it will remain in the campground or be taken out of the campground. Please keep in mind that you are selling your camping trailer – NOT THE SITE. It is not guaranteed that your camping trailer, once sold, will stay on its present site. Refunds will not be given for any unused portion of your site fee. We will try to accommodate all reasonable requests for consideration of site fees and new ownership – please keep in mind, we do maintain a site waiting list which needs to be taken into consideration.

Renting: The rental site may not be the subject of any sub-lease arrangements by the monthly camper. Monthly sites may not be transferred during the camping season.

Bicycles/Golf Carts

Bikes:

- The Pennsylvania law states that everyone under the age of 12 must wear a helmet, applying to children operating bicycles and to children who are passengers in a restraining seat or trailer. Due to insurance reasons, we must enforce this law within the campground. It is also very important for people over the age of 12 to also wear a helmet.
- Bicycles are not permitted after dark and should be used on roads and paths only.
- No bicycles are to be on stairways, sidewalks, decks, patios, docks, playground equipment or in the pool area or buildings.
- Bicycles riders must obey our speed limits and one-way signs.
- Riders should keep to the right-hand side of the road.

Golf Carts:

- Drivers must be 16 years old and have a valid driver’s license. Learner’s permits are not acceptable.
- Golf carts should be driven on campground roads. Driving through grassy areas and other campsites is prohibited.
- The number of seats in your golf cart is the maximum number of people permitted to ride in the golf cart.
- Golf cart drivers must be covered by owner’s golf cart insurance. Please ensure your policy covers all potential drivers. Fantasy Island Campground is not responsible for uninsured drivers.
- The golf cart owner will be responsible for the driving and behavior of any person who drives the golf cart.
- Drivers must obey our speed limits. The speed limit throughout the campground is 5 MPH.
- There will be no reckless driving and all drivers **MUST** yield to pedestrians.
- Do not leave your keys unattended in your golf cart.
- No one shall operate a golf cart while intoxicated. There are no exceptions. Pennsylvania State Laws apply to golf carts.
- Four wheelers are not permitted.

Offenses:

First Offense: The golf cart itself will be prohibited from being operated for two weeks, regardless of who caused the offense. (A severe offense, as determined by the campground owners, will result in permanent loss of golf cart privileges.)

Second Offense: The golf cart itself will need to be removed from the campground for the remainder of the camping term.

The golf cart owner is expected to adhere to and follow all rules and regulations. The owner must also ensure that anyone driving his/her golf cart adheres to and follows the same rules and regulations. Misuse of your golf cart, by you or anyone else driving it, will result in the removal of your golf cart from campground property.

STATE LAWS: NO DRINKING AND DRIVING – NO TEXTING AND DRIVING
This applies to motor vehicles, boats, and golf carts.

Pool

There is no lifeguard on duty at the pool. Swim at your own risk and follow these rules:

- The pool is available only during posted hours - from 10:00 a.m. to 8:00 p.m.
- Children under 14 are not allowed at the pool without adult supervision.
- Keep gate closed and latched at ALL times.
- NO DIVING, PUSHING, or ROUGH PLAY in or around the pool or you will be asked to leave! Jumping feet first (one person at a time) is allowed.
- Pets are NOT allowed in the pool area.
- Swimsuits are required at all times in the pool. No jean shorts, no cut offs, and no long pants will be allowed.
- Children still in diapers must wear swim diapers while in the pool.
- Only WATER in PLASTIC BOTTLES is allowed. Food and glass bottles of any kind are not permitted in pool area.
- Smoking is not allowed in the pool area.
- Day Guests must pay \$3.00 per day to use the pool

*Pool hours are subject to change at any time based on potential weather related safety hazards to our guests. Owners reserve the right to close the pool under any circumstances at their discretion.

Rec Room/Round House

Usage: The Rec Room/Round House is available from 9:00 a.m. to approximately 10:00 p.m. Children under 14 should be supervised by adults.

Rental: Monthly campers may rent the Rec Room/Round House for events:

- Reservations and \$50 refundable deposit required.
- \$25/hour for monthly campers who wish to invite noncampers
- Free for monthly campers who will be using the building for a gathering that includes other FIC campers only
- Clean up by midnight on the date of the event:
 - Empty all trash cans
 - Sweep

- Wipe counters
 - Do dishes/put away
 - Arrangement of tables/chairs/equipment
- *Forfeit deposit if not returned as found

Pets

We, too, love our pets. However, for everyone's safety and comfort, we must insist that you follow these rules:

- Maximum of two pets per site.
- Aggressive or threatening pets are not permitted in the campground.
- All pets must be kept on a leash and be under the owner's control at all times- even at your own site.
- Pets are not allowed in the pool area, playground area, or in the buildings.
- Doggy dips are allowed at the boat launch only
- While you may consider your dog to be friendly, please respect other people's fears.
- Pet owners are expected to pick up their pet's waste and dispose of it either in your own trash, dumpster, or at the doggy station (where waste bags are provided). Do not let your pet use the restroom on someone else's site. Violation will result in a fine.
- You must have a copy of your pet's rabies certificate on hand.
- Please be considerate of other campers. Dogs that continue to bark will not be tolerated.

Conduct/Responsibility

Quiet Time: Quiet time is from 11:00 p.m. to 8:00 a.m. Outside games such as corn hole or horse shoes should not be played during quiet time. Music should not be played too loud. Please respect your fellow campers by following this rule. Repeat violations of quiet time can result in expulsion from the campground without refund.

Children/Guests: Monthly campers are responsible for the safety, supervision, and conduct of their children and/or guests. Monthly campers shall be responsible for any policy infractions; unreasonable annoying activities or unruly behavior relating to themselves, their family and guests; and/or destruction of campground property or property of other campers by their children or guests. Monthly campers shall be liable for the full value of any willful destruction of campground property and may result in immediate expulsion without refund.

- All children under the age of 18 must be at their campsite by 10:00 p.m., unless accompanied by an adult.
- Children 14 and under MUST be monitored by an adult while at the pool.

- Children under 10 must be under adult supervision at ALL times.
- When leaving the campground, parents must take ALL children with them or leave them with a responsible adult (age 18+).
- Children creating a problem will be returned to their site.
- Please remember that FIC staff are not babysitters, and you are responsible for your children's needs and actions everywhere in the campground.

Speed Limit: All vehicles including cars, trucks, golf carts etc. must obey the posted 5 MPH speed limit throughout the campground.

Alcoholic Beverages/Drug Use: Pennsylvania State Law states that the legal drinking age is 21. Please keep alcoholic beverages discrete by using a coozie. Bonus points for those using a FIC coozie! Under no circumstances will minors be allowed to consume alcoholic beverages in or on any part of the campground. Use of any controlled or illegal substance is forbidden. Misuse and abuse of alcohol or drugs by any camper will not be tolerated and authorities will be contacted.

Problems/Concerns: Immediate campground problems/issues should always go through the office first. Please contact the office or call the FIC office number with issues involving your campsite (electrical, water, sewer, etc.). Proper direction will then be taken with the appropriate person who can handle the issue. We will extend our deepest efforts to correct any problem you may have.

We ask that you bring your issues to us privately and avoid airing matters online, as this does not solve the problem. Let's work together and keep it positive!

Other:

- Profanity will not be tolerated at Fantasy Island Campground.
- All of Fantasy Island Campground buildings are smoke free.
- Fireworks and firearms are prohibited.

HAVE FUN!!! Fantasy Island wants to be sure you have an awesome, memorable, worry-free stay with us.

Personal Property, General Security, and Insurance

The monthly camper recognizes and acknowledges the unique nature of camping and campgrounds where the desire for personal freedom, a relaxed atmosphere, and lack of restrictions conflict with the establishment of security measures and the general welfare of other persons in the campground. Under these circumstances, it is essential that each individual be responsible for his or her own property, whether on an assigned site or elsewhere in the campground.

The monthly camper assumes the risks associated with camping with the understanding that the campground permits the use of its space but cannot and does not accept responsibility for the general security of the person or property of the users.

The use of any equipment or any facilities of the campground by the monthly camper, member of his or her family, visitors, and guests is done so at their own risk; and the monthly camper agrees to save harmless and indemnify the campground from and against all loss, liability and expense that may be incurred by the campground connection therewith.

The monthly camper accepts and assumes complete responsibility for reasonable care of personal property in the campground environment, which, by necessity, is open to the general public. The monthly camper agrees to maintain in full force and effect adequate property damages and liability insurance on this personal property. The monthly camper agrees to take full responsibility for all damages made by guests and/or personal maintenance workers at the campground at all times.

Amendments to Our Handbook

All rules contained in this handbook constitute the Rules and Regulations of Fantasy Island Campground. They may be amended and changed from time to time, as conditions warrant, in order to provide for the well-being of the monthly camper and the good management of the campground.