

Baxter Lake Recreation Area Association



Rules & Regulations

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Welcome to B.L.R.A.A. This property is a privately owned campground. The Board of Directors has adopted the following rules and regulations with your safety, comfort, and satisfaction in mind. Association members are expected to assist the Directors in the enforcement of these rules. Co-operation with your neighbors and Board will be appreciated.

Failure of Association members or their family, guests, or renters to abide by these rules can result in various actions by the B.O.D. including, but not limited to; warnings, fines, and/or suspension of privileges to use the common grounds within the campground assessed against the Association member(s) responsible for the presence of the violator(s).

To have violations of these rules addressed, please notify a member of the Safety Committee or the B.O.D. of any violation and provide pertinent information.

*[**Note: Violation Forms are available on the BLRAA Website or from Board Members**]*

A.) General Rules:

1. **Quiet Hours** are from 11:00 PM to 8:00 AM except for evenings when there is a Board sanctioned Campground function; then Quiet Hours will start 30 minutes after the function ends
2. Association members are **responsible** for the conduct, safety, and behavior of their minor children, their families, guests, and renters. No site is to be occupied overnight solely by persons under 18 years of age. **All Site Renters must be 21 years of age or older.**
3. **Speed Limit is 5 MPH.** Street signs must be obeyed. No parking on the roadways except in areas designed by B.O.D. All roadways must remain accessible to emergency vehicles at all times.
4. Rochester and **N.H. fire laws** must be adhered to. Fires can be no greater than 2 ft. X 2 ft. X 2 ft. and fueled only by wood. Fires are not to be left unattended. The campground permit will be displayed on BLRAA bulletin boards, which covers all sites.
5. Damage and destruction of Campground property and facilities will not be tolerated. Cost of any repairs and any related fines or penalties will be levied against the Association member(s) responsible for the presence in the Campground of those causing the damage and will result in an automatic \$100 fine. Police may be notified.
6. All pets, regardless of size, **must be kept tied**. When walking a pet, it must be on a short leash, 8 ft. or less in length and the person walking the pet must "clean up" after it. No pets are allowed on the beach at any time or in the lodge or Pavilion during a function. This applies even to pets being carried. Dogs must not be left unattended. Excessive barking will not be tolerated any time of day or night.
7. Unregistered, un-inspected or disabled motorized vehicles are not allowed to be kept on sites at any time. Making vehicle repairs/maintenance in the campground is not allowed.
8. It is the responsibility of each Association member to maintain a neat and sanitary campsite. Rubbish, broken appliances, construction materials, disabled vehicles or discarded furniture will not be kept on sites, and will be disposed of properly. It is also the responsibility of all members to maintain the cleanliness and neatness of the common areas (roads, lodge, pavilion, beach, rest rooms, etc.)

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9. Only usual weekly **campground refuse** is to be deposited in the dumpsters. It is the responsibility of the Association member to dispose of his/her personal scrap items (mattresses, refrigerators, tables, building materials, etc.) in designated area by the dumpsters. Anyone caught dumping trash or debris in the woods or other non-designated area will be charged an immediate \$100 fine for littering. Leaves and tree limbs are to be disposed of in areas designated by the B.O.D Remove leaves from plastic bags or other containers.
10. Positively no dumping of gray water, holding tanks or porta-potties on campsites or in the bathrooms. The Dumping Station located on the Baxter Lake Drive is provided for that purpose.
11. No Vehicles (cars, scooters, mopeds, golf carts, ATV's, etc.) are allowed on the beach at any time unless for emergency or maintenance purposes. No ball playing, Frisbee throwing, running, fishing or "horseplay" is allowed on the beach or in the water except for organized recreation. No swimming, fishing or playing on or near the boat docks at any time. The beach is closed for all purposes from 11:00 p.m. – 8:00 a.m. unless otherwise designated by the Board of Directors. Any child in the swimming area less than twelve years of age must be accompanied by an adult at all times.
12. Swimming at the beach and use of the playground is prohibited from dusk to 8:00 am.
13. No trespassing or parking on campsites of others is allowed, except with written permission.
14. It is required that Association members and guests conduct themselves in a manner that is not openly objectionable to others. Drugs, drunkenness, openly immoral conduct, lewdness, profanity and unnecessary noise will not be tolerated.
15. Campground bulletin boards are for official Campground communications and information only.
16. With board approval, Lodge may be used by Association members only for a private function a maximum of 4 hours use to be ended by 10:30 PM. \$500 fine for alcohol use at a private party at the lodge. Trash must be removed from all areas used by the person responsible for the party. No private function may have use of the wood stove at any time. Lodge is not available to rent during water off period. [approx Oct 15- April 15]
17. Site rentals during the period of water off to water on restricted to a maximum of three calendar days during any calendar week except during school vacations weeks the rental may be for up to 7 days
18. Use of roller blades, bicycles, etc banned in pavilion and lodge area.
19. Parking is banned on association lots or green areas.
20. No discharging of firearms within the campground, and no hunting within 300 ft of any dwelling/campsite [per state law]
21. All Watercraft stored on shore must have site# on it, or the craft will be removed.

B.) Vehicle Regulations:

1. Only licensed drivers are to operate any state registered automobile, truck or motorcycle within the campground with or without the presence of another person who is licensed. The campground is not a place for you to teach your child to drive or to let your kids sit on your lap and drive.
2. Visitors [except for immediate family; parent, child, sibling or grandchild] are not allowed to bring in any wheeled recreational vehicles [including snowmobiles, boats and jet skis] and operate them within the campground.

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3. Any 2, 3, or 4 wheel ATV's/OHRV's, utility vehicles, boats, jet skis, snowmobiles, scooters, or mopeds are required to have a BLRAA registration sticker and site numbers on each side of vehicle using 3" high lettering, regardless of whether it is state registered or has OHRV stickers. Owners must have Golf carts and Cushmans, ATVs, Mopeds, Motor Scooters, snowmobiles, boat, jet ski, utility vehicle, etc registered by the owner with the campground safety committee, at a cost of \$3 and must have the campground registration stickers displayed on the front and Site identification using 3" lettering must be placed on the sides so it is always visible before using the vehicle in the campground.
4. Golf carts need to be re-registered at any time there is a change in ownership, if their sticker becomes unreadable or when deemed necessary by the Board of Directors.

Requirements for passing inspection are: At least one front working head light [White or yellow], 1 working rear red light, Site identification on both sides [Sections identified as follows: A- Section 1, B- Section 2, E – Section CCE, W- CCW, V-CCV followed by the appropriate numbers. [Example CCV12]

5. The types of recreational vehicles permitted in the campground are limited to those which were in common use in the campground during 1991. As such, they are limited to manufactured scooters, mopeds, golf carts, Cushman, 2 or 4 wheel ATV's where the operator sits above the engine, the **(5)** 3 wheel ATV's that have been grandfathered, and snowmobiles.

6. All vehicles must have operating lights mounted on the front and rear during the period from ½ hour before sunset to ½ hour after sunrise. Handheld lights (flashlights or spotlights) are not acceptable. Bicycles must have a light mounted on the front and either a light or reflector mounted so it is visible from the rear.

7. Driving a vehicle while drinking **alcoholic beverages** or while under the influence of alcohol or drugs is **strictly forbidden**.

8. Any vehicle which, in the judgment of a majority of the Directors, is objectionable as to the level of noise emitted while it is being operated is not to be operated until the noise level is reduced to a level that is reasonable.

9. Association members must assume all responsibility for any consequences resulting from the use of their vehicles or vehicles of their families, guests or renters.

10. Scooters, mopeds and golf carts are not to be operated on campground roads by anyone under the age of 12 unless accompanied by an adult. Only licensed drivers or persons over the age of 18 are to drive these vehicles after sunset.

11. Scooters, mopeds and golf carts will be limited to the number of persons that can be safely seated on manufactured/permanently mounted seating. Scooters and mopeds are not to be operated during quiet hours.

12. All vehicles are to be used only for transportation from one point to another. They are not for unnecessary or continuous driving around the campground.

While the State of NH mandates the use of helmets for ATV's, it is strongly suggested that operators of scooters and mopeds do the same.

13. Cushmans are to be operated only by persons holding a valid driver's license. They are not to be operated during Quiet Hours.

14. An adult must be present [present means within 20ft of the vehicle] when gas or battery powered toy vehicle or child-sized ATV under 95cc are in use on Campground roads. A florescent safety flag at least 4-foot tall must be attached to the toy vehicle.

15. Making motor vehicle repairs/maintenance in campground is banned

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16. No motorized vehicles are to be driven or parked on any septic holding tank, or on the ball field/ leachfields.

17. Operators of all ATV's/OHRV's, [2 wheel, grandfathered 3 wheel, and 4 wheelers and snowmobiles] must adhere to NH OHRV laws as well as the following Campground rules:

- a) Three-wheelers are banned from the campground except for the (5) that which were "Grandfathered".
- b) **Minimum age of operating ATV's is 12** years unless below 95cc and accompanied by an adult (the adult must be within 20 ft. of the vehicle being operated at all times). See NH laws for use of these vehicles by operators age 12 – 18.
- c) No one under the age of 18 shall be permitted to carry passengers
- d) Operators and passengers ride at their own risk.
- e) All ATV's shall be operated at a maximum speed of 5-mph.
- f) All ATV operators and passengers under 18 years of age shall wear helmets and eye protection at all times.
- g) No one shall operate an ATV while drinking alcoholic beverages, while intoxicated or under the influence of drugs.
- h) All ATV's must have lights on at night – front & rear.
- i) Only licensed drivers are to drive ATV's after sunset.
- j) Anyone [over age 12] operating an ATV must have a valid Drivers license or OHRV safety license.
- k) The ATV rules and regulations will be strictly enforced by the B.O.D.
- l) All vehicles are excluded from the developed areas of the Ball field/ Leachfields.
- m) ATV's are not to be operated during Quiet Hours. [11:00pm-8:00am]
- n) ATV's, snowmobiles, and dirt bikes must have a valid state registration and have campground yellow registration sticker.
- o) All ATV's must have 3 inch stickers with their site number on the side of the vehicle

This property is privately owned. The OHRV owner accepts OHRV privileges with the understanding that he/she does hereby release the Campground and its Board of Directors from all liability for loss or damages to property and injury to the operator or passengers or any damages arising from the use of his/her machine and agrees to indemnify the Campground and its Board of Directors against all claims arising from loss or damage to property or personal injury resulting from the use of their vehicle.

C. Main Gate Access

1. Entry to the campground is by gate card whenever gates are operational.
2. Hold the card in front of scanner to within about 1 inch.
3. Only one vehicle at a time- If you try to get two vehicles through, the gate may come down on your vehicle, possibly causing damage to both.

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4. The main gate area is under 24 hour camera surveillance.

5. The fine for breaking the gate is \$50, if reported immediately, and \$100 if the video must be used to identify who broke it. Please report breakage to a member of the Board or campground staff. [Fines will be doubled for repeat offenders within 12 mos of first offense]

****Removal of the gate without permission is prohibited and subject to a \$50 fine****

6. Replacement of defective gate cards is free if you turn in the defective card. Replacement of lost cards or additional gate cards [limited to 3 total per site] will cost \$25 each.

7. Fine for allow unauthorized access to the campground through the gate is \$50.

D. Fines/Penalties Resulting from Violations or any Campground or Vehicle Rules

First Violation – (If there are no other violations within the last 12 months) Written warning to Association member responsible for the violator’s presence in the Campground [except where noted as immediate fine]

Second Violation – (If it occurs within 12 months of the first violation) \$25 fine (or two hours of campground service).

Third Violation – (If it occurs within the 12 months of second violation) \$50 fine (or four hours of campground service).

Fourth or subsequent Violations – (If it occurs within 12 months of the third violation) \$100.00 fine and Suspension of campground privileges of the violator and responsible association member for two weeks, starting when the penalty is assessed by the safety committee or any appeal to the Board and decided by the Board.

“Suspensions” for this purpose means that the violator and responsible association member are only allowed to enter the campground to go to his/her trailer. As a result, the only common property to be used by that individual during the period of the suspension is the roadway for the most direct route to such trailer from the main road and back; and only then for the purpose of entering or leaving the campground.

Anyone subject to a fine/penalty levied by the safety committee can meet with the safety committee to discuss it within 15 days of the date of the violation notice sent to the association member. Following a meeting with the safety committee, you may have your violation considered by the Board of Directors if you feel the decision of the safety committee is warranted. Your request for such consideration must be made in writing to the President of the Association and must be received by the President of the Association within 7 days of the meeting with the safety committee.

****Any criminal activity will be reported to the local authorities****

****SITE RULES ARE UNDER REVISION AND WILL BE DISTRIBUTED SOON.**

PLEASE CONTACT THE SITE COMMITTEE FOR PERMITS- OR REFER TO PREVIOUS SITE RULES UNTIL NEW RELEASE, PER THE BOD.