

RUMNEY PINES TENT AND TRAILER PARK RULES AND REGULATIONS AND SITE HOLDER'S AGREEMENT

Approved by the New England Fellowship of Evangelicals Board of Directors on 05/01/2023
This document supersedes all previous versions.

The rules and regulations in this document have been written in the spirit of the mission and vision of the New England Fellowship of Evangelicals (NEFE). These items should be viewed through the lens of understanding that they are intended to guide in the accomplishment of those precepts.

- **NEFE Mission:** *To follow Christ through outreach, service, growth, and fellowship*
- **NEFE Vision:** *To be a welcoming community of Christ followers, advancing His mission through loving God and loving others.*
- **NEFE Motto:** *Loving God and loving others*

Use of Facilities: *Site holders have the right to use the premises and camp facilities in compliance with these rules and regulations. Site holder agrees that the enforcement of the rules and regulations and conditions of tenancy are a private matter between the NEFE administration and each person individually. Site holder agrees that he or she is not a third-party beneficiary of any other agreement between the NEFE administration and any other person or entity in this facility.*

SECTION 1: General

- 1.1. NEFE reserves the right to add to, delete, amend, and revise these rules and regulations as needed, as well as additional rules and regulations and hours posted in and about the NEFE facilities.
- 1.2. Signature of the Site Holder's Agreement by the site holder and the NEFE administration is binding. Any violation of these rules constitutes breach of contract which may result in eviction from Rumney Pines at the discretion of the administration. The rules and regulations are to be considered part of, and attached to the Site Holder's Agreement. The administration shall assign a site number to the site holder (the applicant may indicate their preference in advance) and, except for causes beyond its control, shall provide water, electricity, and sewer. A dumpster will be provided for trash disposal.
- 1.3. NEFE (the governing body of Rumney Pines) rules and regulations as well as local, state and federal laws apply to site holders and their guests within Rumney Pines. No liability will be accepted for damages to site holder(s) unit or other personal items by whatsoever cause. The execution of the Site Holder's Agreement shall constitute a hold harmless contract against NEFE.
- 1.4. Neither NEFE nor Rumney Pines carry public liability or property damage insurance to compensate site holder, site holder guests, or any other person from loss, damage, or injury except those resulting from actions where NEFE would be legally liable for such loss, damage, or injury. Site holder is responsible for obtaining, at site holder's expense, extended coverage for unit, fire, and other casualty insurance on the unit, other improvements, and contents to the full insurable value and such other insurance as is necessary to protect site holder, site holder's guests, or others from loss or liability, including up to \$20,000 debris removal. Site holder hereby agrees to indemnify and hold harmless NEFE from any liability thereof.
- 1.5. Evidence of insurance is required upon application for tenancy at Rumney Pines. Site holder must name

NEFE and Rumney Pines as additional insureds on site holder's insurance policy (or policies) and provide evidence of the same to NEFE within 15 days of execution of the Site Holder's Agreement. Failure to provide evidence of NEFE being the additional insured may, at the option of NEFE, void the Site Holder Agreement and site holder will be required to vacate Rumney Pines and NEFE property.

- 1.6. Violation of rules and regulations will be addressed in written form to site holder and delivered to the mailing address on file, e-mail on file, and unit on NEFE grounds. Site holder will be given 15-30 days to correct the issue or termination of Site Holder Agreement will occur and unit, along with clearing the site, will be done at site holder's expense.

SECTION 2: Site Occupancy and Guests

- 2.1. Site holders must register at the NEFE administration office upon their arrival unless provision has been previously arranged with management. Check-out time is 10:00 a.m. on the day of departure. Seasonal site holders must register upon arrival at the beginning of their season and check out at the end of their seasonal stay.
- 2.2. One unit and one vehicle are permitted at each site holder's assigned site. Exceptions may be authorized by the NEFE administration. Rumney Pines sites are designated for family use only. Mobile homes and permanent units of any kind are not permitted. Units must be designed and remain equipped for traveling mobility.
- 2.3. Overnight sleeping is not permitted in cars or trucks. Accommodations for overflow guests may be arranged at the NEFE administration office.
- 2.4. Rumney Pines sites are not to be rented, leased or sublet by others (non-owners of the unit). The NEFE administration office must be notified during business hours if anyone other than the registered site holder is expected to stay overnight. Rumney Pines sites are not to be used for commercial purposes or for holding public assembly without written permission of the NEFE administration.

SECTION 3: Vehicles

- 3.1. A strict speed limit maximum of 15 mph is to be used on all roadways and pathways. This limitation is for the safety of our guests and residents and for dust control. This limit extends to all vehicles including motorcycles and golf carts.
- 3.2. Vehicles parked on site holder's assigned site may only be parked on the driveway/site parking area and not on any other areas of the premises or on other sites. Parking is not permitted on vacant sites. If additional parking is needed, site holder may inquire with the NEFE administration office during business hours.
- 3.3. No stored vehicles, boats, or utility trailers may be parked in Rumney Pines.
- 3.4. All vehicles in Rumney Pines must be insured and have current vehicle license plates and current vehicle registration stickers affixed and clearly legible at all times.
- 3.5. Golf carts must be registered at the NEFE administration office with owner's name and names of permitted drivers (if under 18 years old) prior to use on the grounds. Registration will include signing of a document containing rules regarding use, speed limitations, and adult supervision requirements of

non-licensed drivers under 18 years old. A tag issued by the office indicating NEFE registration is to be displayed prominently on each vehicle. Golf carts are not to be operated by persons under the age of 15 unless accompanied by a responsible adult with a valid state-issued driver's license. Golf carts are restricted to roadways only and must follow the same rules as other vehicles. Driving on NEFE open land is prohibited. Use of golf carts does not require seat belts, helmets or goggles.

- 3.6. All New Hampshire regulations for all vehicles must be followed. New Hampshire laws are enforceable on public and private property. Patrolling and enforcement by the state and local authorities is extended to NEFE property.
- 3.7. ATVs and dirt bikes shall not be ridden on any NEFE property.

SECTION 4: Conduct

- 4.1. We strive to maintain a safe family atmosphere, free from anything that is unfitting in a family setting encompassing all ages at all times. It is expected that all site holders, their families, and others in their care practice self-control in speech, actions, and general behavior.
- 4.2. Actions by any person of any nature which may be dangerous or may create a health and safety issue or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. The use or display of any weapon is expressly forbidden.
- 4.3. Quiet hours are from 11:00 p.m. to 7:00 a.m. daily. Exceptions may be made for scheduled, organized groups holding meetings or program activities which may run over the established time slot.
- 4.4. Children under 10 must be supervised by a parent or responsible adult at all times. Children under 15 must be under full adult supervision at all aquatic recreational areas. No swimming alone is permitted, regardless of age.
- 4.5. Modest attire should be worn throughout the grounds to be consistent with a family atmosphere. Appropriate family-friendly clothing, including careful use of logos, printed emblems, and content, is expected.
- 4.6. The use of alcohol and/or tobacco products is permitted only in site holder's unit.
- 4.7. Site holder is responsible for the actions and conduct of site holder and their guests. Such responsibility shall include, but is not limited to, financial responsibility for any breakage, destruction, and/or vandalism of Rumney Pines and NEFE facilities and grounds.

SECTION 5: Fires and Firewood

- 5.1. Outside fires are permitted within approved fire rings only. Fires must meet the local guidelines established by the Rumney Fire Department. During times of drought, the local authorities may prohibit open fires. Gas and charcoal BBQ grills are permitted, and coals must be properly disposed of. Fires must be extinguished when no longer being attended to.
- 5.2. Firewood must be purchased through the NEFE administration during office hours. Site holder is not

permitted to bring firewood from outside Rumney Pines.

SECTION 6: Utilities

- 6.1. Household trash must be disposed of in plastic bags, securely tied, and placed in one of the dumpsters provided. The dumpsters are designated for disposal of household and kitchen trash only. Items such as furniture, appliances, construction materials, metal, electronics, etc. are prohibited. These items must be disposed of off-site or arrangements made with a private removal company must be arranged at the site holder's expense. Littering of any type is prohibited.
- 6.2. Air conditioners and electric lights, with the exception of a night light, must be turned off when sites are unoccupied for more than 2 consecutive days. The NEFE administration may disconnect the electricity to a site if this standard is not followed. In the event of executing this option, NEFE will not be responsible for any resulting loss, including spoiled food.
- 6.3. Use of washing machines in units is not permitted due to the limited capacity of the septic system.
- 6.4. Site holders must only use the designated utilities hook-ups on their assigned sites.

SECTION 7: Exterior

- 7.1. Camp sites and accessories occupying sites must be regularly cleaned and maintained by the site holder. The existing drainage pattern and grading of the premises may not be changed without the NEFE administration's consent. Any changes to the landscape of the site must be approved by the NEFE administration. Any landscaping which has been installed by site holder without administration approval and/or is in violation of these rules and regulations must be removed by site holder within 10 days of written notice. Household appliances are not permitted on open decks or on site in open view. Decorations and outdoor furniture should be used sparingly to retain the open feel and atmosphere of a campground. Outdoor lighting must be turned off at the 11:00 pm curfew. Fences and clotheslines are prohibited.
- 7.2. Do not drain dishwater onto the ground. Do not leave any food outside overnight and keep dumpsters secured with the cables and clasps provided when accessing them. Bird feeders of any type are not permitted.
- 7.3. To avoid damage to underground utilities, site holder must have the NEFE administration's consent before digging or driving rods or stakes into the ground. Site holder shall bear the cost of repairs to any utilities or park property damaged by site holder.

SECTION 8: Pets

- 8.1. Dogs must be on a leash accompanied by their owner when out of the unit. Dogs prone to barking when left alone should not be left in the unit unattended. Owners must pick up after their pets and place waste in dumpsters using sealed plastic bags. Pets are not permitted on open playing fields throughout the grounds as fields are used for play and sport gaming areas and must remain clean of urine and excrement for health and safety reasons. Pets must be licensed and current with vaccinations.

SECTION 9: Amenities

- 9.1. Keep the public bathhouse clean and free of trash. Be considerate with the length of showering to preserve hot water for other guests. Nothing other than biodegradable toilet paper (approved for septic systems) should be placed in the toilets in public bathhouses and unit toilets and drains.
- 9.2. The Pavilion is available by for use by Rumney Pines site holders. Requests for use of the Pavilion must be submitted in writing at the NEFE administration office for coordination and scheduling. The Pavilion must be fully cleaned by the site holder after each use.

BUILDING REGULATIONS

The following BUILDING and OCCUPANCY REGULATIONS apply to all seasonal site holders:

- A. The NEFE administration, upon receipt of a complete application, entrance fee, and personal interview, will determine acceptance of any unit or ownership transfer. The unit is not to be occupied until said unit and owner has been accepted into Rumney Pines by the NEFE administration.
- B. A photograph must be submitted to the NEFE administration of any unit being considered for a seasonal contract. Proof of ownership of every unit must be submitted to the NEFE administration office each year within one week of initial site occupancy.
- C. Units may be permitted to remain on the designated site upon lease of the site for the full season (May 15 to October 15) of the seasonal year. To reserve the site for the following year, a deposit of \$100.00 is to be paid by October 1 of the current season. Winter storage of the unit is included in the fee for the seasonal site. If the site holder decides to not renew for the following season, all site holder's property must be removed from NEFE grounds.
- D. Units will be set perpendicular to the roads with a 10-foot setback from the street to the face of the unit and a 10-foot buffer from lot lines on each side of the unit. Exceptions by the NEFE administration may be made for conditions with unusual dimensions or conditions including topography, trees, etc.
- E. Porches may be added to the side of units with full season contracts (May 15 to October 15). The porch may be the length of the unit or shorter and extend a maximum of 15 inches above the roof line of the unit to allow for proper water runoff. A sketch of the proposed porch must be submitted to the NEFE administration for approval prior to construction. The administration reserves the right to inspect the construction upon completion. One shed 6' x 8' x 8' high maximum is permitted on a seasonal site. Existing sheds may remain if determined to be in serviceable condition by the NEFE administration. Porches and outbuildings must be kept in in good condition. Any shed or porch deemed to be in disrepair by the NEFE administration must be removed or repaired by the site holder. Construction safety and building standards are outside of the scope of the NEFE administration. Any and all additions and/or alterations to the sites are at the owner's risk. The NEFE will not be responsible for damages or injuries caused by a site holder's unit or appurtenances. Permanent structures (built on a footing or foundation of concrete or other material deemed to be a permanent structure foundation) are not permitted on any site. All construction of approved improvements must be complete within 30 days from start of construction.
- F. Upon removal of the unit at expiration of site lease agreement, the porch and outbuildings must also be removed at the expense of the site holder. Any transfer of porches and outbuildings to other site holders in Rumney Pines must be approved by the administration. The cost of removal incurred by the NEFE administration for any unit, porch, outbuilding or other item on the site is the sole responsibility of the

site holder.

- G. Transfer of ownership of a unit will terminate the current site holder's agreement. If the unit is to remain in Rumney Pines, the prospective buyer must complete the application and be interviewed by the NEFE administration prior to the transfer. If the prospective buyer is approved by the NEFE administration, the transfer may proceed. The current year's seasonal site fee, plus any previous balance due, must be paid-in-full prior to the transfer. The new owner must sign a Site Holder's Agreement. If the unit is being sold to a buyer for removal from Rumney Pines, the unit must be removed from the park immediately following the sale.
- H. NEFE and/or Rumney Pines shall not be responsible for damage done to any unit because of the stoppage or backing up of the sewer system due to the placement in the sewer system of any prohibited material. Site holder acknowledges that the placement of such prohibited material into the sewer system is difficult, if not impossible, to police. Site holder, therefore, waives any and all claims for personal injury or property damage caused by a stoppage in the sewer line due to the placement of prohibited materials into the sewer system by any persons, known or unknown.
- I. Seasonal site fees are due in full on or before April 15 unless other scheduled arrangements are made in writing with the NEFE administration prior to that date. Fees are not refundable for any reason after May 15 of the calendar year.

DEFINITIONS

Administration/administrator – the single person or committee designated each year by the New England Fellowship of Evangelicals as a liaison between NEFE and Rumney Pines Tent and Trailer Park.

NEFE – New England Fellowship of Evangelicals (the owner of Rumney Pines), located at P.O. Box 599, Rumney, NH 03266, and/or 603-786-9504 via phone.

Outbuilding – any structure located on a site, which by any reasonable person would be construed to be a shed, barn, etc.

Off-season – period from October 16 through May 14, during which time no occupation of the unit is permitted.

Porch – any structure located adjacent to a unit, which by a reasonable person would be construed to be a porch, deck, patio, etc.

Rumney Pines – tent and trailer park owned and operated by New England Fellowship of Evangelicals (NEFE).

Seasonal contract – a contract between NEFE and a site holder, covering both parties' responsibilities for both a "seasonal" and an "off-season" component.

Season(al) or Full Season – period from May 15 through October 15.

Site – a defined area of NEFE property on which a party places personal property.

Site holder – the person(s) whose name(s) appear(s) on any contract with Rumney Pines, giving them permission to occupy a specific site owned by NEFE.

Unit – any trailer, camper, RV (recreational vehicle), tent, and/or other such campground-style dwelling.

NEW ENGLAND FELLOWSHIP OF EVANGELICALS
STATEMENT OF FAITH

The following statement of faith is the guiding document of the ministry of the New England Fellowship of Evangelicals, It is imperative that all site holders are aware that the facility known as Rumney Pines is a ministry of the New England Fellowship of Evangelicals. The following statement of faith, mission statement, vision statement, and motto are our operating and directional documents.

1. We believe the Bible to be the inspired, the only infallible and inerrant, authoritative Word of God, and the final authority of all matters of faith and life. We believe that there is one God, eternally existent in three persons, Father, Son, and Holy Spirit.
 2. We believe in the deity of our Lord Jesus Christ, in His virgin birth, in His being the true Son of God and Son of Man, in His sinless life, in His miracles, in His vicarious and atoning death through His shed blood, in His bodily resurrection, in His ascension to the right hand of the Father, and in His personal physical return in power and glory.
 3. We believe that man was created in the image of God, that by sinning incurred the penalty of death; that all men are born with a sinful nature, and are sinners in word, thought and deed, and without repentance and faith in Christ are forever lost.
 4. We believe that Jesus Christ died on the cross as a substitutionary sacrifice for the sins of the whole world, and that He rose again from the dead, and ascended into Heaven where He is now our Mediator and High Priest.
 5. We believe in the physical return of Christ in glory and in the setting up of His kingdom upon Earth.
 6. We believe that we are justified by faith in the finished work of Christ on Calvary.
 7. We believe in the deity of the Holy Spirit who convicts, converts, indwells at the moment of salvation, sanctifies, and endues with power for service.
 8. We believe in the resurrection of both the saved and the lost: they that are saved unto the resurrection of life, and they that are lost unto the resurrection of damnation.
 9. We believe in the spiritual unity of genuine believers in our Lord Jesus Christ.
 10. We believe that all believers are called into a life of separation from all worldly and sinful practices and alliances, and to a life of holiness unto the Lord.
- **NEFE Mission:** *To follow Christ through outreach, service, growth, and fellowship*
 - **NEFE Vision:** *To be a welcoming community of Christ followers, advancing His mission through loving God and loving others.*
 - **NEFE Motto:** *Loving God and loving others*

RUMNEY PINES SITE HOLDER AGREEMENT

Date:
Site number:
Site holder (printed name):
Site holder (signature):
NEFE administrator (printed name):
NEFE administrator (signature):

Site Holder Contact and Unit Information

Home address:
Email address:
Phone:
Additional phone:
Seasonal? (Y/N):
Arrival date:
Departure date:
Fee:
Description of unit:
Names and ages of all additional unit occupants (spouse, children, etc.):

Upon signature of the agreement by the site holder and the NEFE administrator and upon payment of the agreed fee for the dates described in the Site Holder Agreement, this agreement is binding. This document is to be considered the complete understanding of all parties. This entire document, including rules and regulations, definitions, and statement of faith are considered one document, attached, and made part of the Site Holder's Agreement.

Note: All site holders registering with a golf cart must sign an additional document containing golf cart rules and regulations, pay additional fees, and obtain NEFE registration stickers. Use of golf carts on any and all NEFE property is prohibited without registration with NEFE administration.