

RUMNEY PINES TENT AND RECREATIONAL VEHICLE PARK

RULES AND REGULATIONS SUMMARY

NON-SEASONAL AND SEASONAL RENTERS

Mission: *To follow Christ through Outreach, Service, Growth, and Fellowship.*

NEFE Motto: *Loving God and loving others*

- This is a Christian Camp. All renters are expected to act and dress accordingly.
- 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.
- One tent, RV, or camper and one canopy are allowed per site. No sleeping in other vehicles.
- In addition to the camping unit, two vehicles of any type, are allowed at each site.
- All vehicles must be parked on the site.
- The maximum speed limit in Rumney Pines is 5 mph.
- Golf carts must be registered at the office.
- ATVs and dirt bikes shall not be ridden on any NEFE property.
- Quiet hours are between 11:00 p.m. and 7:00 a.m. daily.
- The use of alcohol and/or tobacco products is permitted only within site holder's unit.
- Site holders are responsible for the actions and conduct of all members of their party and their guests.
- Outside fires are permitted within approved fire rings only. Gas and charcoal BBQ grills are permitted, and coals must be properly disposed of. Fires must be extinguished when no longer being attended to.
- Household trash must be disposed of in plastic bags, securely tied, and placed in one of the dumpsters provided.
- Use of washing machines in units is not permitted due to the limited capacity of the septic system.
- Site holders must only use the designated utilities hook-ups on their assigned sites.
- Camp sites and accessories occupying sites must be regularly cleaned and maintained by the site holder. 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.
- Do not drain dishwater onto the ground. Do not leave any food outside overnight. Bird feeders of any type are not permitted.
- 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.
- 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. Pets must be licensed and current with rabies vaccinations and site holders must provide proof on demand.
- Nothing other than biodegradable toilet paper (approved for septic systems) should be placed in the toilets in public bathhouses and unit toilets and drains.
- Requests for use of the Pavilion must be submitted to the office for scheduling. The Pavilion must be fully cleaned by the site holder after use.
- This is only a summary, site holder is bound by the entire set of rules and regulations provided when the rental agreement is signed.

**RUMNEY PINES TENT AND RECREATONIAL VEHICLE PARK
RULES AND REGULATIONS AND SITE HOLDER'S AGREEMENT
NON-SEASONAL AND SEASONAL RENTERS**

SECTION 1: General

- 1.1. The New England Fellowship of Evangelicals (NEFE), which is the governing body of Rumney Pines, 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. NEFE rules and regulations as well as local, state and federal laws apply to site holders and their guests within Rumney Pines.
- 1.2. Signing the Site Holder's Agreement by the site holder and the NEFE administration is binding. 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 as per the site's capability. A dumpster is provided near the Wright Lodge for trash disposal.
- 1.3. 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. Any violation of these rules constitutes breach of contract which may result in eviction from Rumney Pines at the discretion of the administration. 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 10 days to correct the issue or termination of Site Holder Agreement may 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 made with management. Check-out time is 12:00 a.m. on the day of departure.
- 2.2. One unit and one canopy is permitted at each site holder's assigned site. Exceptions may be authorized by the NEFE administration. Mobile homes and permanent units of any kind are not permitted. Units must be designed and remain and capable of being packed up, in the case of tents, or driven or towed away in the case of recreational vehicles or campers.
- 2.3. Overnight sleeping is only permitted in the designated unit. Accommodations for overflow guests, if available, may be arranged at the NEFE administration office.

SECTION 3: Vehicles

- 3.1. A maximum of two vehicles in addition to the unit are permitted for each site. Vehicles include cars, trucks, golf carts, or motorcycles.
- 3.2. The maximum speed limit in Rumney Pines is 5 mph. 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.

- 3.3. Vehicles parked on site holder's assigned site may only be parked on the site 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 staff.
- 3.4. No stored vehicles, boats, or trailers may be parked in Rumney Pines. Storage is available elsewhere for a small charge.
- 3.5. All vehicles, except off-road vehicles, in Rumney Pines must have current vehicle license plates and registration stickers.
- 3.6. 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 15 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.
- 3.7. 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.
- 3.8. 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. The use of alcohol and/or tobacco products is permitted only within site holder's unit.
- 4.5. Site holders are responsible for the actions and conduct of all members of their party 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. 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 can be purchased through the Rumney Pines staff. Site holder is not permitted to bring firewood from outside Rumney Pines. Scavenging is permitted; NO live trees shall be cut.

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. Use of washing machines in units is not permitted due to the limited capacity of the septic system. There is a laundromat next to the public bathhouses.
- 6.3. 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. 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. 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 rabies vaccinations and site holders must provide proof on demand.

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 for use by Rumney Pines site holders by scheduling at the office.

NEW ENGLAND FELLOWSHIP OF EVANGELICALS
STATEMENT OF FAITH

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. (*II Peter 1:20-21; II Timothy 3:16-17; John 10:35*)
2. We believe that there is one God, eternally existent in three persons, Father, Son, and Holy Spirit. (*Matt 3:16-17; Matthew 28:18-20*)
3. 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. (*John 1; 2 Corinthians 5:21; Matthew 24:30-31*)
4. We believe that man was created in the image of God, and by sinning incurred the penalty of death; that all men are born with a sinful nature, and are sinners in word, thoughts, and deed, and without repentance and faith in Christ are forever lost. (*Gen 3:1-19; Romans 6:23; Psalms 5:1; 1 John 1:8*)
5. 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. (*John 16:17; Hebrew 9:15-28*)
6. We believe in the physical return of Christ in glory and in the setting up of His kingdom upon Earth. (*Revelation 13; Matthew 24:30-31*)
7. We believe that we are justified by faith in the finished work of Christ on Calvary. (*Romans 3:28; Romans 5:1; Galatians 2:16*)
8. 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. (*Romans 8:9; 1 Corinthians 6:11; Acts 1:8*)
9. 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. (*John 5:28-29; Acts 29:15; Rev 20:4-6*)
10. We believe in the spiritual unity of genuine believers in our Lord Jesus Christ. (*John 17:20-23*)
11. 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. (*2 Corinthians 6:17; 1 Peter 1:15-16; John 17:14-16*)

Mission:

To follow Christ through Outreach, Service, Growth, and Fellowship

Motto:

Loving God and loving others

**RUMNEY PINES TENT AND RECREATIONAL VEHICLE PARK
ADDITIONAL RULES AND REGULATIONS AND SITE HOLDER'S AGREEMENT
SEASONAL RENTERS**

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

1. 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.
2. A photograph of any unit being considered for a seasonal contract must be submitted to the NEFE administration.
3. 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. 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.
4. 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.
5. Decks may be added alongside of units with full season contracts (May 15 to October 15). The deck may be the length of the unit or shorter. A sketch of the proposed deck 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 porches may remain, however; 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 NOT PERMITTED. This will negate this agreement and may result in eviction. 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. No structure or attachment may be added to a unit that prevents it from being mobile. All repairs or improvements must be complete within 10 days from start of construction.
6. 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.
7. Upon removal of the unit at expiration of site lease agreement, the deck or 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. Any cost of removal incurred by the NEFE administration for any unit, deck, porch,

outbuilding or other item on the site is the sole responsibility of the site holder.

8. Transfer of ownership of a unit will terminate the current site holder's agreement. If the unit is to be 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 should be removed from the park immediately following the sale.
9. 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.
10. Seasonal site holders are 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. Annual signature of the site holder's agreement certifies that the site holder has obtained such insurance and is able to show proof if requested.
11. 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. You will **NOT BE ALLOWED** to open your site if the site fee is not paid in **FULL**. Fees are not refundable for any reason after May 15 of the calendar year.

RUMNEY PINES SEASONAL RENTERS SITE HOLDER'S AGREEMENT

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.

Upon signature of the agreement by the site holder and upon payment of the agreed fee for the dates described in the Site Holder Agreement, this agreement is binding. Additionally, site holder certifies that the required insurance as delineated in paragraph I. of the Seasonal Site Holder Additional Regulations is currently in effect. This document, along with the Non-seasonal and Seasonal Renters Site Holder's Agreement is to be considered the complete understanding of all parties. This entire document, including rules and regulations, and statement of faith are considered one document, attached, and made part of the Site Holder's Seasonal Agreement.

Date:
Site number:
Season: May 15 through October 15, _____
Site holder (printed name):
Site holder (signature):

Home address:
Email address:
Phone:
Additional phone:
Fee:
Description of unit:
Names and ages of all additional unit occupants (spouse, children, etc.):

RUMNEY PINES NON-SEASONAL SITE HOLDER AGREEMENT

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.

Upon signature of the agreement by the site holder 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.

Date:
Site number:
Site holder (printed name):
Site holder (signature):
Home address:
Email address:
Phone:
Additional phone:
Arrival date:
Departure date:
Fee:
Description of unit:
Names and ages of all additional unit occupants (spouse, children, etc.):