

# WPOA Campground Rules and Regulations (Vol 4)

## CAMPGROUND

The WPOA campground has 262 camping sites and operates under ORC 3729, ORC 4501.01, OAC 3701-26, and all WPOA Rules and Regulations. The ORC and OAC take precedence if rule conflicts exist. The campground is open from 1 April until 1 November and is not intended as a place of permanent residence. The campground manager is the first point of contact for all campground related questions and concerns.

### CONTACT INFORMATION:

Campground: (937) 446-2887  
WPOA Office: (937) 446-3232  
Gate House (937) 446-3214

**OFFICE HOURS** (In Season) are established by the WPOA General Manager and posted in the Campground Office window. The Hours may adjust due to holidays at the WPOA Manager's discretion.



**CAMPING FEES:** The camping fees are determined annually by the WPOA Board. Camping fees are not a leasehold on any campsite.

Permanent campsite fees are paid in advance the first of every month or for the entire season.

Temporary campsites are charged in advance for the number of camping nights reserved. Temporary campers are not allowed to bring a boat into the community unless they are already a WPOA member.

**RULE VIOLATIONS:** Violations of the campground rules are determined by the campground manager and follow the Class 1 fine schedule. See the WPOA General Rules and Regulations (Vol 1) for further details. Failure to correct a violation or repeated offenses will result in

escalating citation levels. Fees or fines more than 30 days past due will result in the suspension of membership privileges.

Campers are accountable for the behavior of their guests and visitors.

**CAMPGROUND AMENITIES:** The showerhouse is specifically for showering and lavatory use only. No laundry or dish washing, sleeping, game playing, or dumping trash is permitted. Only toilet tissue should be flushed. Pets, excluding service animals, are not allowed in any restroom facility or the showerhouse. The exception is during severe weather when the showerhouse serves as the emergency shelter.

The pavilion, playground, volleyball court, and basketball court are available from 8 AM to 11 PM for all campers and WPOA members. The pavilion can be reserved by contacting the campground office. All others are on a first-come basis. Children under 12 years must be supervised. Skateboards, rollerblades, scooters, hoverboards, bikes, and vehicles are prohibited inside the pavilion.

**RECREATIONAL VEHICLES** are manufactured specifically for human occupancy, including, but not limited to campers, tent campers, travel trailers, camping vans, and motor homes. Only recreational vehicles complying with the current definition of a manufactured camping unit are allowed in the WPOA Campground.

Upon first payment, permanent campers will receive a seasonal recreational vehicle decal. Proof of ownership (title and registration) is required along with a current WPOA membership card.

Recreational vehicles must always remain in a condition that allows prompt relocation in case of an emergency (e.g., fire, weather, etc.). Hitches must face the road, and there must be at least 15' feet spacing between recreational vehicles (including projections) in all directions and at all times. Campers must notify the Campground Manager of any

change affecting portability. Any recreational vehicle found to be no longer in movable condition (as determined by the campground manager) because of missing wheels, missing axles, damaged frame, missing hitch, permanent skirting, and similar conditions must be resolved within 14 days of first notice. Recreational vehicles with emergency hazard conditions have 2 days to correct. Failure to correct will result in a campground expulsion and the recreational vehicle removed.

Campers (except full hookup sites) cannot connect their recreational vehicle permanently to any water supply. Water availability is for filling fresh water tanks only.

**OTHER VEHICLES** operated within the campground (including bicycles) must obey all posted rules. Only WPOA approved motorized wheeled vehicles (gas or electric) with licensed drivers are allowed in and be stored in the Campground. Bicycles must have reflectors on the front and rear.

Watercraft and boat trailers are not permitted at a campsite overnight. The WPOA provides boat and/or trailer parking that can only be used by current campers with a current boat and boat trailer decal.

**CAMPER RULES:** All campers must maintain their campsite in a neat and orderly manner. If the campground manager determines that a campsite needs to be cleaned, the camper will be notified and given 14 days to correct. If not corrected, WPOA personnel will perform the cleanup and charge the campers account.

Be courteous and do not disturb your neighbors (yelling, loud arguments, loud music, barking dogs, etc.).

The speed limit everywhere inside the campground is 10 MPH.

Quiet time is 11 PM until 8 AM daily.

All trash/garbage and cold campfire ash must be put into plastic bags, properly sealed, and then placed into the campground dumpsters. Bags

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shall contain only general household trash generated while camping. Spreading fire ash in ditches or around trees is strictly prohibited. Absolutely no hazardous waste, appliances, tires, paint cans, metal of any kind, mattresses, or batteries shall be placed in dumpsters. The dumpsters are for camper use only.

All sewage (toilet) waste and gray water must be disposed of at the provided "Dump Stations". Sewage waste lines must be connected to the disposal tank or capped at all times. No waste or gray water should be discharged directly onto the ground.

Guests 18 years and older may camp without the member being present but must contact the campground office for prior approval.

**PETS:** No more than three pets are allowed per campsite. Pets must be on a leash or under the owner's control at all times. All pets must wear a collar showing owner identification and current license. Owners must be able to show proof of current rabies vaccination for each pet. Do not leave pets unattended. Owners must clean up after their pets either on their campsite or anywhere within the Campground. Owners must not allow their pets to become a nuisance (excessive barking, etc.).

## TEMPORARY CAMPSITE RULES:

Campsites designated temporary may be reserved for up to 15 days. Members, guests, and visitors may reserve temporary campsites through the following process: 1) Reservations can be made up to 60 days in advance. 2) Camping fees must be paid at the time of making the reservation. 3) No refunds are given for cancellations within 7 days to the start of the reservation date.

Temporary campers may not rent, occupy, park in, or otherwise use any campsite rented by a permanent camper. This restriction applies at all times, including periods when the campsite appears vacant or when the permanent camper is absent.

Temporary campsites are furnished

with a picnic table and a fire ring. Campers can provide their own portable canopies and small steps into their recreational vehicle. No other external structures are allowed.

Temporary campers are not allowed to bring golf carts into the campground unless already a WPOA member.



## PERMANENT CAMPSITE RULES:

Only WPOA members are permitted to rent permanent campsites, and the recreational vehicle on the site must be titled in the member's name. Members with a current permanent campsite can retain the campsite from year-to-year provided they are members-in-good-standing on 1 April each year and have paid all WPOA and WRWSD dues, fees, and fines.

The left and right sides of a campsite are defined from electric box to electric box. All campsites are limited to 2 tents with or without a camper. Only one camper is allowed per campsite. Campsites may not be sublet or transferred from one member to another.

Each permanent camper has the option to mow and trim their own campsite or pay the WPOA for mowing and trimming service. Campers that choose to mow/trim themselves must do it at least once every 14 days. Permanent campsites not mowed and trimmed shall be done by the WPOA and charged to the Camper's account. The decision to mow will be made by the campground manager and the decision will be final.

All electric cords and water hoses must be stored out of the way. No trees shall be cut or damaged by a camper. Any changes to a campsite (building, gravel, etc.) must have a permit from the campground manager.

No more than two electrical outlet plugs are to be used by each campsite. Overloading electrical outlets is a safety hazard to all nearby campers. Any damage caused by improper use of outlets or receptacles may result in repair costs being charged to the responsible camper. Only the power cord supplied by the recreational vehicle manufacturer can be used to supply electric power to the vehicle. Extension cords used for any other purpose must be 12-gauge or larger wire.

When the camper is going to be away for more than 48 hours, all electrical connections must be terminated (patio/decoration lights, bug zappers, small appliances, etc.). The exception is the main power cord to the vehicle. However, stoves/ovens, air conditioners, furnaces, TV's, radios or unnecessary lights should be off.

Each campsite is allowed one deck or patio no larger than 12' X 20' in the defined campsite location. Existing decks that exceed this size are grandfathered. Decks, patios, or roofs cannot be attached to any recreational vehicle. Decks must be placed on concrete block pads.

Each campsite is allowed one storage unit no larger than 8' x 10' and must be placed at least 5' from the electric box. This storage unit and all stored items must be placed neatly around the campsite. Each campsite is allowed a canopy shelter and a separate carport shelter. Both must be properly secured to the ground. In addition, each campsite is allowed one firepit (inside diameter of 3' or less), and two cooking grills.

Trash and food cannot be disposed of in the firepit. It is a health hazard.

Not permitted are personal playsets, jungle gyms, hot tubs, and swimming pools. Also prohibited are freezers,

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stoves, ovens, refrigerators, and propane tanks unless they are an integral part of the recreational vehicle. The allowed exception is one 30 lbs propane tank per gas grill. Only State and Federally approved fuel containers (diesel, gas, kerosene, etc.) are allowed and together must contain 5 gal or less of stored fuel.

During the off-season (1 November to 1 April), self-contained camping is limited to 48 hours per week. Advance notification to the campground manager is required.



**WINTER STORAGE** is available to all permanent campers from 1 November to 1 April for a fee determined by the WPOA Trustees. Winter storage fees must be paid by 1 November. Campers are responsible for preparing their recreational vehicle for the winter weather. All electric cords must be disconnected. Outside items (furniture, grills, etc.) must be secured or stored away from the campsite. Fire rings must be cleaned out and all trash removed. All tent canopies or screened tents must be taken down, but frames can remain. Camper covers or tarps used to winterize must be removed by 1 May.

**CAMPSITE WAITING LISTS** The campground office maintains four separate waiting lists visible posted in the campground office:

- 1) Wants to Move - Full Hookup
- 2) Wants to Move - Basic Hookup
- 3) Waiting for Full Hookup
- 4) Waiting for Basic Hookup

A member must be in good standing

to get on any waiting lists. Current campers on the "Wants to Move" lists have priority in site selection over new campers on the "Waiting" lists. The campground manager will contact the next member on the list to offer potential campsites as they become available. Members have 72 hours to evaluate their choice(s) and provide the campground manager with their decision. When a member accepts a campsite, they must supply the office with a campsite user agreement and a copy of the recreational vehicle title registered in the member's name.

If a member refuses the offered site 3 times, that member will go to the bottom of the waiting list. If a member on a "Wants to Move" list designates a specific area or campsite in writing, they will only be contacted when a site meeting their criteria becomes available and will not fall to the bottom of the list for passing on sites that do not meet their criteria.

## **THE CAMPGROUND MANAGER ASSISTS WITH THE FOLLOWING:**

- 1) Questions regarding campground rules, policies, and expectations.
- 2) Concerns about rule violations or issues affecting the safety and enjoyment of the campground.
- 3) Reservation questions, campsite scheduling, or waiting list inquiries.
- 4) Requests to move to a different campsite (if availability allows).
- 5) General concerns, complaints, or clarification about operations.
- 6) Emergency vehicle coordination and directions to the campsite.

7) Restroom cleanliness, concerns, or supply shortages.

8) Maintenance issues involving utilities, roads, campsites, dumpsters, restrooms, or common areas.

## **CAMPSITE USE AGREEMENT:**

*The Campsite Use Agreement is made between Waynoka Property Owners Association, Inc. (WPOA) and the Campsite User. Both parties agree to comply with the current WPOA, WPOA Campground, and all State of Ohio rules and regulations. WPOA accepts no responsibility for any damage or theft.*

*This Agreement will terminate if Campsite Users violate any of these rules and regulations or become delinquent in camping fees or any other WPOA/WRWSD fees. Campsite Users will be notified and given five (5) days from the termination date to vacate the WPOA Campground.*

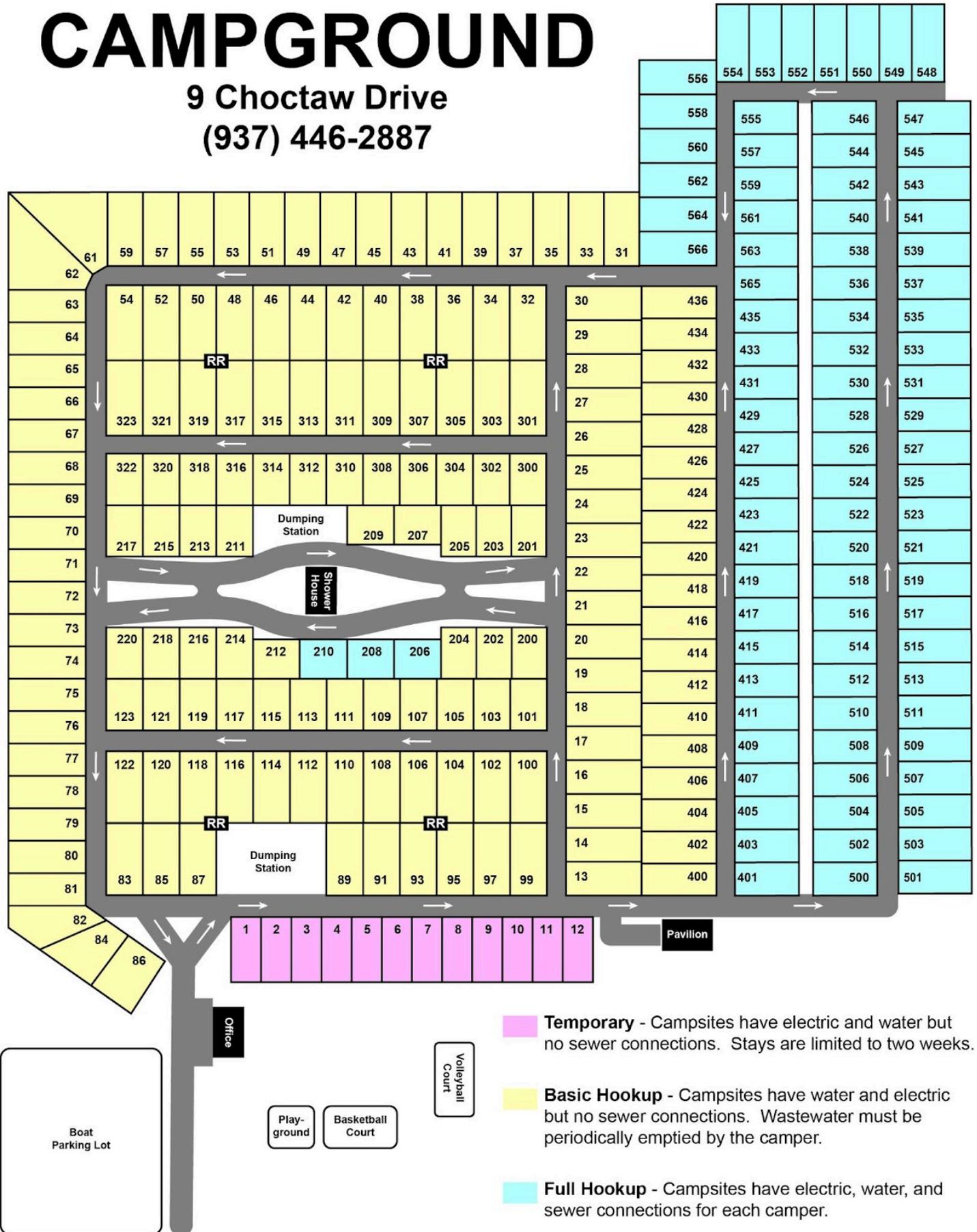
*If the campground manager and the Campsite User are unable to correct any such problem prior to termination, the campground manager will notify the camper, in writing both by regular U.S. Mail and Certified Return Receipt Mail, or email that an action will be filed in the Brown County Municipal Court for seizure of abandoned property. Campsite users will be given 10 days from the mailing date to remove all personal property.*

*Recreational vehicles and personal belongings will be removed from the WPOA Campground in accordance with ORC 3729.13. All WPOA and WRWSD delinquent fees and all costs will be applied to the member's account for collections.*

*The Campsite Use agreement terminates at the end of the current camping season and will automatically renew at the beginning of the next camping season unless one of the parties decides not to renew or if there are changes to the campground Rules & Regulations Volume 4.*

# CAMPGROUND

9 Choctaw Drive  
(937) 446-2887



- Temporary** - Campsites have electric and water but no sewer connections. Stays are limited to two weeks.
- Basic Hookup** - Campsites have water and electric but no sewer connections. Wastewater must be periodically emptied by the camper.
- Full Hookup** - Campsites have electric, water, and sewer connections for each camper.