



# TALL PINES CAMPGROUND...

2715 CTY RD 35, BAINBRIDGE, NY 13733...

607-563-8271

## **SEASONAL PERMIT TO CAMP**

**Welcome!! We hope you will enjoy your stay with us!**

Your cooperation in following a few simple rules will help to make everyone's stay at Tall Pines an enjoyable experience.

- **SEASONAL RENTAL AGREEMENTS** are accepted and renewed at the sole option of the owners.
- **SPEED LIMIT is 5 mph - "Crawl Speed" - DO NOT SPEED. BE CAREFUL OF CHILDREN.**
- **OCCUPANCY.** Seasonal permits include a total of 8 people who are free to come and go as they please. These names are listed on your permit and on your online check-in form and cannot be changed. EACH of those adult guests will need to register on ChippysApp under Seasonal Check-In and will sign for themselves and their children. This site may not be subleased, assigned or put into the possession of another party. In the event of an RV sale, the new owners of the RV will need Tall Pines Campground approval to camp seasonally and require a new seasonal permit. Site maintenance is the responsibility of the seasonal occupant until the site has been checked out and management has been notified of the departure. **Sorry, there are no refunds on seasonal site deposits or payments, and sites are not discounted due to early departure, late arrival or temporary closures.** Vacated and checked out sites will be returned to inventory. Rental after the site is vacated is at the discretion of Tall Pines and will not result in any compensation to the current seasonal guest.
- **VISITORS. Visitors are people whose names are not listed on your seasonal permit.** We're glad to have your friends and family come to visit and enjoy all the facilities and events that Tall Pines offers; however, ALL VISITORS MUST REGISTER ON CHIPPYSAPP. **Unregistered visitors are charged to your site at the rate of \$25/per person.** Visitor parking is allowed at any of our parking lot locations. All visitors must use the front entrance (the use of the Anderson Lane entrance is not permitted). Visitors may not bring pets into the park. YOU are responsible to make sure that your guests understand and follow the rules. Visitors unable to comply with campground rules will be asked to leave the park and will not be allowed to return.
  - **Are my Visitors Free?**  
Anyone whose name is listed on your permit is free to come and go as they please. Anyone whose name is not listed on your permit (up to the maximum of 8 people present at a single time) is \$5 for a day visitor or \$7 for an overnight visitor. Events of more than 8 people are considered a special event and are priced accordingly. All events must be pre-registered and approved. ALL VEHICLES MUST HAVE A CAR PASS.
  - **What is a special event?** State law says that sites can accommodate a total of 8 guests (including seasonal occupants present) and that times when you will have more than 8 guests at your site are considered a special event. Rates for special events are \$6 per person for a day guest and check out time is at 9pm. Overnight special events are not allowed. Special Event Visitors should register on ChippysApp under Visitor Reg. (not the Seasonal tab). Pre-approval for special events is required.
  - **How many total people can be at my site?**  
State law states that the total occupancy for day use is 8 people per site. We do make exceptions to this rule for large families with 2 adults and their children or for special events. Please let us know if you plan to have additional guests or are hosting an event.
  - **Do my visitors have to sign in?**  
All Visitors who are not listed on your permit have to register EVERY time they come into the park (whether they have their own vehicle or are riding with you). Visitors can register on the ChippysApp Seasonal tab or online at <https://tallpinescampgroundny.com/seasonal/>. Visitor names and vehicle information should be included in their online registration.
  - **How late can my visitors stay?**  
Day visitors may arrive between the hours of 8am and 9pm. Check out time for day visitors is 10pm. Overnight visitors need to check out by 2pm of the following day. Visitors staying past 10pm are considered to be overnight visitors and are \$7pp. Special events end at at 9pm.
  - **Do I have to sign in each time I come?**  
People registered on your permit have already signed in on a seasonal form and do not have to register each time they come in (only the first time) and are free to stay for the day or overnight. Registered guests on the seasonal permit should have a Green Seasonal Car Pass

- **SEASONAL DATES.** The Tall Pines season runs from the first Friday in May until Columbus Day Monday. Rigs must be moved off sites by Columbus Day Monday. After this date, a \$20.00 per hour fee will be charged for breakdown and clean-up of the site, plus a \$35.00 fee to move the rig to storage.
- **QUIET HOURS** are from 11pm-7am. Children and teenagers should return to their sites by 10pm. *Music should not be played loud enough to be heard off your site at any time.* Your neighbors may be seeking a peaceful, quiet camping experience- be respectful. This is a family campground –no “R” rated music or profanity, please
- **BEHAVIOR/ ALCOHOL/ LEGAL MARIJUANA:** Excessive use of alcoholic beverages or legal marijuana is not permitted. Alcohol or legal marijuana use should be confined to your campsite and should not interfere the enjoyment of others or the family campground atmosphere (ie: smoke should not infringe into your neighbor's site or affect any child under the age of 21). Intoxication, drug use, rowdy & disorderly conduct, profanity, obscenities, lewd behavior or disrespect to staff, management or other campers will not be tolerated and will result in immediate removal from the campground without refund. Management reserves the right any ask any person to leave without refund for any reason. Maintain moderation. No kegs. Do not drink & drive (including golf carts)
- **VEHICLES AND PARKING.** Parking is limited to 1 car on poolside, riverfront and riverview sites and 2 cars on hilltop sites. Vehicles parked at your site must be parked in the designated parking area only. DO NOT use open campsites or spaces for parking. VEHICLES ARE NOT PERMITTED TO DRIVE OFF ROAD OR AROUND CAMPERS, BLOCK TURN AROUND AREA OR ROAD, OR PARK IN ADJACENT CAMPSITES. Visitor and extra vehicle parking is available only in the parking lots. ALL VEHICLES MUST DISPLAY A VALID CAMPGROUND PARKING PERMIT. A vehicle without a parking permit is subject to tow at owner's expense. All drivers must have a valid license Cars must be registered, moved weekly and cannot be unused or stored at campground.
- **GOLF CARTS.** Seasonal campers may park 1 electric powered golf cart at their site (quiet gas carts may be allowed with prior approval.) DRIVERS MUST BE 18 YEARS OR OLDER & HAVE A VALID DRIVER'S LICENSE. Golf carts must be registered with the office and proof of liability insurance must be provided. Speed limit is 5mph. Do not drink & drive or drive under the influence; drive only on the roads and should avoid driving on the grass; lights are required for nighttime driving; all carts must be charged using your metered electric. Campers found in violation of these rules will be asked to bring their golf cart home for the remainder of the season.
- **INSURANCE.** Seasonal campers agree to carry their own insurance on campers and vehicles to protect against theft, pilferage, fire, wind, flood and vandalism. The Campground Owners are not responsible for any loss to camping equipment, vehicles, accessories, or any other items left on your campsite.
- **DAMAGE & VANDALISM.** Any damages will be charged to your account. Vandalism will not be tolerated.
- **SITE MAINTENANCE & MOWING.** We hope you'll take pride in your campsite.
  1. MOWING & MAINTENANCE: You are responsible to mow and weed eat your campsite and maintain your gardens weekly. Tall Pines is happy to help you keep your site maintained on the occasions that you will not be at camp that week, however arrangements should be made in advance. In order to provide a well landscaped campground, Tall Pines will maintain unkempt sites, however, we are not responsible for damage caused by mowing or weed eating. Whenever you are away, please be sure your yard, hoses, & parking area are cleared of any items that would impede our mowers/weed eating equipment and your picnic table is on the patio
  2. POWER EQUIPMENT: Power tools, mowers or weed whackers may not be used Holiday weekends, Fridays after 6pm, anytime Saturday, or Sunday before 12pm
  3. SITE IMPROVEMENTS must be approved by Tall Pines and become the property of Tall Pines. Gardens must be approved by management and need to be weeded regularly and maintained. Gardens that are unkempt or impede with mowing will be removed.
  4. CLEANLINESS: We maintain a beautiful, natural setting and seasonal campers are expected to keep their site clean and orderly at all times. Campgrounds with many permanent sites often tend to look cluttered or messy. We strive to create a camping atmosphere, as opposed to a permanent residence appearance, and to prevent our campsites from becoming cluttered and unappealing only items that you would bring on a weekend camping trip are allowed on your sites. This includes furniture, appliances, decks, sheds, fencing, etc. Some items may be approved for use while you are here, but should be stowed out of sight when you are away.
    - EASY UPS: Due to high winds, it is suggested that Easy Ups & Awnings be taken down when not at camp, however, Easy Ups that are 8x8 or less are allowed to remain up when you are not camping provided they are securely anchored and do not impede with our ability to pumpout or mow campsites.
    - CAMPING FURNITURE & DECORATIONS: Camping furniture, decorations or other items should be stored on your cement patio or patio mat when not in use. Please do not put any decorations in areas that would impede with our ability to pumpout or mow campsites
    - ACCESSORIES: We Do Not permit any permanent structures, decks, sheds, tarps, outdoor household appliances, non camping-related accessories, ATV's, trenching or digging, clothes lines (swimming suit line ok). Wooden or metal stairs or landings of 3' width or less may be allowed with approval.

## POTENTIAL FLOOD AREAS – FLOOD POLICY

- Off Season- Seasonal Campers agree to move their RV's to another site for winter storage if there is a possibility of flooding on their designated site.
- In Season - If Tall Pines feels that there is a danger of flooding, we will 1) attempt to contact you; 2) gladly offer any help that we can to any camper who comes during daylight hours to move their RV to a safer location (at no charge); 3) attempt to help any camper who comes after dark move their RV, however there will be a \$100 charge; 4) make an effort to pull any remaining RV's out of danger even if the seasonal camper does not come to assist, however there will be a \$100 charge and we will not attempt to rescue any belongings until all RV's and campground equipment have been secured. The clean-up of any flood damaged RV's or belongings will be the responsibility of the seasonal camper.
- We have your permission to pull your RV off your campsite **without** prior notice if we feel that there is a danger of flooding. Tall Pines Campground will not be responsible for loss or damage to camper and outside or inside objects when moving RV, or for damage caused by flooding.
- **OLDER RV'S** – Tall Pines reserves the right to refuse any new seasonal applications for trailers / motorhomes that are 15 or more years old. If you already have a trailer / motorhome in the park more than 15 years old, this does not mean you will have to replace it; however, it will be subject to inspection by management each year to make sure it complies with our policy. All rigs must have working holding tanks, valves and RV plumbing (no household fixtures). They must be neat in appearance so as not to detract from the aesthetics of the park and your neighbors.
- **WI-FI:** Tall Pines has both streaming and free access available throughout the park. Streaming access can be purchased for up to 3 devices per site and is done online at wifinow.net and can be purchased for \$159 if you sign up and pay before April 1<sup>st</sup> (after this date you will need to purchase wifi directly through Skyweb at their current pricing). 7-day-a-week tech support is available. Devices may be added to your account by calling the 800#.
- **PROPANE:** Discounted propane rates are available to our seasonal guests and are posted monthly in the camp store. The only propane tanks allowed on the campground for seasonal use are those purchased and filled at Tall Pines Campground. No outside propane trucks are allowed down into the campground.
- **TRASH: Please bring your trash and recycles to the dumpster near the small barn** (located off the driveway by mini-golf). We do not pick up garbage at the sites. Place recycles/bottles/cans in bins or bag separately. Do not leave trash out overnight. Please do not leave trash at your campsite. **All trash must be bagged and anything that cannot fit in a bag should be brought to the dump or return home with you. Tall Pines trash service is for refuse generated at the campground only. No furniture, appliances, grills, mattresses, chairs, easy-ups, or other items that will not fit in a trash bag are allowed.**
- **WATER:** PRESSURE REGULATORS are suggested. Our water is metered by the Town of Sidney, please do not waste it. RV & CAR WASHING is available by PERMIT ONLY.
- **ELECTRIC:** Meters are read at the beginning of each season and after that on the first of each month. Electricity is charged at 39¢/kwh. Electric bills are due by the 10th of each month. Past due balances will incur a late charge. In the case of a broken meter or no meter on site, electric costs will be calculated using seasonal averages
- **RV PUMPOUTS AND GREY WATER:** Seasonal pumpouts are automatically done for all campsites that have been occupied on a weekly basis (usually Monday thru Thursday). Additional or emergency septic service is available for \$60 and is available during daylight hours only and on a staff available basis. We recommend that you purchase a portable tote so that you can empty your tanks additional times during the week if you find that you fill up quickly. **NO GREY OR BLACK WATER MAY NOT BE DRAINED ON THE GROUND. The DEC monitors Tall Pines regularly and will prosecute any violators with fines up to \$37,000 per incident.**
- **FIREWOOD** is available by the bundle at the store or through our firewood vendor in bulk. Firewood purchased at the Tall Pines Store has been seasoned for 6 months to 1 year, while bulk firewood may be fresh cut. Due to state regulations any other firewood transported into the campground requires AN OFFICIAL DEC SICS FORM OR A RECEIPT FROM A VENDOR OF LESS THAN 50 MILES AWAY FROM THE CAMPGROUND. Forms must be filed in the office. Wood must be stacked and kept neat on site. Only cut logs may be brought onto the campground, no pallets, lumber, or tree trimmings. Please keep fires small and put out by 11pm. **DO NOT MOVE FIRE RINGS** or use them for trash. Do not dump fireplace ashes in the river. Do Not Cut Trees or Branches.
- **ACCOUNTS.** Credit Card numbers are kept on file for all seasonal guests and may be used for store charges, electric bills, boating, and other campground activities. Purchases may also be made on ChippysApp. Any costs accrued while at the property and outstanding balances will be due monthly, or if you so choose, billed automatically to your credit or debit card. All seasonal sites are secured by a credit card and outstanding balances left over 30 days are automatically charged to the card on file. Accounts without a credit card on file require a \$300 cash deposit.
- **LAUNDRY ROOM:** Laundry facilities are located at the rear of the main building for your convenience. A dollar bill change machine is available in the arcade. Soap and other necessities are sold at the camp store.

- **CHILDREN:** Parents are responsible for their children's actions and assume financial responsibility for damage or injury caused by them, regardless of age. Unattended children should not loiter in the camp store unless they are shopping. Do not leave children under 18 alone on the campground. Staff is not responsible for your children.
- **PETS:** Domestic Pets are welcome but must be leashed (6' and under recommended) and may not be left unattended. All pet waste must be picked up immediately, even in the dog park. Noisy or aggressive pets, or pets found off leash, will be asked to leave. Current Rabies vaccination must be provided.
- **MAIL:** Messages or packages will be left on night registration table. Mail service is not available.
- **SIGNS –** No political, religious, controversial or advertising signs, banners or flags allowed
- **RV MOVING.** In order to have your storage camper pulled on site, you must contact the office no later than two days prior to your arrival. We will be happy to move your camper from the storage area to your campsite; however, you will be responsible for leveling and hooking up your camper unless prior arrangements have been made. We will not be responsible for loss or damage to camper and outside or inside objects when moving RV.
- **POOL RULES:** No lifeguard is provided. Swimming is at your own risk. Never Swim Alone. A minimum of two adults, 18 years of age or older, must be present at this facility whenever this swimming pool is in use, with at least one adult on the pool deck. There is no substitute for adequate supervision- **Children under 16 must be accompanied by a parent or guardian** or other similar adult who is responsible for the children and their behavior. In an Emergency, notify the facility operator and contact help as soon as possible. A free telephone is provided at this facility in the store. Telephone numbers for the nearest emergency medical services are posted. Only use this facility during hours of operation. Don't drink alcohol and swim. **Pull Ups must be worn by non-toileting children.** Please dry off before entering buildings. No pets in the pool area.
- **RIVER USE: RAFTING, TUBING, BOATING:** Children under 16 must have parental permission and be supervised from shore or by boat by a parent or guardian or other similar adult who is responsible for the children and their behavior. Swimming is not allowed in the river; you may use rafts, tubes, kayaks, canoes, etc. at your own risk. Life jackets are required on any vessel. Tall Pines boats should not pass the bridge near site A.
- **SMOKING:** Campground buildings are smoke-free. PLEASE DISCARD OF CIGARETTES PROPERLY
- **BEHAVIOR: Tall Pines is a FAMILY CAMPGROUND. Management reserves the right any ask any person to leave, without refund,** for any reason (including, but not limited to, disrespect to management, staff or other campers, excessive drinking or drug use, objectionable behavior, or violation of any campground rule or sign).

## 2025 RATES FOR SITES RESERVED BY 10/15

~ ADD \$50 TO SITES RESERVED AFTER 10/15

~ SAVE \$50 FOR SITES PAID IN FULL BY 12/31 (POSTMARK BY 12/31)

- WATERFRONT PREMIER FHU 30/50AMP - (site 22), \$3650 – (site 21) \$3500; (sites 14,19,20), \$3400
- LOWER CAMPGROUND PREMIUM 30/50AMP FHU with patio- (sites 32,30,28,26,24), \$2475
- POOLSIDE PREMIER FHU with view - (site 51- 30/50AMP) \$2700; (sites 52, 53) \$2500; (sites 101,102) \$2350
- POOLSIDE FHU 30/50AMP FHU – (sites 79-81), \$2450
- POOLSIDE FHU 30AMP
  - PREMIUM (sites 40, 44, 45), \$2200;
  - STANDARD (sites 46, 47, 48, 49); without patio, \$2100; with patio, \$2150
- HILLTOP VIEW W/E (sites 68-78)
  - PREMIUM (site 67) \$1950; (site 78) \$1900
  - STANDARD: without patio, \$1825; with patio, \$1875
- HILLTOP CENTER W/E (sites 54-66)
  - 50 AMP - (sites 58,59,61,62), \$1900; PREMIUM 50AMP (site 60), \$2000
  - PREMIUM – (sites 66), \$1775; (site 54), \$1725
  - CENTER – without patio, \$1700; with patio, \$1750
- Water/electric sites include free portable septic service once a week (sometime between Monday to Thursday). Additional or emergency septic service is \$60. Daylight hours only, staff available basis
- **Sorry, there are no refunds on seasonal site deposits or payments and sites are not discounted due to early departure, late arrival or temporary closures. Cash or check is preferred; payment by credit card is available for an additional processing fee.**
- **Down Payment & Sign-Up.** Campers currently occupying a seasonal site have the first option to sign up for a site for the following year. To do so, seasonals must sign up and fill out their contract by August 15th and pay a minimum deposit of \$400 at the time of sign up. The seasonal payment schedule is \$400 at time of sign-up, \$400 due by 10/1 and the balance postmarked by 12/31 to receive the \$50 discount. Balances are due before April 1st or camper will no longer be considered a seasonal camper and will be charged monthly rates for the remainder of the season. All balances must be paid in full before RV can be placed on site.

- **How Seniority Works:** A seasonal site is offered to current occupant first (on a regular seasonal site), current seasonal campers second, and to people on the waiting list for following season third. If the site is still available, it is then offered to the general public. Sites are available to re-assign at noon on August 15<sup>th</sup> and the lottery is 8/20

## SERVICES FORM

### RECREATION SERVICES

- **STREAMING WI-FI** - ideal for streaming, gaming, Facebook, YouTube, Netflix, Hulu, Facetime, etc. \$159 if signed up at time of reservation and paid by 4/1; (after this date you will need to purchase wifi directly through Skyweb (currently \$50/month for 1 device)
- **STAY & PLAY WRISTBANDS.** Play all summer long for only **\$40/pp** if preordered, \$50 if added after 5/1. Unlimited mini golf, animal floats, river raft, hippity hops, sprinklers, croquet, ladder ball, bocce ball, bubble games, washer toss, giant checkers, giant tic-tac-toe, pool tubes, daily crafts, more!

### RV WINTER SERVICES

- WINTERIZING \$60 plus antifreeze – drain all tanks, blow out water lines, add antifreeze
- WINTER TEAR DOWN \$60 – closing awning/slides, removing jacks, unhooking water, septic & electric lines, moving to storage if needed
- WINTER BATTERY REMOVAL (and storage if needed) – Travel trailers and fifth wheels, \$10; Motorhomes, \$50

### RV SPRING SETUP

- STANDARD SETUP- \$60: includes moving to site if needed, leveling on jacks and hook-up of water, electric, septic lines
- BATTERY INSTALLATION- Travel trailers and fifth wheels, \$10; Motorhomes, \$50
- DE-WINTERIZATION \$25- Drain/Flush antifreeze, open valves, inspect for water leaks

### TRANSPORTATION SERVICES

- ONSITE RV MOVING – \$35. Transport from storage to campsite in fall and spring; Free with set up or tear down service.
- OFF SITE RV MOVING- \$50 hookup & \$2.50/mile

**WINTER STORAGE – FREE** RV Storage during off-season is offered to those going seasonal again the following year and paying the seasonal deposit by August 15th. If the decision is made to not go seasonal, a storage fee of \$20 per week will be charged from the date the RV was placed into storage. Payment for the winter season (10/15-4/15) is payable in advance and is due in full by the end of the camping season. RV's are not accessible during the off season and cannot be removed until 4/15. Weekly storage payments are due in advance on the 1<sup>st</sup> of each month. It is understood our storage area is unsecured and we urge you to carry adequate insurance on your camper for property damage.

**Although we take extra care to give you the best service and security we can, Tall Pines Enterprises makes no warranty on any performed services and shall have no liability for any loss or damage caused to your camper or your personal belongings for any cause, including, but not limited to, RV theft, fire, hail, rain, windstorm, flood, malicious or negligent acts, damage occurring while moving RV, damage caused by RV service, freeze up, rodent infestation, water damage, etc.**