



93 Lee Hook Road

Lee, NH 03861

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# **2025 Seasonal Camping Agreement**

## **TERMS USED IN THIS AGREEMENT**

### **Occupant or Camper or Seasonal Camper**

The owner or owners of the trailer residing at an assigned lot in the park, registered with management.

### **Management**

The employees and ownership of the park.

### **Park or Campground**

The premise and property of Wellington Camping Park, Lee, New Hampshire.

## A. GENERAL RULES AND REGULATIONS

1. Management reserves the right to evict should the camper not comply with the Park Rules. Any possible refund to violators would be based on management's sole discretion. The seasonal rate represents a significant discount off of the campgrounds' regular rates and are based on camping for the agreed upon period. If an agreement is terminated for any reason, rates would be calculated by the amount of time the campsite has been occupied by the seasonal camper on the current monthly rate (for full months camped), then weekly rate (for full weeks camped) and then daily rate (for days camped) until the day the trailer and all personal belongings are physically removed.
2. The seasonal rate is based on two adults and two children under the age of 18 living in the same house, one RV and up to two vehicles. No discount is offered if an occupant has less than the number of people upon which the rate is based. A nominal fee is charged for each additional child or adult over the base amount. Children aged 5 and under are free.
3. If adding additional adults to the seasonal agreement expressly to allow access to the site while the primary registrants are not at the campsite, the immediate family members of that additional adult, such as spouse or children not already listed, must also be added. (We do allow grandparents to list grandchildren under their agreement.) Unless an immediate family member is living separate from you on a permanent basis, they are not a "visitor".
4. Access to the Campground is controlled by the Campground Office and is limited to appropriate users by a gate system operated by key cards. Key cards will be issued upon arrival and are covered under a separate agreement.
5. Camping season extends from **May 15<sup>th</sup> at 9 am to September 30<sup>th</sup> at 3 pm** annually. Use of the park outside of these dates is not permitted.
6. A \$600 reservation deposit paid by September 30<sup>th</sup> entitles an occupant to use the park for winter storage (no services, and unsupervised) at their own risk October 1<sup>st</sup> through May 15<sup>th</sup> for a pre-paid fee of \$200. The reservation deposit is non-refundable after December 31<sup>st</sup>. If occupant cancels reservation prior to December 31<sup>st</sup> and has a trailer in storage, the deposit will be held until the unit is removed from the campground, incurring an additional \$25/day if arrangements are not made to remove the trailer on or before May 15<sup>th</sup>.
7. Absolutely no entry to Park outside the camping season without express permission from management.
8. There is no refund if an occupant moves out prior to September 30<sup>th</sup>. The site will be considered vacant and the Park has the right to rent the site out.
9. Occupants are expected to pay their accounts and invoices provided from the campground in a timely manner. Interest and/or service fees may be assessed on delinquent accounts.
10. The Park will charge \$40 for any NSF checks.
11. All complaints must be in writing delivered to the campground manager.

## B. PERSONAL INFORMATION

1. In case of an emergency, the campground is required to have a list of names of all campers and visitors available for first responders. Please complete registration form completely and make sure all visitors check in with the office promptly.

2. We will not provide any personal information about you, your children or your guests without permission/instruction by you as the primary registrant of the campground site. If required, we must submit limited or greater information on the request by any authority of the law.
3. Wellington is required to provide the Town of Lee with the names and address of all seasonal residents with campers in winter storage. Camper is responsible for maintaining current registration or pay assessed tax on their trailers and/or any structures. If the campground is billed for the taxes on an occupants' trailer due to nonpayment, that occupant will be evicted.

#### C. MAIL AND MESSAGES

1. The office will accept mail and packages during the camping season only. Any mail received for campground occupants outside of the camping season will be returned to sender.
2. Personal messages will not be accepted at the office or passed along to campers.
3. Management will do their best to pass any emergency calls or messages to the site.

#### D. CAMPING AT YOUR OWN RISK

1. Each seasonal camper will maintain their own liability coverage. This insurance will cover the seasonal occupants and their guests for personal injury, loss and/or property damage. Camper is responsible for children and all guests' behavior and for any damages they incur.
2. The seasonal camper accepts camping privileges with the understanding that they hereby release Wellington Camping Park LLC, its officers and employees, of all liability for loss or damage to property and injury to person, family and/or guests arising out of use of Wellington Camping Park and facilities, and agrees to indemnify Wellington, its officers and employees, against claims resulting from loss or damage to property or injury to the person or any member of the family or any visitor or guest of the registered camper arising out of the use of its camping facilities.
3. Any equipment or apparatus furnished on the grounds are solely for the convenience of the occupants and guests and are used at their own risk.
4. Damages or losses caused by electrical outages, wind, rain, lightning, hail or any other weather condition are not the responsibility of Wellington, but that of the camper.
5. Individuals needing emergency medical attention should **dial 911** for assistance: Wellington Camping Park, 93 Lee Hook Road, Lee NH – provide site # or location within campground. **Please notify the campground manager as soon as it is feasible, regardless of the time of day or night (603) 204-4069 and they will assist in guiding rescue crews to your location.**

#### E. CONSIDERATION OF OTHER CAMPERS AND GUESTS

1. No occupant shall create permit the creation of, or continuation of any noise or nuisance that disturbs the comfort or quiet enjoyment of any other occupant or guest of the campground.
2. There will be no trespassing or cutting through other campsites regardless of whether they are currently occupied or not.
3. All children under the age of 18 must return to their parent's campsite by 9:00 pm.
4. **Quiet hours are from 10:00 pm to 8:00 am** daily and shall require what the name implies, including no loud talking or shouting, no boisterous or intoxicated behavior, no foul language, or conduct that disturbs other guests. *All noise will cease at 11:00 pm.* Seasonal campers are responsible for seeing that all guests on their campsites observe this rule.
5. Large parties with excessive noise are not allowed, nor is offensive language.

6. Music must be unheard from more than 30 feet away.
7. In the event of a special event put on by the Park, notice will be posted about the hours.

F. RVs, VEHICLES, DECKS, STORAGE SHEDS, LANDSCAPING, and HOT TUBS.

**Recreation Vehicles**

1. Seasonal RVs placed at Wellington must be in great condition; not more than 12 years old; *and* approved by Wellington prior to placement on the agreed space.
2. RVs older than 12 years but still in good condition shall be permitted for the current camper but shall be removed when the current camper terminates their site agreement. No subletting or resale within the campground is allowed.
3. Wellington Camping Park shall be the sole determining entity as to which RVs are acceptable, regardless of age and photos may be required.
4. Seasonal guests may place or remove an RV on an agreed site anytime between May 15<sup>th</sup> and September 30<sup>th</sup>, weather and soil conditions permitting. No moving of RV in off-season.
5. Wellington shall have final approval of the placement of the RV on the agreed site. There must be a minimum of 12" clearance between the trailer and any/all utilities.
6. The site is agreed to be used conditionally on the placement of an approved RV. It may not be used for other purposes.
7. Seasonal guests may temporarily remove their RVs during the camping season for travel or repairs. Please inform Wellington as to the circumstances and time frames. If an RV is off site for more than 14 days without the requisite notice, the seasonal campers may be deemed to have abandoned the site and the site may be rented to other individuals.
8. Campers shall maintain their recreational vehicles and campsites in a clean and presentable fashion at all times. Trailers are to be washed and/or painted regularly as needed. No garbage or littering around unit.
9. Please report any delay in necessary repairs, such as insurance claims or prolonged illness. Evidence of deferred repairs, such as tarps on roofs for more than several weeks, flat tires, ripped awnings, broken windows or steps, may result in a deadline for such repairs as are evident to be made.
10. Refrain from use of mothballs outside of trailer. The chemicals in mothballs are poisonous and are an environmental hazard.
11. No new Hot Tubs will be allowed into the campground or replaced. due to the liability of our insurance policy. Hot Tubs will not be permitted starting with the 2026 camping season.
12. Electronic Vehicle (EVs) charging is strictly prohibited. Our electrical system is not built to handle charging of such vehicles.

**Boats, Extra Vehicles, Trailers**

1. Only those boats which can be used on or in the Lamprey River, such as canoes or kayaks, may be kept on site. Boats kept on site must be actively used. Unused boats should be stored elsewhere.
2. Any extra vehicles or trailers which are atypical, must be parked or stored elsewhere. Examples of atypical vehicles are transport buses, construction equipment or utility trailers.

Examples of atypical trailers are those used for horse or vehicle transport, or for equipment or brush transportation. No winter storage of any motorcycles, extra vehicles allowed.

### **Other Personal Property**

1. Wooden sheds, 6 foot x 8 foot, are allowed only with pre-approval from management. The appearance of all sheds will be kept neat, clean and not allowed to be in disrepair. Sheds will be painted or stained with management approved colors and made out of wood.
2. Carports are not allowed in the campground. Pop-up canopies and Clam-type are allowed.
3. Campers are responsible for any and all structures on their campsite. This includes sheds, platforms, screen rooms, additions and fences and maintenance thereof.
4. The campground allows the temporary use of a single tent to house overnight visitors. Sleeping tents are considered distinctive from pop-up canopies or other such structures. Tent erection and take down should coincide closely with your visitor's stay. If more than one tent is needed, please contact the office to arrange a separate tent site rental. Seasonal campers with large families may request an exemption to keep a tent on site all season.
5. No constructions materials, including glass or shingles, are to be left on the campsites. Campsites are not used as a storage place and are to remain PORTABLE at all times.
6. When leaving or vacating a site for the off season, or permanently, the site must be left clean and free of all debris, nails, wood, garbage. All outdoor furniture must be removed and stored indoors or fixed to the trailer so that it does not blow away. The campground reserves the right to bill any occupant a cleanup fee for labor and landfill fees.

### **Landscaping**

1. All Seasonal sites shall be kept neat and free from debris and unsightly items to always maintain a neat appearance.
2. The Campground landscaping and maintenance crew will do their best to provide weeding (weather permitting) around the outside boundaries of your site but will not do weeding under or closely around your RV to avoid any damage to your RV. Please use caution using personal weedwhacker equipment near water/sewer/electrical lines.
3. Landscaping work is not considered personal property. To maintain the appearance of the campsites, plants, rocks, retaining walls, fences, fire pits or rings must remain on the site when the occupant terminates agreement or moves to another site. They may not be sold or removed unless the occupant has specific provisions written into the agreement allowing the removal of such items.
4. The occupants, family or visitors shall not damage or remove trees, shrubbery, or other plants or rocks anywhere on the property.
5. Refrain from the use of herbicides or pesticides outside of the trailer. The campground water source is a natural spring, and the campground property abuts the Lamprey River which is a Class B protected waterway. Poisons, including mothballs, are an environmental hazard and are not allowed.
6. If tree trimming or removal is necessary at or near occupant's site, it may be necessary for occupant to move their trailer and/or other structures to shield them from potential damage.
7. Due to below ground services, digging or placing of stakes are not permitted without prior written permission from management.

## G. UTILITIES

1. A device to prevent water backflow from the RV to the water system is required by law (backflow prevention device, aka BPD) and it is the camper's responsibility to provide and be always installed on the spigot at the site. If a device is missing, another will be installed at camper's expense (cost plus labor).
2. Seasonal guests are responsible for paying promptly for electricity used. All electric bills are due upon receipt and must be paid within 30 days of the billing date.  
  
The electricity is metered and Wellington charges only what the electric company charges. No additional fees are added. Readings are performed at the end of each month, including May.
3. The use of electricity from adjacent campsites is not allowed.
4. VERY IMPORTANT: The septic system may only be used for human waste, toilet paper, and typical wash water. Women's feminine products, diapers, food and other trash must be disposed of in the garbage. If you have any questions about personal waste disposal and sewer blockage, please inquire with management.
5. Only approved products may be added to the septic holding tanks. Chemicals that destroy the active enzymes and bacteria in the septic system are prohibited, i.e. bleach, anti-bacterial products, many toxic cleaners.
6. Trailers must use standard RV hose fittings and connectors from their black and gray tanks to the septic system connection provided at the agreed site and are responsible for installing this themselves. Unconventional setups that may include cable ties, duct tape or unsecure connections will result in immediate disconnection from the septic system until rectified.
7. Cable television and dedicated internet are available to seasonal campers through Xfinity for the duration of their stay. Fees and equipment are the sole responsibility of the contracting occupant. Use 95 Lee Hook Rd and your assigned site # as reference.
8. Wellington Camping Park does offer free Wi-Fi as a convenience to our guests throughout most of the campground. Connectivity is not guaranteed. The signal provided is shared, is not secure, and is not intended for streaming.

## H. FIRES

1. No open fires are permitted except in designated fire pits. The occupant, their family, and their visitors are responsible for ensuring that any fire is always attended to and under control and that such fire is fully extinguished after each use.
2. Firepits may not be moved without approval from management.
3. In accordance with local ordinances and under the permit to kindle fire issued by the local fire warden, large fires are expressly forbidden.
4. By law, all wood burned must be sourced within the State of New Hampshire. Wood can be purchased from the campground during office hours. Burning of treated wood products, pallets and the like is prohibited.
5. Environment Services **strictly prohibits** the burning of construction and demolition debris and household trash, including but not limited to:
  - construction and demolition debris
  - tires

- household trash – any trash, including cigarette butts
- packaging materials
- plastics
- coated or laminated paper
- coated or treated cardboard (e.g. soda or beer boxes)
- animal, vegetable and kitchen waste
- used oil, gasoline and hazardous waste – including Firestarter
- brush greater than 5 inches in diameter
- any wood that has been painted, stained glued or treated in any way

#### I. WATER SAFETY

A word about water safety. Water has always been a big draw for kids of all ages. Wellington Camping Park has been fortunate not to have had any serious water related injuries (or worse). Our emphasis on water safety is not always enough. We must all be vigilant. Children must be always supervised by a parent or guardian in or around water. In addition to the river, there are ponds and streams in the area.

Normally, the Lamprey River is a slow-moving waterway, making it perfect for leisurely canoeing or kayaking. During times following heavy rain, or in the spring after snow melts, the Lamprey River flows much faster and the current beneath the surface moves even more quickly. For the safety of all campers, management will post a sign at the beach area warning potential swimmers about swift currents. Smaller, less experienced swimmers are most at risk. It only takes a moment of inattention.

#### J. VISITORS / CHILDREN / TEENAGERS

1. Visitors are not to use campsites if the owner is not present. Persons under 21 are not allowed to use a campsite without a parent present. No subletting is allowed.
2. Parents or guardians are responsible for the behavior and actions of their children. For their safety, children must be accompanied by their parent or guardian when in or near the water.
3. Children under 18 years of age must return to their parents' campsite by 9 pm.
4. The playground is primarily for children under the age of 12. Any child caught throwing rocks, vandalizing, or hitting or teasing other children will be asked to leave the playground. An adult or appropriate babysitter should accompany all children under the age of 6.

#### K. PETS

1. Wellington Camping Park is a pet friendly campground. All dogs, cats or ferrets must be up to date on their rabies vaccinations and proof of vaccinations must be presented to the office for scanning. Alternately, rabies certificates can be emailed to [wellingtoncampingpark@gmail.com](mailto:wellingtoncampingpark@gmail.com). A rabies tag is not proof of vaccination since it does not describe the animal to which the vaccination was administered.
2. Pets must be leashed and always attended to. Unattended pets, no matter how well behaved, are never acceptable. Loose cats can pose a particular danger to the campground by attracting predators which could in turn harm other pets or children.
3. Bag and deposit all dog waste in outdoor trash cans and never put inside an inside facility.

4. Pets are limited to those registered to the site only and management reserves the right to limit the number of dogs registered per campsite. (no guests/visitors). Please make sure your visitors are aware of this policy before they come.
5. Pets are not allowed on the main beach. There is a campground dog beach 50' downstream.
6. The campground has a fenced-in dog park for off-leash play. Well behaved dogs that obey voice command may also be allowed to play off-leash in the field if it is clear of other pets.
7. If a dog displays dangerous behavior or barks excessively, the camper will be asked to remove it from the campground.

#### L. COURTESY AND SAFETY

1. Camp life should not be rushed. The speed limit within the entire campground property is **5 mph** and will be strictly enforced. We realize 5 mph is difficult to manage coming down the hill into the campground, but it is important for several reasons (and not just because it reminds campers to relax). This is for the safety of our guests and their pets, as well as any wildlife you might not see in the dark and helps keep dust and pollen from raising too far up from the ground. Because it is a safety issue, multiple or significant speeding infractions may be cause for expulsion. We want all our campers to be able to relax and enjoy themselves.
2. Smokers must dispose of cigarette butts in a trash container.
3. Please act selflessly, with concern for your neighbor, with compassion and kindness in all interactions and situations. Disagreements with neighbors should be mediated privately.

#### M. DRUGS AND ALCOHOL

1. Illegal use of drugs of any type will result in the immediate termination of park use and/or police intervention.
2. Although the State of New Hampshire has legalized the use of medical marijuana, it is still considered a "Schedule I" controlled substance under federal law. Under State law, marijuana cannot be used on someone else's property, or on leased property, without the permission of the property owner. **Wellington Camping Park does not allow campers or visitors to use marijuana for medical or recreational reasons anywhere in the campground.** Any camper or camp worker found using marijuana will be asked to leave immediately. This decision is for legal as well as insurance purposes.

#### N. FIREARMS, FIREWORKS AND OTHER RESTRICTED ITEMS

1. New Hampshire has a liberal open carry law meaning that it is generally legal to carry a handgun openly without a license. However, this is not conducive to making campground guests feel safe. Therefore, in this campground, the only individuals with a firearm we want to see are police officers. Since we are a private business, we reserve the right to ask any individual carrying a firearm, either openly or concealed, to leave. If that person does not leave, they can be charged with trespassing.
2. The operation of chainsaws is expressly forbidden within the campground by guests. Our insurance does not permit it.
3. Axes and hatchets should be used responsibly by adults or minors with adult supervision only. Branches or small trees that have already fallen may be gathered for wood or kindling for a campfire. Standing trees may not be felled, and branches of live trees should not be removed. Kindly secure your axes or hatchets when not in use.



4. The use of fireworks, including paper lanterns, is strictly prohibited. However, sparklers, cones and tubes that emit sparks, and novelty items like snakes and party poppers will be allowed in the Campground on July 4th only. Use of these items must be supervised by adults and used safely in an open area that doesn't impact neighboring campsites. Use common sense, be respectful, and clean up after yourselves.

#### O. MOTORIZED VEHICLES

1. **A maximum of two vehicles** with current state registrations, and which are also registered with the campground office, are allowed per campsite if there is room to park them.
2. Do not park vehicles on the road or in vacant campsites. Extra parking is available near the office in the visitor lots. Additional vehicles over two are charged at \$5 per day.
3. Wellington is a small campground that can be easily traversed in just a few minutes. For the safety of our walkers, children and pets, ATVs, UTVs, Quad Bikes, minibikes, golf carts, or battery powered children's electric cars are not allowed.

#### P. GARBAGE DISPOSAL

1. Camper is responsible for removal of all unused appliances and/or equipment. Abandoned appliances will not be tolerated and campers will be charged for their removal. No appliances are allowed in or around the dumpster. Consult management for assistance.
2. **Our dumpsters are for the disposal of foodstuff and normal household trash only** (per waste disposal company) generated by occupants and their visitors within the campground. Do not bring garbage from home or work to dispose of at the park. The disposal of chairs, grills, tarps, mattresses, camper remodeling debris, etc. is strictly prohibited. As a Seasonal camper you may obtain a dump pass yearly to dispose of large items (for a small fee). The campground is not responsible for disposing of large items nor shall they be dumped in the dumpster.
3. All cardboard must be broken and flattened. If you wish to recycle, the Town of Lee has a recycling center at Recycling Center Rd. They are open Tuesday, Thursday, and Saturday.

#### Q. RECREATION BARN, BATH HOUSES, BEACH AREA

1. There are no pets, smoking, running or yelling in these areas.
2. Clean up after yourselves, including your children on the playground.
3. Please be respectful of other campers and keep bathrooms, showers, and laundry room clean.
4. Diapers and animal waste should be disposed of properly in dumpsters and not in the garbage cans inside any buildings because of the odor.

#### R. NON-RENEWAL AND/OR REMOVAL

1. Any Seasonal Camper without a renewed camping agreement for the next season is required to remove their RV and all of their property on or before September 30<sup>th</sup> at 3 pm. Failure to do so will result in a storage fee equal to the current daily rate for that campsite until the RV or personal property is removed.
2. Effective at the end date of the agreement, September 30<sup>th</sup>, any gate cards issued will be deactivated, and all access to the campground will be by advanced appointment only.
3. All gate cards and window tags must be returned, and all electric bills and storage fees must be paid in full prior to trailer removal.

4. An RV left more than 30 days past the end of the agreement date is subject to abandonment proceedings.
5. If an RV is removed prior to the removal of all other personal property, the remaining items including any deck or shed, are considered abandoned and become the immediate property of the Park. Failure to remove scrap decking, sheds, or debris from the campsite (other than good decks, sheds, or landscaping), upon your departure, is subject to a site clean-up fee of up to \$300.00 plus any disposal charges assessed by Lee Transfer Station. Any damage to the site will not be refunded, and if the site is left in unusable condition, you're subject to repair fees, lost income fees, etc.



## 2025 Seasonal Site Rates and Fees

Rates are based on two adults, two children under 18, living in the same house, 1 RV camper, up to 2 vehicles. Full hookup sites include water, sewer and electric service (50/30/20-amp, 120/240 volt).

***Proof of rabies vaccination is required for dogs, cats or ferrets.***

### Seasonal

(Seasonal camping is open to self-contained RVs only\*.)

- Standard Seasonal.....**\$3,000 plus electric**
- Premium Seasonal (riverside full hookups).....**\$3,300 plus electric**
- Extra Person Each (for seasonal guests only – see seasonal agreement for details) ..... **\$200**
- Extra Vehicle (over two) Per Day ..... **\$5**

### Seasonal Deposit

- Due on or before September 30th (last day of season) ..... **\$600**
- **Seasonal deposit is non-refundable after January 1<sup>st</sup>.**  
Balance of seasonal rate is **DUE IN FULL** on or before opening day, May 15.
- A **\$50** late fee will apply after opening day. Campers who have not paid in full by **June 1<sup>st</sup>** will be moved to the monthly rate or asked to leave the campground.

### Winter Storage

- Winter storage Per RV camper (for seasonal guests only) ..... **\$200**  
RVs may be stored on site or in the field.

A signed Seasonal Camping Agreement is required at the time of reservation. The season is from May 15<sup>th</sup> through September 30<sup>th</sup>. The office is staffed from 9:00 am to 8:00 pm daily May through Labor Day Weekend, and from 9:00 am to 7:00 pm daily after Labor Day. Seasonal campers may arrive as early as 9 am on May 15<sup>th</sup>. We do not offer after-hours check-in. If you are unavoidably detained, please be sure to notify the office as soon as possible. Our primary concern is for your safety and comfort, as well as the peaceful enjoyment of all our campers.

\* See Seasonal Camping Agreement for complete list of requirements, including 12 years or newer, insurance, etc. All RV's aged 12 years or older are subject to campground inspection and approval with all systems working (plumbing, electrical) and must be in good working order, no ripped awnings, screens, broken windows or use of tarps.

Wellington Camping Park  
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(603) 659-5051 or wellingtoncampingpark@gmail.com

12/31/2024