



3183 Rt. 219
Kane, PA 16735
(814) 778-5336
HighPinesRVPark.com

Policies

Below are the Policies required for your stay at Sit A Spell, LLC d/b/a High Pines RV Park (hereinafter referred to as “the Park”). We are obligated to follow the local codes and regulations for the Park. Please see below for the Park Policies. Please note, this is not a comprehensive list. Management reserves the right to change any of these policies before, during, or after the season, without prior notice to guests. Any policy change will be posted on the High Pine RV Park App (hereinafter referred to as “Park App”). Any situations not covered here will be at management's discretion to resolve. Guests and Visitors agree to comply with these policies as outlined below.

Guest is defined as any person staying overnight.

Visitors are defined as anyone not registered as a Guest.

These policies are instituted for the comfort, safety and security of all Guests, Visitors, staff, and the Park management. Any violation of these policies may result in the removal from the Park of individual or individuals whether registered guests or visitors, without refund. Re-admittance to the Park will be at the discretion of the Park management (hereinafter referred to as “Management”).

All sites in the Park are for RVs only (plus we have 4 Cabins).

*An RV is a **Self-contained camping unit with a toilet**, and may contain a lavatory, shower and kitchen sink, all of which are connected as an integral part of the structure to water storage and sewage holding tanks located within the unit.*

The Park shall abide by Pennsylvania Lodging and Housing Title 48 and can reviewed here:
<https://www.legis.state.pa.us/cfdocs/legis/LI/consCheck.cfm?txtType=HTM&ttl=48>

Right of Refusal: Guests/Visitors of the Park are provided a license to stay in the Park and shall not be considered tenants under Pennsylvania law.

The Park reserves the right to revoke license at any time and for any reason. Guests/Visitors may be removed from the Park in the event of inappropriate behavior or infraction of the Policies set forth herein, on the Park website or posted within the Park. If they do not leave, they will be removed by local law enforcement. Management shall have access to any site at all times.

GENERAL:

1. In addition to the Park Policies here, there are simple, unwritten courtesies and respect for others in a close environment, which are in place for the safety and enjoyment of everyone. Relax, enjoy and have a good time!
2. **In case of an Emergency: Dial 911**
 - **Then call the office 24 / 7: (814) 778-5336**
 - Current email address / cell phone numbers shall be kept on file in the event of an emergency.
3. For the latest Park information, things to see, do and places to eat in the area and to Register, download the High Pines RV Park App from either Google’s Play Store or Apple’s App Store OR can view via your favorite web browser
 - You can download it by going **here: <https://onelink.to/highpines>**

4. Check-in & Check-out:
 - All check-in procedures will take place via our Park App. Walk-ups can book online or call the Park.
 - For Registration your specific site number will be emailed to you a day or two prior to arrival with a reminder to be sure to Register.
 - Check-in / Check-out:
 - Check-in time is 2:00 - 9:30 pm. Early arrival is subject to a fee.
 - Check-out is at Noon. Late departure is subject to a fee,
 - Check-in **after dark is prohibited without prior permission.**
 - NO CHECK-IN after 9:30 pm. Call for permission to park and dry camp in the designated area for the night... then drive back to your site after 7 am the next day. Call the Park to discuss.
5. Cancellation:
 - Cancellation greater than 7 nights in advance = full refund to your credit card.
 - Canceling 1-6 nights prior to arrival = 1 night is non-refundable
 - Canceling day you're scheduled to arrive = full cost of reservation is non-refundable
 - NO REFUND FOR EARLY DEPARTURE.
 - Reservations cannot be sold or transferred.
6. The Park speed limit is 5 mph throughout.
7. Drive only on roads. Do not drive through or park in unoccupied sites without special permission from Park Management..
8. The Park Quiet Hours are 10:00 pm to 7:00 am (please respect your neighbor).
 - The sound of crackling fires and wonderful chit-chat are all that is needed.
 - Children (*anyone under 18 years of age*) are to be at their site during quiet hours.
9. Be courteous to your neighbor: Excessive noise even during non-quiet hours, nuisance, public intoxication, illegal drug use (sale or exchange), public nudity, foul or offensive language, explosives, fireworks, sparklers & firecrackers are not permitted in the Park at any time. If neighbors can see it or hear it, it is to abide by these rules. Underage drinking is prohibited.
10. Minimum Guest Age: Each RV or Cabin shall have at least one Guest who is 18 or older.
11. No mail shall be delivered to the Park for Guests/Visitors.
12. Packages **ONLY** can be delivered with the following address:
Your Name (Registered Guests ONLY) c/o High Pines RV Park, 3183 Rt. 219, Kane, PA 16735
 - Packages will be in or near the red bin on the porch of Manager's Residence and should be picked up within 48 hours of delivery. Park is not responsible for lost or stolen packages.
13. Visitor occupancy is limited to four (4) visitors per RV site at any one time.
 - Visitors shall be registered and comply with the Park Rules and Regulations.
 - Check out time for visitors is 10 pm. No visitors allowed into the Park after 9 pm.
 - Visitors fees: daily (6 yrs. and over) = \$3 / day OR Overnight = \$6 / night
 - Prepayment is necessary for each day and nightly stay. If not prepaid, fees may be doubled.
14. Loss or damage: The Park is not responsible for accidents, injuries, lost or stolen items, or losses from any cause. All Guests/Visitors use the facilities and premises at their own risk and liability.
15. Parents/Guardians are responsible for their children and will be held responsible for **any damage**.
16. No business, trade or profession of any type requiring clients to come to the Park shall be conducted within the Park without the prior written consent of the Park. (i.e.: hair/nail salon, attorney, notary, etc.)
17. No Smoking / Vaping, etc. in any Park building. Tossing cigarette/cigar, etc. filters on the ground is prohibited.

18. Fires:

- Shall comply with Pennsylvania State Forestry Laws and Restrictions:
 - https://www.agriculture.pa.gov/Plants_Land_Water/PlantIndustry/plant-protection/Firewood/Pages/default.aspx
 - Bulletin: <https://www.pacodeandbulletin.gov/Display/pabull?file=/secure/pabulletin/data/vol40/40-3/108.html>
 - See the Park App for options to purchase Firewood
 - Fire Rings are not to be moved from the original location on your site. Do not burn plastics, garbage or other toxic materials.
 - Campfires must be attended by an adult at all times. Please double check that fires are fully extinguished prior to retiring for the night, leaving for the day, or checking out.
 - No excessively large campfires or smoldering fires. The fire shall be contained within the fire ring and flames shall be less than 18 inches above the top rim of the fire ring.
 - Do not dump ashes or coals into the woods or in the Dumpster. Please enjoy your Fire Pit and let us know when it needs to be cleaned out by completing the form on the App and we'll take care of it.
 - Chainsaws are not allowed on the property. Firewood must be precut.
19. The American Flag, U.S. Military Flags, first responders and sports teams are the only flags permitted to be flown on any site.
- American Flag etiquette shall be followed according to <https://www.usa.gov/flag>
20. ATVs, golf carts, dirt bikes or unlicensed vehicles are **only permitted with prior permission**.
21. Water:
- Water connections should be drip free. Please conserve water!
 - NO vehicle or RV trailer washing, water guns, water balloons, kiddie pools, hot tubs, excessive use of water, etc. (*Exception: Monthly guest see "Additional Monthly guest Policies"*)
22. Outdoor Lighting:
- NO bright LED, blinking or motion lights.
 - Patio / exterior RV lights are to be turned off by 10 pm.
23. State and Federal Firearm and Hunting Laws must be abided at all times.
24. No dish washing or pet washing in restrooms or laundry room.
25. Damage to the Park will be remedied at Guest's expense.

SITES:

1. Sites shall be kept neat and clean at all times and never used as a storage area.
 - Each guest is responsible for insect and rodent control of their site.
 - Clotheslines / drying racks are not permitted. Clothes dryers are in the laundry room.
 - Leave the site as nice as when you arrived or a cleanup fee may be charged.
2. Permanent structures shall not be constructed on individual sites, including but not limited to decks, porches, sheds, patios, etc.
3. If connected to the Park sewer system, an airtight sewer connection is required at all times. Leaks in a sewage system shall be repaired or replaced immediately. If not, the Park will remedy at Guest's expense.
4. Hanging or attaching anything to a pedestal (other than an electric cord) is prohibited. Only one electric cable is permitted per pedestal. (Exception: heat tape & WiFi towers)
5. Respect your neighbors' privacy by not walking through their site.
6. Do not damage picnic tables.
7. Trees: Do not cut, nail or screw anything onto or into our trees.
8. Do not move to another site without first getting approval from the Park.
9. Wildlife is to be expected!! **Warning:** Wildlife can be very dangerous! Do not feed any wildlife! Please take extra caution when disposing of or stowing away food items on your site.
 - Do not throw food on the ground or into the woods, as it will attract wildlife.
10. Screw / stakes for awnings, pet playpens, etc, shall not be longer than 12".

RVs AND VEHICLES:

1. Tent camping is not permitted on property.
2. Pop-Up Campers are not permitted on property.
3. Well-maintained and Clean RVs and Vehicles, no matter the age, they shall be in road worthy condition.
 - Window type AC units are NOT permitted.
 - On-site major repairs (*taking more than 24 hours to complete*) are prohibited. Any oil spills or leaking vehicles shall be cleaned up by the guest immediately or the Park will clean up at the guest's expense.
 - All vehicles shall be in good operational condition, with current license, insurance and inspections (if applicable).
4. Electric Vehicle Charging:
 - Only permitted for registered guest, in certain sites, with prior permission & is an additional \$10 per day. Without permission there is a \$30 per day charge.
 - Visitors are not allowed to charge their electric vehicles at the Park.
 - Sheetz (½ mile South) has Superchargers.
5. Parking:
 - Only one RV per site.
 - Guests are limited to two (2) vehicles at no additional charge.
 - All vehicles shall fit on the site
 - Parking on the roadway or another site is prohibited without Park permission.
 - Boats, ATV's, utility trailers, etc. require prior approval before coming on Park property.
6. Bike lights, reflectors or flashlights are required for riding after dark.

TRASH:

1. Do NOT keep food/garbage out at night!
2. All trash must be bagged and tied.
3. Dumpster is limited to trash generated at the Park only.
4. Collapse cardboard boxes and crush all containers.

Electric Fence around Dumpster:

- In an effort to keep wildlife out of the dumper there is an Electric Fence. Fence is **ON** each night **8 pm - 8 am**. Do NOT touch or climb the fence.
- When the Red light is ON, the fence is electrified = HOT! Use caution any time the fence is connected, whether the light is on or not.
- Park is not responsible for anyone getting shocked by the fence.

PET POLICY:

Well behaved, non-aggressive dogs are all welcome no matter the breed. All pets must be kept under control and on a leash. Pets must not be left unattended at any time. You must clean up after your pet. The Park reserves the right to ban any pets from the park.

1. Guests are required to follow Pennsylvania Leash/Dog Law
<https://www.agriculture.pa.gov/Animals/DogLaw/pa-dog-laws/Pages/default.aspx>
3. ALL pets shall be registered during check-in or within 24 hours of acquiring.
4. Short / temporary pet playpens are permitted as long as they look nice.
6. Noisy and/or aggressive pets shall not be permitted to remain at the Park. This includes excessive barking inside the camper.
9. Pets are NOT allowed in ANY Park Buildings. A cleaning fee will be applied post-check out if a pet was inside a cabin/building.
10. Owners shall have their pet's current vaccination card with them.

WINTER / BELOW FREEZING TEMPS:

1. Roadways are plowed during the winter snow season, however, 4-wheel drive is highly recommended.
 - Certain roadways in the Park will be closed and left unplowed. Traffic flow may be adjusted. See posted signage.
2. Clubhouse entrance ramp will be shoveled and salted to help make walking to and from safer.
 - Caution: Snow / Ice may be on roadways and/or Clubhouse ramp. Used extreme caution. The Park is not responsible for any harm to guests or visitors due to falls including during icy or wet conditions.
3. Park will protect the water hydrant and provide water to each hydrant
4. Guest are responsible to do the following during cold and/or freezing temps / winter weather:
 - Clear your own site from the roadway to your camper
 - Be sure to have a heated water hose, if temps will dip below freezing. We will protect the park water hydrant with heat tape/insulation and provide a power cord and electric splitter to plug in your heated water hose. OR you can fill your tanks and disconnect the hose from the hydrant.
 - Provide heated sewer connection, as needed
 - Provide your own working smoke / carbon monoxide detectors as needed

RELEASES, AUTHORIZATIONS, AND WAIVER OF LIABILITY

NOTICE: Please read the following carefully. There are numerous activities that you will be able to participate in while at the Park. This Assumption of Risk, Authorization and Waiver of Liability and Release Agreement (“Agreement”) contains important information and releases. If you have any questions or do not understand this Agreement, please consult legal counsel. By signing this Agreement, you are giving up substantial rights you may ordinarily be afforded.

As a Guest of the Park, I wish to camp at the Park and participate in the activities offered at the Park. I understand that I will be involved in camping and activities with the risk of injury or death or damage to personal property. I acknowledge that I am knowingly and voluntarily participating in camping and activities which give rise to these risks including, but not limited to: building and maintaining campfires; staying and being outdoors; campfires or fires in general; dangerous animals or insects; weather related incidents; bodies of water on or around the grounds; outdoor terrain and dangerous vegetation; recreational amenities; and the use of knives, hatchets, axes, and saws. I acknowledge that I have read the following Agreement and agree to its terms and conditions. If I am signing on behalf of a minor, I consent that I am the parent or legal guardian of said minor.

RELEASE OF LIABILITY AND ASSUMPTION OF RISK: I AM AWARE AND UNDERSTAND THAT THE ACTIVITIES ARE POTENTIALLY AND INHERENTLY DANGEROUS ACTIVITIES THAT INVOLVE THE RISK OF SERIOUS INJURY, DISABILITY, DEATH, AND/OR PROPERTY DAMAGE. I ACKNOWLEDGE THAT ANY INJURIES I (OR ANYONE IN MY PARTY) SUSTAIN MAY RESULT FROM OR BE COMPOUNDED BY NEGLIGENT EMERGENCY RESPONSE OR RESCUE OPERATIONS OF THE PARK. **NOTWITHSTANDING THE RISK, I ACKNOWLEDGE THAT I AM KNOWINGLY AND VOLUNTARILY PARTICIPATING IN THE ACTIVITIES WITH AN EXPRESS UNDERSTANDING OF THE DANGER INVOLVED AND HEREBY AGREE TO ACCEPT AND ASSUME ANY AND ALL RISKS OF INJURY, DISABILITY, DEATH, AND/OR PROPERTY DAMAGE ARISING FROM MY PARTICIPATION IN THE ACTIVITIES, WHETHER CAUSED BY THE ORDINARY NEGLIGENCE OF THE CAMPGROUND OR OTHERWISE, INCLUDING BUT NOT LIMITED TO, HAZARDS ARISING FROM STAYING AND BEING OUTSIDE, INJURY OR DAMAGE ARISING FROM CAMPFIRES OR FIRES IN GENERAL, DANGEROUS ANIMALS OR INSECTS THAT MAY BE FOUND IN THE AREA INCLUDING BLACK BEARS, INJURY OR DAMAGE ARISING FROM ANY WEATHER RELATED INCIDENTS, INJURY OR DAMAGE THAT MAY ARISE FROM ANY BODIES OF WATER ON OR AROUND THE GROUNDS, INJURY OR DAMAGE THAT MAY ARISE FROM THE OUTDOOR TERRAIN AND THE DANGEROUS VEGETATION LOCATED ON SUCH, AND ANY INJURY OR DAMAGE THAT MAY ARISE FROM ANY RECREATIONAL AMENITIES AND ACTIVITIES THAT MAY BE ENGAGED.** I hereby waive, release, and forever discharge the Park, its affiliates, managers, members, agents, attorneys, employees, staff, volunteers, heirs, executors, administrators, representatives, predecessors, successors, and assigns from any claims resulting from physical or personal injury, pain, suffering, illness, disfigurement, temporary or permanent disability, loss or death, and any property damage that may occur caused by fire, theft, vandalism, accidents, natural events, or any other occurrences or mishaps. I am here at my free will, and entirely at my own risk. I understand that these injuries or outcomes may arise by my own or others’ negligence, conditions on the Park, or related to travel to and from the Park. Nonetheless, I assume all related risks, both known and unknown. The Park is not responsible for errors, omissions, acts, or failures to act pertaining to any party or entity conducting a specific event or activity. I fully understand that this is a release of liability that waives certain rights I possess. I agree to voluntarily give up, or waive any right that I otherwise have, to bring legal action against the Park for any personal injury or property damage whatsoever for negligence on the part of the Park, its agents, and employees. This waiver and release of liability shall remain in effect for the duration of my presence at the Park.

INDEMNIFICATION: I further agree to indemnify, defend, and hold harmless the Park, and all related agents, entities, and employees, against any and all claims, suits, or actions of any kind whatsoever for liability, damages, compensation, or otherwise brought by me or anyone on my behalf, including attorney’s fees and any other related costs, including the

costs of enforcing any right to indemnification, and the cost of pursuing any insurance providers incurred by or awarded against the Park, and all related agents, entities, and employees, in a final non-appealable judgment, arising out of or resulting from any claim of a third party related to my participation in the Activities, including any claim related to my own negligence or the ordinary negligence of the Park.

MEDICAL TREATMENT: I hereby consent to receive medical treatment deemed necessary if I am injured or require medical attention during my participation in the Activities. I understand and agree that I am solely responsible for all costs related to such medical treatment and any related medical transportation and/or evacuation. I hereby release, forever discharge, and hold harmless the Park from any claim based on such treatment or other medical services.

ENTIRE AGREEMENT: This Release constitutes the sole and entire agreement of the Park and me with respect to the subject matter contained herein and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter. If any term or provision of this Release is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Release or invalidate or render unenforceable such term or provision in any other jurisdiction.

CHOICE OF LAW AND FORUM: This Release is binding on and shall insure to the benefit of the Park and me and their respective successors and assigns. All matters arising out of or relating to the making or performance of this Release whether sounding in contract, tort or statute shall be governed by and construed in accordance with and enforced under the internal laws of the State of Pennsylvania including its statute of limitations without giving effect to any choice or conflict of law provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Pennsylvania. Any claim or cause of action arising under this Release may be brought only in the federal and state courts located in Kane, Pennsylvania and I hereby consent to the exclusive jurisdiction of such courts.

PHOTO RELEASE

I hereby grant the Park permission to use my image and likeness (photographs and/or videos) in which me, any family member, or guest appear for any of its public displays such as but not limited to websites, social media, and advertisement prints, without payment or any other consideration. I hereby irrevocably authorize the Park to edit, alter, copy, exhibit, publish, or distribute these photos/video for purposes of publicizing the Park or for any other lawful purpose of the Park. In addition, I waive the right to inspect or approve the finished product, including written or electronic copy, wherein I appear. Additionally, I waive any right to royalties or other compensation arising or related to the use of the photo/video. I hereby hold harmless and release and forever discharge the Park from all claims, demands, and causes of action which me, my heirs, representatives, executors, administrators, or any other persons acting on my behalf, on behalf of an estate, or may have by reason of this authorization. It is the responsibility of the registered Guest to inform their Visitors of this photo use policy.

I agree that before signing: I am at least 18 years of age. I am competent to contract in my name or contract on behalf of a minor for which I am the parent or legal guardian. I read this document in its entirety. I fully understand the contents, meaning, and impact of this document. I understand that I am giving up substantial rights by signing this document. I agree that I am signing this document freely and voluntarily without inducement.

I have read and agree to follow the above Park Rules and Regulations, including Additional Guests Policies and the Releases, Authorizations and Waiver of Liability.