



## Hidden Lakes Campground Rules

Our goal at Hidden Lakes is to provide our campers a beautiful, safe, and fun environment for seasonal camping and recreation. Help us maintain a positive experience for you and your fellow campers by following these rules, the terms of your agreement and respecting your fellow campers by being a good neighbor.

### 1. Campers/RV

- a. Only one camper/RV per campsite is allowed.
- b. Quality and maintenance, i.e. Campers/RVs must be in great, working condition
- c. Any non-traditional campers (i.e. tiny house) must be preapproved.
- d. Bump outs are intended to stay within your designated lot.
- e. **HLC will be the sole determining entity as to which Campers/RVs are acceptable, regardless of age or size.**

### 2. Vehicles

- a. **The speed limit is 9½ miles per hour.**
- b. **All vehicles, including Golf Carts, on campground must stay on approved paths and follow posted speed limits. This will be strictly enforced.**
- c. No vehicles are allowed near construction areas or on beaches. Campers must respect temporary barricades when in use for construction, trail maintenance or other needs.
- d. Vehicles not abiding by rules including speed, parking/driving on the grass, noise and restriction to designated roadways may be banned from the campground.

### 3. Golf Carts / Other Modes of Transportation

- a. Campers are required to provide proof of insurance.
- b. **Only licensed drivers (16 & up) or children ages 5-15 with an adult sitting next to them are permitted to drive Golf Carts on campground property.**
- c. Dirt bikes/Scooters/motorized bikes are NOT allowed.
- d. Seasonal residents with disabilities or health issues requiring a motorized cart for mobility may request a waiver. Only those listed on the lease agreement may ride with the resident given permission to use a motorized cart.
- e. Motorcycles used as a means of transportation are permitted to drive to and from their assigned campsite only. They will not be allowed on the trails or for recreational driving around the campground.
- f. **ATVs/UTVs will be allowed to and from their assigned campsite ONLY. They will not be allowed on the trails or for modes of transportation around the campground to other sites, playground, bathhouse, recreational driving, etc.**
- g. We do not allow the parking of Motorcycles, ATV/UTV on the grass or in the roads. They need to be parked in a designated parking space on your site or south of the tracks by the boat parking.
- h. Note, ATVs and UTVs will be in use by HLC for campground supervision and grounds maintenance.
- i. Bicycles are allowed. Please do not park bikes in front of restroom doors or in designated roadways. All bikes must be parked back at your site before dark.

- j. If you plan on driving your Golf Cart/ATV/UTV off site, on Clear Lake Roads, you must follow City of Clear Lake Golf Cart Rules/Regulations/Permit Requirements.

#### **4. Tents**

- a. There are no designated areas for tent camping. Our campsites are designed for single family use.
- b. Tents will be allowed for paid campers on your campsite for occasional guests.
- c. HLC will reserve the right to rescind tent camping privileges for campers who abuse the occasional guest designation.
- d. Tents are not intended to be a permanent structure on your campsite.
- e. Tents should not be left in the same spot for more than 3 days to avoid damage to the lawn. Tents left up for extended periods of time are subject to removal by HLC.

#### **5. Guests**

- a. Each campground site is designed for single family use. Guests are considered anyone who is outside of the immediate family of the leased camper.
- b. All guests are the responsibility of the leased camper, and are expected to abide by all campground rules.
- c. Children under age 18 are not allowed to occupy the campsite without an adult
- d. If a camper has a guest staying for longer than 3 days, HLC must be notified to approve the extended duration stay for the guest.

#### **6. Limited Guest Lots**

- a. HLC may have a limited number of guest lots available.
- b. If so, these will be available on a first come first serve basis.
- c. Fee will be \$375/week, prepaid. (No daily or weekend rates available)

#### **7. Parking**

- a. Additional parking will be available by the basketball court, playground area and south side of the tracks, subject to construction needs during the 2021 camping season.

#### **8. Electrical Boxes**

- a. Electrical Boxes are solely the property of Hidden Lakes Campground
- b. Campers are not permitted to hardwire electrical cable from their box to supply electricity to any part of their seasonal site
- c. No alteration of boxes is to be done by anyone other than Hidden Lakes Campground
- d. If you damage the box, you will be responsible for the repair and/or replacement costs.

#### **9. Water/Sewer**

- a. You have access to City of Clear Lake sewer and water. If you damage the water hydrant or sewer hookup you will be responsible for the repair or replacement costs.
- b. Water hydrants are expected to be shut off if you are leaving your campsite for extended periods of time.
- c. Sealed Sewer Collars will be required.
- d. City water/sewer is included in the lot fee. This will be evaluated at the end of each season and if usage spikes due to campers use beyond basic camping needs, we will review and adjust our seasonal rates accordingly. Help us keep our costs in line!
- e. Washing of Cars is prohibited. Washing of RV's and Golf Carts will only be allowed with pre-approval from HLC.

#### **10. Mediacom**

- a. Mediacom cable access has been provided at each campsite.

- b. Each Camper will be responsible for contacting Mediacom directly to set up wifi/internet and cable services (800-479-2082)

### **11. Campsite Improvements**

- a. No permanent or temporary improvements may be made to the campsite without prior approval from Hidden Lakes Campground. Improvements made without prior approval will be assessed a fee for approval or will be required to be removed within 10 days and the property will be restored to original condition at the camper's expense.
- b. No freestanding structures are allowed, i.e. sheds.
- c. Approved improvements are required to be maintained by the camper.
- d. Camper agrees that any improvements to the property shall become the property of HLC and shall remain upon the property unless HLC shall elect to require the restoration of the property to its original condition, in which event, camper agrees to comply with such requirement prior to the expiration or other termination of the camper agreement.
- e. Should the camper select a new site on the property, the improvements remain with the prior campsite unless approved to move.

### **12. Decks/Steps/Pavers**

- a. Decks, Camper Steps & Pavers (both type & placement) will only be allowed with prior approval from Hidden Lakes Campground.

### **13. Patios/Expansions**

- a. 10'x20' concrete patios have been provided on Phase I, 10'x30' on Phase II.
  - i. They can be extended by HLC for a fee of \$10 per Sq.Ft. upon approval. (minimum expansion is 80 Sq.Ft.)
  - ii. Rock Pads can be extended for \$200
- b. HLC will manage and schedule all expansions
- c. Textured concrete will be available for an additional fee
- d. Picnic tables are allowed

### **14. Landscaping**

- a. Any landscaping, including trees, bushes, shrubs and flowers must have prior approval from HLC
- b. HLC must grant prior approval for trimming of branches or removing of trees.
- c. Gardens are not allowed on your campsite. Container plants, including tomatoes, are approved.

### **15. Lights**

- a. No more than 2 strings of electric lights allowed per site.
- b. Solar lights are approved
- c. Lights should not be on during the daytime.
- d. Please turn off lights before turning in for the night or leaving the campground.

### **16. Fire Rings/Firewood**

- a. All campfires must be contained in a fire ring
- b. Never leave a fire unattended and extinguish before retiring for the night.  
*\*\*Supervise children at all times\*\**
- c. They must be 42" or less in diameter
- d. Fire Rings will not be provided by HLC
- e. Must be placed on your campsite, so as not to disturb adjacent campers.
- f. HLC will provide a disposal area for fire ring remnants south of the tracks.
- g. Burning of trash in your fire ring is prohibited.
- h. **Due to development of the campground, only HLC firewood will be allowed for use in fire rings at this time. Price is 50¢ a piece** (on your honor). For your convenience, payments may be deposited in the drop box on NE side of maintenance shed.

- i. Stored firewood at your campsite must be kept in a neat and orderly fashion.

### **17. Mowing and Trimming**

- a. Campers are responsible to keep their campsite tidy.
- b. Campers will be responsible for keeping grass trimmed around all fixed items on the campsite.
- c. Campers on a water lots are responsible for all trimming between their camper to the water that the mower can not access.
- d. If campsite is not kept tidy and trimmed, HLC has the right to clean it up and charge the camper accordingly.
- e. HLC will provide mowing for common areas. Campsites will be mowed during the week, provided that there is no debris or obstacle to interfere with mower access.
- f. Please do not leave items in the grass that may be hard to see (i.e dog chains, rope, cable cord, hoses etc.) they can get caught in the mower blades. Should any of these items cause damage to the mower resulting in needing of repairs, it will be done at the camper's expense.

### **18. Railroad and Neighboring Properties**

- a. The Canadian Pacific Railroad has an active stretch of track running through the south end of the campground. There will be daily train traffic.
- b. Crossing tracks is only allowed at the signed crossing.
- c. Please respect neighboring homes and businesses by not using their property to access the campground.
- d. For your own safety, **NEVER PLAY ON OR NEAR THE RAILROAD TRACKS!**

### **19. Quiet Hours**

- a. Please respect your neighbors by adhering to quiet hours, 11 pm to 8 am. During quiet hours, noise/music etc. from your campsite should be heard only in your campsite.
- b. Beach/Lake restrictions: All boats and swimming is prohibited after dark. Beach and common areas are restricted after 11pm.

### **20. Disruptive Behavior**

- a. Absolutely no illegal drugs are allowed on the campground or HLC property
- b. Absolutely no underage drinking is allowed on the campground.
- c. Should a camper or guest become a danger to themselves or others, they are subject to removal from the premises by Hidden Lakes Campground.
- d. If the police are called by another camper or by management due to disruptive behavior, the camper will be immediately required to leave the campground.
- e. This includes seasonal camper's agreement becoming void and no refunds to any person in this situation. Please do not put yourselves or management in this position!

### **21. Child Guidelines and Restrictions**

- a. Campers are responsible for their children under 18 at all times.
- b. Children under 18 should be at their campsite during quiet hours.
- c. Campers are responsible for any claim, loss or damage caused by Camper's children, guests, invitees or other family members.
- d. **THERE ARE NO LIFEGUARDS ON DUTY HLC.** Please note the depth of the lake is up to 30 ft. HLC is not responsible for the qualification of your child as a swimmer. Please use life jackets as appropriate and note: **YOU AND YOUR CHILDREN SWIM AT YOUR OWN RISK.**
- e. We require swim diapers for children under the age of 3.

### **22. Pets**

- a. Campers who wish to have pets on site must have prior approval and register their pet with Hidden Lakes Campground. **Registration will require copies of current vaccination records.**

- b. In order to comply with insurance, ***the following breeds will not be allowed on HLC property:*** Pit bulls, Rottweiler, Presa Canario, all Mastiff Breeds, American Staffordshire Terrier, any type of wolf-dog hybrid, and any mixed breed involving these types of dogs.
- c. No animals, including a dog of any breed, with a bite history or vicious tendencies
- d. No exotic animals, wild animals or livestock.
- e. **Pets must be leashed at all times.** *\*\*Electronic Dog collars ARE NOT LEASHES\*\**
- f. Be respectful of your neighbors: ***Owners are responsible for cleaning up after their pets!***
- g. Pets are considered part of a camper's responsibility when adhering to campground quiet hours and should not be left unattended for extended periods of time.
- h. Pets are NOT allowed on beaches or in HLC buildings
- i. Excessive Barking will not be allowed.
- j. Temporary fences or cages for pets outside need to be approved by HLC.

### **23. Watercraft**

- a. Only electric powered watercraft will be allowed on HLC ponds. Gas powered motors are prohibited.
- b. Campers will be allowed to use the following on Hidden Lakes:
  - Canoes
  - Fishing boats
  - Paddle boats
  - Kayaks
  - Personal floatation devices
- c. Multi-person inflatables/floating platforms must have prior approval by HLC.
- d. Watercraft is not allowed on the water past sunset or before sunrise. If operating a watercraft after sunrise you are still responsible for respecting campground quiet hours.
- e. We understand that campers may be moving boats between HLC and Clear Lake. To protect our ponds' ecosystem from invasive species and to preserve it for future use, campers are required to wash boats and trailers prior to re-launching watercraft in HLC ponds. Violators could be fined or sanctioned up to and including termination of your agreement.
- f. Insurance for watercraft is the responsibility of the camper.

### **24. Boat/Trailer Storage & Parking**

- a. Boat & Trailer Parking spaces will be provided south of the tracks. They are for HLC campers only. If you intend to store a boat, you must let management know prior to parking it on the property.
- b. Boats and Trailers are not to be stored at your campsite.

### **25. Docks**

- a. For those campers with water sites, docks can be leased from Hidden Lakes Campground for your use. HLC will be responsible for installation/removal.
- b. Docks will be uniform in material, length and structure
- c. Campers are allowed to adjust their dock placement based on water level.
- d. Personal docks are not permitted.
- e. Your leased dock will be available to you for future camping seasons.
- f. A \$250 Reconfigure Fee will apply if you choose to change the layout of your existing dock. *This fee does not apply when adding on a section.*

### **26. Fishing**

- a. Fishing is allowed on HLC ponds.
- b. Fishing will be 100% catch and release only.

- c. Fishing will follow the Iowa DNR rules regarding licensing.
- d. Water lots are considered the campers property from their camper and down the slope to the water. Please do not intrude on other camper's access to the ponds by setting up fishing chairs etc., on their property. There will be plenty of open access to the water for fishing or relaxing in common areas.

#### **27. Events**

- a. HLC will be planning certain events throughout the camping season. We will communicate those to you as they are scheduled.

#### **Miscellaneous**

- a. **No Fireworks or Fire Arms are allowed on HLC property!**
- b. No Fridges or Freezers allowed outside without prior HLC approval.
- c. Please do not cut through other people's campsites.
- d. No Drones allowed on the property.

#### **28. Solicitation Policy**

- a. No solicitation is allowed on the grounds at this time.
- b. Bulletin boards for exchange of goods/services may be available with future office construction.

#### **29. Waste Removal**

- a. Your seasonal lot payment provides for the removal of trash and garbage created from normal day to day living. Designated trash receptacles are provided.
- b. Please place trash in securely closed plastic bags prior to throwing them in the designated dumpsters.
- c. Personal items (e.g., microwaves, carpets, chairs, appliances, TV's, etc) are to be disposed of by the tenant, off site, and NOT placed in HLC dumpsters.
- d. HLC provides a separate designated area for fire pit and plant matter disposal south of the tracks, they DO NOT belong in the trash dumpsters.

#### **30. Camping at Your Own Risk**

- a. Each camper must have their own liability insurance coverage, covering the camper and their guests for personal injury, loss, and/or property damage.
- b. Damage or losses caused by electrical outages, wind, rain, lightning, hail or any other weather condition are not the responsibility of Hidden Lakes Campground, but that of the lessee.
- c. **NO LIFEGUARDS ON DUTY**
- d. Your RV and personal property are not the responsibility of HLC.

#### **31. Off Season Camper Storage**

- a. Storage for your RV is available, on your site during the offseason, for campers paying a deposit of \$321 by November 1<sup>st</sup>. This deposit will be applied to your lot fee for the following season.
- b. For those campers who decide not to lease for the following year the \$321 deposit will not be refunded and camper must be removed by April 1st.
  - Campground will NOT be open during the offseason.
  - Should you require access to your RV that is stored on the grounds during the offseason, you may make an appointment with HLC for access.
- c. Any of Tenants property that is stored on HLC property during the off season is being stored at the sole risk of the Tenant. HLC is not responsible, nor liable for any of Tenants property that is lost, stolen or damaged in anyway. It is the sole responsibility of the Tenant to winterize their own camper/trailer.
- d. All water hoses must be removed from the water line at the completion of the season and we strongly suggest you unhook your electric as well.

- e. ***\*\*Note: some campers pull electricity for an internal battery even if you are not using it. If you leave your electric hooked up you will be responsible for any electricity used during that time\*\****

**32. New Construction/Upkeep of Grounds**

- a. HLC will make an effort to keep construction to a minimum on the weekends and evenings.
- b. HLC is still in the development phase, which means we may be using heavy equipment to construct, fix, install, groom the grounds etc.

**Emergency Procedures**

- **If you have a life threatening emergency, please call 911.**

**HLC address:**

**3001 Willow Creek Ct., Clear Lake**

- **If there is an issue with water main breaks or complete loss of campground power, please reach out to HLC at:**

**641- 425-4296 or 641-425-5217**

- **If you have non-emergency issues with power or water to your campsite, you may contact us during normal business hours at:**

**641-357-5601**