

Seasonal Policies

As of 4/09/2017

ALL RULES ARE FOR ONE PURPOSE, TO PROVIDE YOU WITH A SAFE, SECURE, ATTRACTIVE COMMUNITY. WE CANNOT DO THIS WITHOUT YOUR SUPPORT. PLEASE DO YOUR PART. IT WILL BE APPRECIATED BY ALL.

All decks and deck locations must be pre-approved. You must have written permission from the office before any material is delivered. You may not begin construction until you have received written permission. All decks must be built to park specifications. All decks must be a minimum of 10' off roads and shoulders. All decks must be inside the 10' setback between sites.

Vehicles must be parked in designated areas only. Please avoid damage to our grounds by parking properly. Please do not park on empty sites. Please do not park on other people's sites. Please do not park on shoulders of roads. Please try to observe our one car per site rule.

Programs & Activities are for your enjoyment. Keep yourself informed by reading our weekly schedules and flyers. Sign up to receive our weekly schedule via email.

No building of rock or wood walls as site boundaries.

Bug Zappers must be turned off before retiring for the night.

Outside lights should be conservative. Your lighting should not annoy your neighbors.

Covering your picnic table is allowed, but the covers must be removed prior to the winter. Failure to do this could ruin the table and you will be charged for the cost of replacement.

Nails and Ropes in trees are a problem. Nails kill trees. Ropes left around a tree will permanently damage the plant.

Ground Ornaments are permitted but generally discouraged. They get out of hand and cause many problems including higher maintenance costs. Please, no religious ornaments. For flags please only fly the Stars and Stripes.

Only approved storage sheds are allowed. Please check with us for the approved types.

Clotheslines are not allowed. Small out of sight bathing suit racks for drying purposes are ok.

Storage under Trailers can become a problem. Store only what is necessary and please make these items as unobtrusive and invisible as possible.

Mail Delivery. An inexpensive and convenient method for receiving your mail is to acquire your own Greenfield Park P.O. box. The post office is located right down the road. Mary is the present postmaster. Just stop in and she'll be happy to arrange it for you.

The fee for a seasonal site is based on a family of two adults and two minor aged children. Your adult children and their families receive complementary stays only for their occasional visits.

Skyway is for use only during our specified season. **Winter camping** is prohibited.

We require a \$100 site security. Your \$100 will be returned when your vacated site is clean, clear of platforms and your account is in good standing.

Prices for the following year are announced in August. A \$500 deposit is required by August 15th to reserve your site. An additional \$500 by the closing of the season is also required. Please note: All deposits are non-refundable. All balances are due no later than Memorial Day.

If you are not returning as a Seasonal, but have left your unit on your site over the past winter, your unit must be removed before April 15th. After April 15th, you will be charged the daily site rate for each day you still occupy your site. Also, a \$150 a month storage fee will be charged for the previous winter months your unit was on site. These charges will be applied regardless of the reason you are not returning.

If you terminate your seasonal camping status for any reason before the end of the season, you will owe the normal daily rate for the number of days that you have occupied your site. Seasonal site fees cannot be pro-rated or refunded!

Only your minor aged children may set up a small tent. This tent is only allowed to be used by your minor aged children. The tent must be located on your site and must conform to site setbacks (see below).

If the tent or your RV unit is used for **guests**, they'll be charged a normal site fee. A Site fee will also be charged if guests use your unit in your absence. Unless pre-arrangements have been made with the office, guests will be required to register and pay upon their arrival. Our courtesy VIP program is not valid on holiday weekends or for overnight visits. All day-guest passes expire when the park office closes.

Seasonal Campers are responsible for their site. We will cut grass if the site is clear of all obstructions. Areas, which are obstructed by decorative figures, patio furniture, fences, platforms, rock paths, etc., will not be cut without charge. (This is due to the time factors involved.)

Please, no cutting of trees or shrubs.

No outside refrigerators or any unsightly items allowed.

No clotheslines allowed.

Only Authorized and approved exterior storage containers will be permitted.

No homemade sheds. Please see us for details.

No tire planters allowed or tables made from old spools or other such items.

No TV or Satellite antennas allowed. (Except vehicle mounted units)

No Flags except Stars and Stripes. (Red, white and blue)

Seasonal's with gravel sites are required to weed and maintain their sites accordingly.

In the fall, all picnic table covers, patio lights, strings, wires, etc., must be taken down for the winter.

Only U.L. approved 110 volt electrical extensions are permitted. No modifications to site electric sewer and water connections are allowed.

PVC rigid pipe may be used instead of a flexible RV accordion sewer hose. If a utility waste back up was to happen this practice will open your unit to damage. We are not responsible for damage caused in this manner. Please note that this practice may also allow sewer gases to enter into your unit more easily. It may also cause sewer gases to escape from your roof plumbing vents. All Seasonal's are required to use the proper product and dosage of waste chemicals. No blue formaldehyde products allowed. Think green!

The Painting of rocks the construction of fences or edging of lawns is not permitted. Decorative figurines are not encouraged and excess is not permitted. (Please, no religious figures) **There is a ten-foot setback between sites. Please keep this area clear.**

Trash dumpsters are only for bagged table scraps. The Resort does not provide trash removal for BBQ, lawn chairs, TV antennas, raked leaves, etc. Please do not dispose of these items near or in the dumpsters. A private Carter will be called and you will be billed for the actual removal costs.

Please note there is a fee for all tractor use. Check prices at the office. All units moved by us are at the owner's risk.

Before constructing a deck the location and design must be approved. **Decks** with vertical rails and widths over eight feet are prohibited. Construction must be made of all new pressure treated materials.

No plywood construction is allowed.

No skids allowed

No deck lengths over 75% the length of your unit is allowed

All structural lumber must be 2x4 only.

Top Decking must be only ¾" thick material.

Decks must be on the ground. No Legs allowed

No latticework or skirting allowed.

Blocks may be used to achieve leveling with site grade.

Decks cannot be covered with carpet or indoor-outdoor material.

Deck must not be placed in your site parking area.

Remember it is your responsibility to remove and provide an **off-park disposal of your deck at the time you vacate your site.**

Decks that do not meet park specifications cannot be sold or gifted to others on the park premises.

Office approval is required to have an RV brought onto park premises. Office approval is required to have any material trucked onto park premises. **Delivery of firewood, propane and gravel from outside vendors is prohibited.** No white gravel or stones allowed. Gravel will be supplied at prevailing rates for Seasonal Campers upon their request.

We ask that you be considerate of other campers. Noise must always be kept at appropriate levels. The park has specific quiet-hours. Quiet hours are from 11PM to 8AM. Children must obey early morning quiet times.

Only licensed drivers and vehicles are allowed in the park. The speed limit throughout the park is 5 mph. The Speed limit applies to bicycles and privately owned golf carts. Please watch for small children. Your child's safety is important to us! We strongly recommend you make your children obey all state **bicycle** helmet and safety laws.

All messages will be posted on the bulletin board located outside the office. Please, no messages after 8:00 PM. Messages cannot be received or posted after the park office closes.

Sites must always be kept neat and orderly. Sites that do not match the parks overall appearance cannot be tolerated. Bikes, big wheel type toys, Tonka trucks etc, all must be stowed away neatly when not in use. Storage under your RV and decks must be kept to a bare minimum. Skyway management reserves the right to make all decision on what is appropriate in regard to decorations or any items placed on your site.

Children are not permitted to play on vacant lots or create play areas in the woods.

Large campfires are never permitted. We require every RV to have its own fire extinguisher! Please douse campfires when retiring for the night.

We are neither responsible nor liable for loss or damage to your property. Just being in a natural environment brings certain hazards. We are not responsible (or liable) for damage from falling branches, storms or other acts of G-d. Check your insurance policy and make sure you have proper coverage to protect your property.

Unfortunately, there may be some exposure to today's ever-present crime problems. We strongly recommend the removal of all valuables (TV, VCRs radios etc.) for the winter months. **(Check your insurance policy and make sure you have proper coverage.)**

We cannot deliver filled propane bottles to sites. Bottles must be in good condition and have O.P.D valves. 100 lbs. bottles are not permitted.

All requests for service must be made through the park office or RV center. We are not responsible for promises made by our field staff.

Parents must be responsible for their children at all times.

- Youngsters must be supervised at bathhouses.
- No Skate Boards or Roller-blades on Skyway's Premises
- No kiddy play campfires or picnics in the woods.
- No playing on empty campsites.
- No hanging-out by bathhouses.
- No radios allowed in game room the bathrooms or the clubhouse.
- No use of the playground after dark or before 8:00AM.
- Bike riding after dark is strongly discouraged.

An adult must supervise teenagers and children who are gathered on one site. Children must be back on their sites by 10PM and 11PM on weekends. Minors cannot be left alone. If you are leaving the premises, please appoint a guardian and tell us at the office who that person is.

We ask that you read and be familiar with the standard park rules as well as those listed here.

Lake Rules

- No swimming
- No wading
- All boaters must use Life Preservers.
- Please Note: Slopes underwater and on land are steep and maybe dangerous. Be aware!
- No one under 16 will be allowed to use boats without an adult.

Golf Carts Highlights

Golf Carts are only allowed after reading and signing out [Golf Car Agreement](#).

Above is a convenient link to read and print out the agreement document.

Only one Golf cart per site is allowed.

Golf carts can only be driver by licensed drivers.

All Golf Carts must be approved by the office. Carts must be charged on your own metered electric site.

The Skyway Clubhouse

This building was designed with our seasonal campers in mind. We hope you are as proud of it as we are. We are committed to its immaculate upkeep and need your cooperation! For all activities in the Grand Hall, please use the ramp next to the park store to enter. Remember this building is a smoke free environment.

Planting and Gardens

Skyway has many underground utilities. Let us know before you dig. No tire planters allowed. No vegetable gardens allowed. Please do not plant any trees on or near your site. Please ask before doing any digging. The edgings of flower gardens are not encouraged and must be dismantled at the time you vacate your site.

Winterizing Service:

Winterizing your unit is not part of the seasonal fee. If you wish to have us winterize your unit you must place a work order at the park office.

If you block access to the interior of your unit and we cannot winterize it, we are not responsible for damage. We must have keys to your unit to winterize it.

Please note that winterizing service does not include re-activating your unit in the spring. You are responsible to reset your own hot water bypass valve and to also reinstall the hot water drain plug.

In the spring never reactivate your unit and not thoroughly check for leaks. We are not responsible for damage resulting from not thoroughly checking for leaks. We are not responsible for water and sewer hoses left outside over the winter.

Good intentioned neighbors have been known to give poor advice. If you do not understand any of these rules or if you are unsure please ask us for help.

Resolution of Disputes

If a dispute arises between you and Skyway Campgrounds Inc., or Birchway Sales Inc., hereafter referred to as Skyway, our goal is to provide a neutral and cost effective means of resolving disputes quickly.

You and Skyway agree to resolve any claim or controversy at law or equity that arises out of, or regarding services, fees, or any other claim, in accordance with the below section.

Law and Forum for Disputes - You agree to be and to be governed in all respects by the laws of the State of New York. You further agree that any claim or dispute you may have against Skyway, or that Skyway has against you, must be and will be resolved, if need be, by a court located in Ulster County, New York. You further agree to submit to the jurisdiction of the courts located within Ulster County, New York, for litigating, or resolving all claims or disputes against you or between you and Skyway.