



## SEASHORE LINE CAMPER RESORT

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[www.seashorelinecr.com](http://www.seashorelinecr.com)

# Rules and Regulations

This Informational Guide is offered by the Board of Trustees primarily to acquaint all site owners, renters and guests with the Basic Rules and Regulations of the park and its facilities. You can visit the park website at [www.seashorelinecr.com](http://www.seashorelinecr.com) to get board of trustee and other park information. The board can be reached by email at [board@seashorelinecr.com](mailto:board@seashorelinecr.com)

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## OUR HISTORY

Founded in 1984, the Park is located off King's Highway (Rt. 608), just a 1/4 south of Woodbine - Ocean View Road (Rt.550) in Dennis Township, Cape May County, New Jersey.

The Park, which occupies over 76 acres and has 374 individual sites, takes its name from West Jersey and Seashore Railroad which ran from Millville to Sea Isle City and the now abandoned right-of-way parallel the southern boundary of the park. The West Jersey line went bankrupt during the great depression in 1933 and some of its tracks were later taken over by the Pennsylvania - Reading - Seashore Line.

Unlike most campgrounds, Seashore Line is unique in that the sites are privately owned and therefore are regulated by the State's Condominium Act. The administration and management of the Resort is by an elected Board of Trustees within governing regulations as set forth in the master deed and series of by-laws and Rules and Regulations.

Depending on weather conditions and temperatures, water to individual sites is generally turned on from mid-March to mid-November.

General announcements and contact information including committee members and trustee members are posted on the bulletin board on the side of the activity room.

## GENERAL RULES AND REGULATIONS OF THE PARK

- Please observe all STOP signs along with the 5 mph speed limit within the park.
- Site shall be maintained in a clean & safe condition avoiding fire hazards. Fires must not be unattended.
- Solid waste, including garbage, paper, broken glass, bottles, cans, hazardous materials and other refuse shall be deposited in the appropriate containers as outlined in the Trash and Recycling program in this guide.
- No dogs or cats are permitted in any Common area of the park unless carried or on a leash.
- No motorized mini-bikes, trail bikes, quads may be operated within the park.
- Quiet time must be observed between the hours of 11:00 PM to 7:00 AM.
- Curfew shall be 11:00 PM for children under the age of 16 unless in the company of an adult.
- The New Jersey state legal drinking alcoholic beverages age is twenty-one (21) years of age. It is your responsibility to police this with all individuals residing at your site.

## TRASH AND RECYCLING

The Trash & Recycling Area is located to the right, approximately 150 feet before you exit the park. There is no trash collection at individual sites. Each owner / renter is responsible for properly disposing of trash and recyclables. Trash and garbage should be placed in the solid waste compactor by opening the side door and dropping it in bin. Bulk items, such as furniture, refrigerators (door must be removed), old grills, etc should be placed in the bulk dumpster when it is available. No propane tanks. You are not permitted to dump items on

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the ground. There are cameras in the trash/dump area if you are caught illegally dumping the Board of Trustees reserve the right to charge you for any illegal dumping. Home owners doing construction will be responsible to remove their construction debris at their expense not the associations expense. Builders may not drop their trash / bulk items at our facilities they must take it to the land fill.

## RULES FOR RECYCLING - WHAT TO RECYCLE

- Glass food and beverage bottles and jars.
- Household plastic containers (food, beverage, soap, detergent, health and beauty aids).
- Aluminum and steel - plated cans (fruit, vegetable, fish and pet food cans, bimetal cans including non-aluminum beverage cans. No automotive fluid containers.
- Clean mixed paper products (junk mail, newspapers, magazines and corrugated cardboard.
- Used motor oil must be taken to the landfill.
- Automotive batteries must be taken to the landfill.

## HAZARDOUS WASTE DISPOSAL

How to properly & legally dispose of unwanted paints, thinner, varnishes and other household materials is as follows:

- The only paint that may be disposed of in your regular trash is water based latex paint, You must let the paint dry before you put it out for disposal. Do this by removing the lid and letting the paint sit until it dries. Once it is completely dry, put it in your regular trash for collection.
- Oil based paints, thinners, shellacs, varnishes, paint removers, stains and other hazardous household materials may only be properly disposed of twice a year by taking them to the Cape May County Municipal Authority's hazardous materials collection. The MUA advertises this collection in newspapers and they do a mailing to all county residents. For further information, contact the MUA at 609-465-9026. There are two collections each year, one in early spring and the other in the fall.

## LEAF AND BRUSH COLLECTION

Seashore Line provides an open container for leaf and brush collection. As with trash, the site owner / renter is responsible for disposing of leaves and brush. Please remove leaves from paper or plastic bags before dumping into container. The park will collect leaves that are placed at the curb. The dates of collection will be placed on the park website. Leaves and brush should not be dumped in the wooded areas surrounding the Park. This creates a fire hazard during the dry summer months.

## SEPTIC SYSTEM

It is important to remember that we have a septic system and not a city sewer system. The septic system has a much more limited capacity and depends on a certain amount of bacterial action to decompose both solid and liquid waste. Such items as disposal diapers, feminine hygiene items, cigarette butts with filters, coffee, baby wipes condoms etc, are not meant to be flushed down the toilet, or sinks. These items are not biodegradable and can clog the system. Also, please do not run water unnecessarily in sinks or toilets because it can cause

the holding tanks to over flow. Following these guidelines with the septic system can prevent problems with the digesters therefore saving us undue maintenance and money to us the owners.

## CONSTRUCTION

### 1. Purpose

1.1. The purpose of this regulation is to set forth standards for construction of additions/construction/all new construction, which will be aesthetically pleasing, enhancing the value of all adjacent properties and must comply with State and Local regulations and current building codes.

### 2. Approval Procedure

2.1. Seashore Line Camper Resort Association Trustee must approve all construction in the community.

2.2. An original and 1 copy of drawings and or sketches must be presented to the Board of Trustees for review. This must contain a plot plan showing set-backs, materials used and method of installation. When approved by the Board of Trustees a signed copy of approval sheet and drawings and or sketches with raised seal will be needed to submit to Dennis Township to obtain permit.

2.3. A site survey is required to establish property lines related to adjoining properties and or common grounds. Approval will not be issued without a site survey. There will not be any permanent structures allowed on common grounds.

2.4. The Association must retain a copy of all construction plans.

2.5. Proof of insurance from all outside contractors is required by the Association.

### 3. Size

3.1. Said enclosures: Screened porches/additions/pre-manufactured rooms shall not exceed the length of the recreational vehicle, nor wrap the sides in any manner. No enclosures/additions/screened room or pre-manufactured room shall be wider than 12 feet on the shortest side of the said vehicle, regardless of the length of the said vehicle.

### 4. Construction

4.1. All construction must conform to the existing New Jersey State and Local building codes, and will be subject to all township inspections.

4.2. Mark out for underground utilities will be required prior to footing excavation not limited to fencing and construction digging. Any damages incurred to the electrical, sewage, water, gas, cable, or neighboring utilities will be at owner's expense. The association will seek retribution for any cost associated for repairs or damages incurred because of owners doing construction.

4.3. The electrical system in this park is equipped with both a 30 AMP and 50 AMP breaker and cannot be modified in any way! Recreational vehicles equipped with a 100 AMP service are not permitted in this park. Any electrical pedestal found to be modified will have to be returned to the original specifications at the home owners expense. Modifying the electrical system would overload the original specifications of this park and will cause a fire hazard and could possibly result in a power outage in the park.

### 5. Side, Front, and Rear Setbacks

5.1. No new construction: Screen rooms/additions/pre-manufactured rooms shall be closer than five (5) feet to any side of the established property lines. Any permanent structure with vertical walls must adhere to these setback regulations to maintain a ten (10) foot separation from wall to wall for fire code requirement.

6. Reliance

6.1. In the event that anything contained herein is contrary to Local and State regulations, those will supersede the campground regulations.

7. Penalties

7.1. Any violation of these rules and regulations may jeopardize the campground license and cease any and all further permitting of construction permit process from Dennis Township. The penalty for said violation and correcting or abating of said violation, are set forth in Article VIII, of the by-laws (2008 version) of Seashore Line Campers Resort. Building permits must be displayed in front of the dwelling for the duration of the job.

8. Enforcement

8.1. This regulation will be enforced by the Seashore Line Campers Resort Condominium Association Board of Trustees and Dennis Township building inspector. Any findings of Dennis Township or Cape May County Health Department is final and binding. Non-compliance may revoke the Associations License to operate.

## STORAGE SHEDS

Storage sheds are permitted and shall not exceed 12x12 or 144 square feet. If said structure cause obstruction of owners property or egress to common areas it will be moved at owner's expense. Other than the owners recreational vehicle no other recreational vehicles of any kind are permitted on the site.

## ACTIVITY AND RECREATIONAL FACILITIES

The activity room and pole barn is used as a multi-purpose area for different events. This activity room and pole barn if available can be reserved at no cost to the home owners on a first comes basis and can be reserved by contacting the activity director or his or her designee. This room and pole barn must be returned to the same condition as it was when first used or your privileges can be revoked. Requests for use of facilities should be emailed to [events@seashorelinecr.com](mailto:events@seashorelinecr.com)

Recreation facilities including but not limited to horse shoe pits, volley ball, tennis courts, basketball courts and children's playground area are all recreational areas to be used at your own risk using basic common sense safety rules.

## SWIMMING POOL

The pool is open to all site owners as well as to their family members and guests. The swimming pool rules are posted at the pool and should be followed at all times. A life guard will be on duty and in charge at all times making the decision to close the pool for hazardous weather conditions. From time to time there will not be a life guard on duty and swimming will be at your own risk. People that enter the swimming pool area after hours

will be considered trespassing and will be handled accordingly. GLASS BOTTLES AND CONTAINERS are not permitted inside the pool area. This is a potential safety hazard and will be strictly enforced.

## SMOKE FREE AREAS

There is a "Smoke Free" policy for all Association buildings. The following areas are smoke free: the Activity Room, under the pole barn, inside the Pool Area, the Game Room, Office, Board room, Shower houses and Laundry Rooms.

## LAUNDRY ROOM

There are laundry rooms for your convenience in the front and rear of the park. Please keep them clean and be courteous to others by removing your clothes from the washer and dryer as soon as they are done. Report any problems immediately to the maintenance manager or any board member. The laundry room is not to be a place for unwanted household items. The laundry room is not a year-round facility and will be closed once the water is turned off for the season.

## BATHROOMS

There are bathrooms that are equipped with showers for your convenience located in the front and rear of the park. Please keep them clean and report any problems to the maintenance manager or any board member. During winter months when the water is shut off the rear shower house will be closed. The front shower house and bathroom will be open year-round.

## RENTAL PROPERTIES

Owners renting their properties are responsible to provide a copy of these rules and regulations and are responsible for any violation or fines incurred by their renters.

## PETS

Site owners should be mindful of others when it comes to their pets. Site owners and guests when walking their pets should pick up and properly dispose of the feces. There are disposal containers placed throughout the park please use them. As per New Jersey Sanitary Code, Chapter 13 Campground, 8:22-1.46 (c), feces shall be disposed of in an approved trash container or dumpster. Pets are not permitted in the pool area.

## NEW JERSEY CAMPFIRE GUIDELINES

- A campfire shall not exceed beyond a diameter of 3 feet or a height of 3 feet.
- Only natural vegetation or charcoal is to be burned.
- The campfire shall be on cleared mineral earth or within a metal fire ring.
- Campfires shall only be on approved and designated campsites.
- A careful and competent watch shall be maintained at the fire site until the fire is out.

## QUADS AND DIRT BIKES

These vehicles for personal use are not permitted in the park. They create a nuisance and damage our roads.

## GOLF CART GUIDELINES

- A Golf Cart is considered a motor vehicle and all Park Rules and Regulations will be strictly enforced.
- The golf cart owner must provide valid copy of insurance during inspection of your cart.
- Golf Carts are to be kept in safe working condition.
- A minimum of 1 headlight and two tail lights in working order for operation between dusk and dawn.
- A three-inch site number must be displayed on the side front of each golf cart.
- Golf carts shall be inspected for safety concerns by a board member or designee at the beginning of the season and accordingly thereafter.
- Golf Carts will observe and obey campground speed limit and stop signs.
- Carts are to be parked in the designated areas of the park with the key removed while not in use.
- No more passengers are to be carried than the seating capacity allows for.
- All passengers must be seated and not standing up.
- Adult drivers shall not have children seated on their laps while operating a golf cart.
- No one under the age of 16 is permitted to operate a Golf Cart or any other motor vehicle in the park or any common areas.

Site owners (owners of the golf cart) will be responsible for the safe operation of these vehicles in a manner to ensure that anyone who operates their vehicle is aware of and follow the rules governing the vehicle. It would be in the best interest of all Seashore Line Condo Association Owners to police themselves. Hopefully it will eliminate the need for the Park Manager, Security Officer and Board of Trustees to divert their time from the general operations of the park. Should this not be possible enforcement will be carried out by outside authorities. All complaints regarding golf carts must be submitted in writing to the board of trustees.

## NUISANCE / DEPLORABLE PROPERTIES

Properties should be maintained in a safe manner as not to create a health and safety hazard to themselves as well as others. A property that is not maintained to the satisfaction of the board will be maintained by the park maintenance employees and a charge will be assessed to the property owner in violation.

## ELECTION GUIDELINES

The trustees serve a three-year term and can seek another term. The term begins on October 1st and ends on September 30th. In order to seek a trustee position, you must meet the requirements as set forth in the by-laws under Article IV Titled Board of Trustees. Nominations of "Qualified Candidates" will be taken at the June and July monthly meeting of Seashore Line Resort Condominium Association. You must be present at the meeting to accept the nomination or if you are unable to attend the meeting you can have someone present a letter from you accepting a nomination should you be nominated. A vote will be called for by the board of trustees to accept the nominations. After the July nominations are accepted the following steps will be taken by the election committee.

- All persons that are nominated will be investigated to make sure they meet the requirements.
- The candidate can address the residents at the July meeting to introduce themselves.
- Candidate's names will be placed on the ballot in alphabetical order according to their last name.

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- Ballots will be mailed out in the U.S. Mail one ballot per home owner.
- Ballots must be returned sealed. If a ballot is unsealed or tampered with it will be voided.
- Only the "Election Committee" will be present to open and count the ballots. Any owner wishing to view the counting must request in writing to be an observer no later than the day prior to the count.
- Candidates are permitted to appoint a designee to view the counting of the ballots which must be in writing no later than the day prior to the count.
- No family member or relative of a candidate can participate in the counting of the ballots.
- In the event of a tie vote there should be a runoff election.

## PARKING

- All vehicles must be parked on your site or in the designated parking areas or on common ground.
- No parking allowed on the street.
- Vehicles others than GOLF CARTS are prohibited from parking in the designated areas for golf carts.

## BOAT YARD

Seashore Line Camper's Resort Boat Yard Storage Area is available at no charge to SSL owners on a first come basis. Immediate family son or daughter can qualify for a space. Only one space per site will be issued. This boat storage yard is for active boat owners and not intended to store your boat here without it being used. Each case will be reviewed on an individual basis, if deemed necessary you will be asked to remove your boat and trailer. To be assigned a space you must complete an application. Applications can be obtained from the boat yard manager [boatyard@seashorelinecr.com](mailto:boatyard@seashorelinecr.com). After completely filling out the application it must be turned into the boat yard manager for review and approval.

- Boat and Trailer will have current updated registrations.
- Boat and Trailer must be in working condition and be able to be moved.
- Only one boat and trailer will be stored in your assigned space.
- Boats stored in their space must be on a trailer.
- The storage of any flammable liquids in the boat yard is strictly prohibited
- No space is to be sublet to others.
- Spaces are nontransferable if you sell your house.
- These spaces are for active boaters only. Use of the boat yard to store junk will not be tolerated.
- Unregistered boats and trailers will be removed at owner's expense.
- Board of trustees assume no responsibility for damaged or stolen property while in the boat yard.