

**Seashore Line Camper's
Resort Condominium Association
720 Kings Highway South Seaville
New Jersey 08246**

**Seashore Line Camper's Resort
Informational Guide**

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 to get board of trustee and other park information.

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

GENERAL RULES AND REGULATIONS OF THE PARK

- 1) Please observe all STOP signs along with the 5 mph speed limit within the park.
- 2) Site shall be maintained in a clean & safe condition avoiding fire hazards. Fires must not be unattended.
- 3) 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.
- 4) No dogs or cats are permitted in any Common area of the park unless carried or on a leash.
- 5) No motorized mini-bikes, trail bikes, quads may be operated within the park.
- 6) Quiet time must be observed between the hours of 11:00 PM to 7:00 AM.
- 7) Curfew shall be 11:00 PM for children under the age of 16 unless in the company of an adult.
- 8) The New Jersey state legal age for drinking alcoholic beverages is twenty one (21) years of age. It is your responsibility to police this with your children.
- 9) No parking in the roads is permitted at any time.

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, No propane tanks. **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 overflow. I think it was suggested that we revisit this part?
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

All improvements must be submitted to the board of trustees in writing with an architectural plan. After receipt of the approved plans from the board of trustees a permit must be applied for from Dennis Township. Once the permit from Dennis Township is received it must be displayed on site before construction begins. Failure to follow these procedures will result in the Township and County to levy a Fine directly against the site owner. Keep in mind that the Township, County and State periodically inspect the Park for Code compliance. Aside from Fines against site owners other penalties might include: removal of non-conformity construction; increase in property assessment; and should we be cited for numerous violations, the possible outright loss of license from the State to operate. Any questions or need for additional information on this topic, contact a Board member.

ACTIVITY CENTER

The activity room is used as a multi - purpose room for different events. This room is available at no cost to home owners on a first comes basis and can be reserved by contacting the activity director or his or her designee. This room must be returned to the same condition as it was when first used.

POLE BARN

The Pole Barn is used for Park sponsored parties and events. This area is also available at no cost to home owners on a first come basis and can be reserved by contacting the activity director or his or her designee.

HORSE SHOE PITS, VOLLEY BALL, TENNIS COURTS, BASKETBALL COURTS and CHILDRENS PLAYGROUND AREA are all recreational areas to be used at your own risk using basic common sense safety rules.

GAME ROOM

The game room is equipped video games, snack and candy vending machines as well as a pool table and is intended for recreational purposes and is not intended to be a hangout.

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, inside the Pool Area, the Game Room, Office, Boardroom, both Bath Houses and Laundry Room.

LAUNDRY ROOM

There are laundry rooms are 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.

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 bath house and laundry room will be closed.

CURB YOUR 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 sites 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.

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.

RENTAL PROPERTIES

Owners renting their properties are responsible to provide a copy of the rules and regulations to the renters.

QUADS AND DIRT BIKES

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

GOLF CART GUIDELINES

PURPOSE: To create rules and regulations for safe operation of golf carts within our community.

OBJECTIVE: To control and enforce the SAFE use of Golf Carts with Permits and Fines; Permits will be free.

REASONS: To relieve Seashore Line Resort Park Condominium Association and the Trustees of any liability should a site owner violate these rules and regulations that are set forth by the Board of Trustees.

A Golf Cart is considered a 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 one headlight and two tail lights in working order for operation between dusk and dawn.
- Site numbers must be displayed on the front of each side of the cart with at least a three inch number.
- Your Golf Cart shall be inspected for safety concerns by a board member or designee at the beginning of the season and accordingly thereafter. For new site owners coming in after the season starts you must contact the board for inspection.
- Golf Carts will observe and obey campground speed limit and stop signs on the common ground.
- Carts are to be parked in the designated areas of the park with the key removed while unattended.
- No more passengers are to be carried than the seating capacity allows for.
- All passengers will be seated and not standing up.
- Adults 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 on the Common Areas of the Park.

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 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. Any 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 will 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. A vote will be called for by the board of trustees to accept the nominations. After the July nominations are accepted from the floor the following steps will be taken by the election committee.

1. All persons that are nominated will be investigated to make sure they meet the requirements to hold the position of trustee.
2. The candidate can address the residents at the July meeting to introduce themselves.
3. A ballot form will be prepared with the candidate's names placed in alphabetical order according to their last name.
4. Ballots will be mailed out in the U.S. Mail one ballot per home owner.
5. Ballots must be returned sealed. If a ballot is unsealed or tampered with it will be voided.
6. Only the "Election Committee" will be present to open and count the ballots.
7. No family member or relative of a candidate can participate in the counting of the ballots.
8. In the event of a tie vote there should be a runoff election.

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. Please contact boat yard manager for more information.

In order to be assigned a space in the boat yard you must complete a registration application. Applications can be obtained from any board member or the boat yard manager. After completely filling out the application it must be turned into a board member for review and approval.

1. Boat and Trailer will have current updated registrations.
2. Boat and Trailer must be in working condition and be able to be moved.
3. Only one boat and trailer will be stored in your assigned space.
4. Boats stored in their space must be on a trailer.
5. A washing station is available at the entrance of the yard, you are encouraged to use it.
6. The storage of any flammable liquids in the boat yard is strictly prohibited
7. No space is to be sublet to others.
8. Spaces are not transferable if you sell your house.
9. These spaces are for active boaters only. Use of the boat yard to store junk will not be tolerated.
10. Unregistered boats and trailers will be removed at owner's expense.
11. Board of directors assume no responsibility for damaged or stolen property while in the boat yard.

CONSTRUCTION

A. Purpose.

The purpose of this regulation is to set fourth 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.

B. Approval Procedure.

1. Seashore Line Camper Resort Trustee Association must approve all construction in the community.
2. An original and 1 copy of drawings and or sketches must be presented to the Board of Trustees for review. This must contain plot plan showing set-backs, materials used and method of installation. When approved by Board of Trustees a signed copy of approval sheet and drawings and or sketches with raised seal will need to be submitted to the Dennis Township to obtain a permit.
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.
4. The Associated must retain a copy of all construction
5. Proof of insurance from all outside contractors is required by the Association.

C. Size.

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 enclosure/ addition / screened room or pre-manufactured room shall be wider than 12 feet on the shortest side of said vehicle, regardless of the length of said vehicle.

D. Construction.

1. All construction must conform to the existing New Jersey State and Local building codes, and will be subject to all township inspections.
2. Mark out for underground utilities will be required prior to footing excavation and or and not limited to fencing and or any construction process. 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 as a result of owners doing construction.

E. Side, Front, and Rear Setbacks.

No new construction: Screen rooms/ additions/ Pre-manufactured rooms shall be closer than 5' to any side of the established property lines. Any permanent structure with vertical walls must adhere to these set back regulations to maintain 10' wall to wall fire code requirement.

F. Reliance

In the event that anything contained herein is contrary to local or State regulations, those regulations will superseded the campground regulations.

G. Penalty

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.

H. Effective Date

This regulation will become effective immediately

I. Enforcement

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

STORAGE SHEDS

- A. Storage sheds are permitted and shall not exceed 12 feet X 12 feet. If said structure causes obstruction of owner's property or egress to common areas it will be moved at owner's expense.
- B. Other than the owners recreational vehicle no other recreational vehicles of any kind are permitted on the site.
- C. Boat trailers and boats are allowed, however if sleeping quarters are on vessel they may not be used.