

DUNCANS MILLS CAMPING CLUB

25387 Steelhead Blvd. – PO Box 30

Duncans Mills, CA 95430

707-865-2024 www.duncanscampclub.com

JANUARY 4TH, 2024

Duncans Mills Camping Club is run by Duncans Mills Getaways, LLC. (DMG). DMG has leased the entire operation and business of Duncans Mills Camping Club for a period of Five Years (5 years) beginning March 1st, 2022. This membership agreement is guaranteed for the entire length of contract by both DMG and Duncans Mills Camping Club Inc. (owner of the property). There can only be one membership per individual or family household.

The Managing Member of Duncans Mills Getaways LLC is Brian Bevak. Brian Bevak has owned and operated membership camping resorts in Alabama, Georgia, and California for more than Thirty Years. All new and current members can find a current map of the Club at the Gatehouse detailing the facilities available to all members per their individual membership agreements. The most current member handbook will always be on display at the main bathhouse bulletin board.

Business Office Hours

Monday to Friday 10:00 AM until 4:00 PM

Reservation Hours

Monday to Friday 10:00 AM until 4:00 PM

Key Phone Numbers & E-mail Addresses

Resort Management

707-865-2024

Accounting Department

707-865-2024

Resort Reservations & Security

707-865-2024

Reservation E-mail

reserve@duncanscampclub.com

Customer Services E-mail

reserve@duncanscampclub.com

THE DUNCANS MILLS TEAM

MANAGER: Brian Bevak MEMBER SERVICES: Tina Seprish

FRONT GATE: Tina Seprish & Howard Bloom

NIGHT TIME SECURITY: Ed Cwiklinski, Howard Bloom

MAINTENANCE: Artemio Sanchez , Ed Cwiklinski, Tony Rindfleisch

ACTIVITIES: Tina Seprish

CURRENT PRICING

CABINS - \$140 + Tax Per Night - \$150 + Tax per night on Major Holidays

Two Night Minimum stay in cabins unless an event or holiday.

GUEST CAMPING FEE FIRST VISIT PER SEASON \$80 + Tax Per Night

GUEST CAMPING FEE SECOND VISIT OR HOLIDAYS - \$90 + Tax Per Night

THREE DAY MINIMUM ON CAMPSITES, CABINS ON MAJOR HOLIDAYS

Reservations for accommodations and campsites must be made in advance to ensure adequate space is available. Guests must bring bed linens, pillows, and bath towels for the rental units.

RULES AND GUIDELINES

THESE RULES AND GUIDELINES ARE IN EFFECT AS OF January 4th, 2024 AND ARE SUBJECT TO CHANGE BY DUNCANS MILLS GETAWAYS LLC. THEY ARE FOR THE BENEFIT OF THE MEMBERSHIP AND STAFF.

Management requires that Members comply, and further requires that all guests staying at Duncans Mills Camping Club hereinafter referred to as (DMCC) comply with these Rules and Guidelines.

The Club Manager and other Resort Staff members shall always have the authority to see that each of these Rules and Guidelines is carried out and enforced the same by suspension or revocation of membership privileges. Any waiver of certain Rules and Guidelines may be authorized only by the order of the Club Manager or an Officer or Director of DMCC.

GENERAL

- 1) All vehicles shall stop at the main gate and show their current Membership card along with a valid Driver's License to Reservation Staff on duty, giving all necessary information. All members and guests shall register upon arrival, stating the number of people in the party. **Guests may be charged a fee and be subject to management approval.**
- 2) Up to two Membership cards will be issued per membership. Cards should be carried on the person for identification purposes when at the resort. A replacement card will cost Twenty Five dollars (\$25).
- 3) All vehicles shall stop and check out upon leaving the Club. Whenever leaving the Club with a camping vehicle, the driver may be required to produce registration or other proof of ownership of such vehicle.
- 4) All guests must be accompanied by a Club Member. Guests cannot invite guests.
- 5) All members or guests shall comply with all laws of the State of California, including, but not limited to, all alcoholic and controlled substance laws. This is a family club.
- 6) All Campsites, Grounds & Facilities at the Club are used by Members and their guests at their own risk. All playgrounds & sports courts close at dusk. Access to any facility may be closed if management deems it necessary.
- 7) The Club Manager, Staff members, and Members of the Club are not subject to the individual direction or control of members. The specific direction and control of club employees is vested in Duncans Mills Getaways LLC and its duly authorized agents. Club Staff will carry out the enforcement of the rules and guidelines with members.
- 8) Any Member who willfully or negligently defaces, injures, or destroys property or equipment of the Club will be held liable for its full replacement value. Such violations may result in cancellation of the membership.
- 9) Club equipment shall be rented or checked out by Membership card or cash deposit. Equipment shall be returned to the check out area immediately upon completion of its use and a time limit may be imposed. Lost, broken, or damaged equipment must be paid for by the Member.
- 10) Club Members, members of their respective immediate families, visitors, and guests shall conduct themselves with decorum while on the premises of the Club and shall not indulge in loud or boisterous conduct. Any activity that may bring the Club into disrepute or interrupt the harmony of the Club community will not be allowed. Members and their guests may not interfere with the management, operation, or sales activities of club ownership and staff. All members must respect the right of other members to enjoy the club for their own recreation. There is to be no solicitation or coercion upon any other member or club staff. Doing so shall be grounds for termination of membership.

- 11) Members will at all times be fully responsible for the conduct of their children and guests while at the Club. ALL JUVENILES UNDER THE AGE OF SIXTEEN (16) YEARS MUST BE CHAPERONED BY AN ADULT MEMBER.
- 12) The Club is not responsible for the loss or damage to the property of Members or Guests.
- 13) Members shall observe all Posted Signs.
- 14) No member or guest shall attach any signs, place cards, or displays to any building, structure, or tree within the Club. Certain items may be posted on the bulletin board at the Clubhouse with prior approval by Club Management.
- 15) The speed limit on all roads within the Club shall not exceed 5 mph. Motorcycles, All Terrain vehicles, etc. are not permitted in the Club. A member whose sole means of transportation to and from the club is a motorcycle may use that vehicle between the main gate and their site.
- 16) Neither overnight nor daytime sleeping is permitted in any of the Club buildings now existing or hereafter erected.
- 17) There will be no hunting or discharging of firearms on club property, including all types of fireworks.
- 18) Operation of any device designed or redesigned to expel a projectile at any velocity, regardless if it is a device, which operates by manual, mechanical, or explosive power is expressly prohibited. Metal detectors are not allowed to be used anywhere inside the Club unless authorized by management.
- 19) All facilities are for the use of the membership as a whole: Private gatherings occur only when authorized by the Club Manager, and do not exclude the members from the same facilities during the time the facilities are regularly available to members.
- 20) Certain areas and facilities have been restricted to adults only. These areas may be used by members and guests who are twenty one (21) years of age or older.
- 21) DMCC does not accept member mail or deliveries at the club. DMCC assumes no responsibility for any messages received at the club for members. Messages will be posted at the front kiosk at the entrance to the club. IN A MEDICAL EMERGENCY, EVERY EFFORT WILL BE MADE TO REACH MEMBERS AND GUESTS.
- 22) **No Check Ins after Ten PM.** Ten (10) pm until Eight (8) am is quiet time in the club. During these hours no one shall disturb others in the club. This means "Be Quiet".
- 23) Garbage is defined as waste generated while a member is using the club. **Appliances, electrical devices, furniture, carpeting are examples of items members should dispose of outside of the club.** All debris or garbage shall be placed in plastic trash bags and taken to the nearest dumpster. **Only recycle items that are recyclable.** Trash bags must not be left outside overnight.
- 24) Members may bring a maximum of two pets to the club provided they are the usual household variety of dogs, cats, or birds. Pets shall be well mannered and kept on a leash. Members must pick up after their pets and management reserves the right to remove unruly, loud, or misbehaving pets.
- 25) On inclement days or for maintenance or repair, the Club Manager has the authority to close any of the recreational facilities.
- 26) No vehicles or RVs may be washed without prior approval and a wash permit from management. Permit fees of \$5 per car and \$10 per RV will apply.

CAMPSITES AND CAMPING

- 1) Campsite reservations must be made in advance, however a specific campsite cannot be reserved. Members must call at least 24 hours in advance to reserve a campsite or a rental accommodation. Members may make a reservation no more than Sixty (60) days in advance and there can be no more than two reservations at any time. Major Holidays/Events reservations must be canceled at least seven (7) days prior to arrival or member will be assessed a One Hundred (\$100) fee for late cancellation.
- 2) Campsites may be occupied by camping equipment only. Camping equipment is defined as any of the following: A) Tents B) Pop-Up Campers C) Conversion Vans (w/sleeping areas) D) Any vehicle licensed and titled by the Department of Motor Vehicles as a Recreational Vehicle. Management reserves the right to determine if any particular camping equipment does not meet standards for camping at DMCC.
- 3) Club Management reserves the right to deny the entry of any RV that is determined to be unfit or too unsightly to be on resort property. Sleeping in automobiles or any vehicle not specifically defined above is forbidden.
- 4) Only one camping vehicle may occupy each campsite. A member may also pitch a tent on their campsite; the maximum number of members & guests occupying any campsite is Eight (8).
- 5) Camping vehicles may not be left unattended overnight. **A \$50 fee will be assessed if a member is not present at their campsite overnight.** The Club Manager shall have the authority to move equipment, vehicles, and belongings of members and guests without notice or without liability in the event of an emergency.
- 6) Recreational vehicles shall be parked only in areas designed for such use, or as designated by the Club.
- 7) Radios, televisions, record players, etc. are to be kept at a volume that will not disturb others.
- 8) Trees are to enjoy – not destroy! Do not debark or cut any live wood or plants.
- 9) Campfires must be contained within designated fireplaces. Campfires must never be left unattended. Fires will not be allowed during dry periods or when prohibited by the Club Manager. Only charcoal briquettes may be used in barbecue grills.
- 10) Only one picnic table per campsite.
- 11) Self-contained vehicle waste storage tanks, when parked on a site, must have the outlet plugged except if a sewer connection is available or when using the dumping station. All units using sewer connections on site must have a sponge ring or a locking connection
- 12) Camping Check in time is NOON (12pm); Check out time is Noon (12pm).
- 13) Each Member shall vacate the assigned camping site at the termination of the Member's reservation period, remove all persons and property therefrom, leave the camping site in good and sanitary condition and repair, and otherwise comply with such reasonable check-out and other procedures as may be established from time to time in rules and regulations promulgated by DMCC.
- 14) No loitering of any kind in the comfort stations, bathrooms, or showers.
- 15) No one may stay for a period longer than their membership agreement states unless authorized by management. No member shall use the membership use area of DMCC as a principal place of residence.

RESERVATIONS

- 1) A reservation system is available for the benefit of Members. The use of an available campsite may be reserved as per each membership agreement. Management reserves the right to change reservation requirements and/or systems.
- 2) Management cannot guarantee the availability of any one particular site.

RENTAL UNITS

- 1) Bed linens, Pillows, and Bath Towels are not provided in rental units, guests must bring their own.
- 2) Pets are prohibited in rental units. Members who fail to comply will consequently forfeit their deposit and be asked to leave and a \$200 charge will be levied.
- 3) Rental units are provided on a reservation basis only as per the membership agreement.
- 4) Check in is 2:00 PM, and may be earlier if the unit is ready. Check out is 11:00 am..
- 5) Members will be held liable for any loss, breakage, or damage to the rental unit or its contents. No more than six (6) people may occupy any one-rental unit.
- 6) More than one (1) rental unit may be rented if space is projected to be available with a three night minimum.
- 7) Rental units may be reserved up to 60 days in advance. One half of the cost of the rental unit is due upon making the reservation and is non-refundable. The other half of the cost is to be paid upon check in.
- 8) Rental units are to be kept in a clean and orderly fashion. When checking out please make sure floors are swept, dishes are clean, and the rental unit is as clean as possible. Let our staff know if there are any issues or damage upon arrival.

Spa Facility

- 1) Swimming is at your own risk at the spa or in the river while at the club.
- 2) Children Eighteen (18) years of age or younger must be accompanied by a parent or adult (over 18) when using the spa area.
- 3) It is important that posted rules and guidelines for the spa area are adhered to for the safety of all members. Please review them at the spa prior to use. Members are required to use the showers located adjacent to the spa prior to using the spa facility at the club.
- 4) No coolers or containers made of glass may be used in the spa area of the club. No food or alcohol is allowed in the spa area.
- 5) The club management and activities directors have absolute authority to decide what behavior constitutes misuse or safety problems while using club facilities. Members may be ejected from any area by club management for violating rules or guidelines.
- 6) The spa areas may be closed from time to time due to inclement weather or maintenance work.

GUEST POLICY

DMCC guest policy is: Members always come first. Consequently, strict rules have been incorporated into the Rules and Guidelines to protect you, the Member.

- 1) Members must notify the front gatehouse of all guests who will be coming to the club prior to their arrival. The front gate must be notified of Names, Vehicle type, Dates & times of arrival & how long the guest(s) will be staying. **No Daytime Guests will be admitted without the front gate being notified by a sponsoring member prior to their arrival.**
- 2) The Member must be present in order for their guest to use the club. Guests may not enter or use the resort on their own or anytime their Member Host is not physically staying in the Club.
- 3) Members are responsible for their guests and should acquaint them with the Resort Rules and Guidelines.
- 4) Guests may not invite guests.
- 5) There are four categories and definitions of “guest”. (a) Guests who come and stay in your RV, (b) Guests who bring their own RV, (c) Guests who stay in a rental unit (d) Guests who come for the day.
 - (a) Guests who come in your RV. There is a limit of no more than Eight (8) members and guests per campsite. **These guests may enter the Club and may be charged a reasonable daily fee.**
 - (b) Guests who camp in their own RV. These Guests will be required to pay a nightly fee as set forth in the current rate chart. This fee will be collected at the time of check in. Guests must be accompanied by you, the Member, and may not visit the club unaccompanied. Only one guest vehicle is allowed at a time unless prior approval has been arranged by the Club Manager.
 - (c) Guests who stay in a rental unit. These Guests will be required to pay a nightly fee as set forth in the current rate chart. Rental guests are bound by the rules set forth under “Rental Units”.
 - (d) Guests who come for the day. There can be no more than Eight (8) total members and guests at one campsite or rental unit unless approved by management. All guests must register prior to entering the resort. **All day use guests may be charged a fee.** Members must always be present with their guests.
- 6) Members may schedule parties of more than Eight (8) in a party at one time but must first have prior approval from management. It is important for management to be able to schedule group parties to best serve the entire membership interest. Groups of Guests will be charged a daily fee for entering the club.

I HAVE READ, UNDERSTAND, AND AGREE TO ABIDE BY THE MEMBERSHIP HANDBOOK RULES AND REGULATIONS AS THEY PERTAIN TO MY USAGE OF DUNCANS MILLS CAMPING CLUB.

MEMBER

DATE

MEMBER

DATE

Duncans Mills Camping Club

MEMBER HANDBOOK