



Plattsburgh RV Park – Guest Rules & Regulations - 2025

Welcome to Plattsburgh RV Park! We are proud of our beautiful property and aim to make your stay safe, relaxing, and enjoyable. To ensure a positive experience for all guests and maintain a clean, respectful environment, please review and adhere to the following rules during your stay.

By entering or staying at Plattsburgh RV Park, you agree to comply with these policies.

Disclosure of Guest Status and Recreational Use

Plattsburgh RV Park is a **seasonal, recreational property** open only from May to October 15 each year. By making a reservation or staying with us—whether in a camper, RV, tent, or one of our rental cabins—all customers acknowledge and agree to the following:

- **Guest Relationship Only:** All persons staying at Plattsburgh RV Park are considered guests and not tenants. Making a reservation, paying a seasonal fee, or occupying a site does **not** create a landlord/tenant relationship as defined by New York State law.
- **No Tenancy Created:** Staying at the park—regardless of length of stay or method of payment—does not grant guests any rights of tenancy or permanent residency.
- **Recreational, Not Residential Use:** The park and all its accommodations are intended solely for temporary, seasonal, *recreational* use. Year-round or permanent residency is not permitted under any circumstances.
- **Subject to Rules:** All guests are required to comply with park rules and regulations. Continued occupancy is contingent on compliance, proper conduct, and prompt payment of all fees.
- **Removal for Non-Compliance:** The park reserves the right to revoke guest privileges and require any guest to vacate the property for nonpayment, violation of rules, or any conduct not consistent with the recreational and seasonal character of the park, as provided in New York Real Property Law § 233-B.

By completing a reservation and occupying a site or unit, each guest affirms understanding of and agreement with this policy.

1. Check-In & Check-Out

- Check-in: 1:00 PM
- Check-out: 11:00 AM
- Early arrivals or late check-outs must be arranged and approved in advance by park staff and may be subject to fees.

2. Speed Limit & Traffic Safety

- The speed limit is 5 MPH throughout the entire park. Please drive slowly and cautiously for the safety of children, pedestrians, and pets.

3. Site Appearance & Parking

- One RV and one vehicle per site. Additional vehicles must be registered and may incur a fee.
- Please keep your site clean and free of clutter.
- Storage of personal items outside your RV is not permitted.
- No vehicle repairs or oil changes on-site.
- RV/car washing is allowed with prior approval for a \$5 fee.
- Hot Tubs are not permitted

4. Quiet Hours & Generator Use

- Quiet hours: 10:00 PM – 7:00 AM
- No generator use during quiet hours.
- Please be considerate of your neighbors at all times.

5. Campfires & Safety

- Fires are only allowed in designated fire pits.
- Do not leave fires unattended.
- Outside firewood is prohibited (due to pest concerns); firewood is available for purchase on-site.
- Extinguish all fires fully before retiring or leaving your site.

6. Children & Playground

- Children must be supervised at all times.
- Parents/guardians are responsible for the behavior and safety of their children throughout the park.

7. Swimming Pool Use

- Open seasonally (June 1 – Labor Day, weather permitting)
- Hours: 10:00 AM – 8:00 PM
- No lifeguard on duty – swim at your own risk.
- Children under 14 must be accompanied by an adult.
- No running, diving, glass containers, or horseplay in the pool area.
- All bathers must read posted rules and sign before using the pool.

8. Pets

- Pets must be leashed and under control at all times.
- Do not leave pets unattended at your site or anywhere in the park.
- Pets are not to be left in customers' campers/RV's when the guest is not at their site
- Clean up after your pets immediately, bag and dispose of waste properly.
- Aggressive breeds or dogs that bark excessively may be asked to leave.
- Pets are not allowed in common areas (clubhouse, restrooms, playground, or pool).

9. Trash, Recycling & Environmental Responsibility

- Household garbage only. No large items (e.g., furniture, grills, construction debris) may be disposed of on the property.
- Use dumpsters and recycling bins provided on-site.
- Please leave your site clean and free of trash upon departure.
- Do not dump gray or black water on the ground. Use dump stations or site hookups only.

10. Visitors

- Registered guests are responsible for their visitors.
- Visitors must register at the office and may be subject to a daily use fee.
- Visitors are not allowed to use park amenities (pool, clubhouse, etc.) unless the registered guest is present.
- Overnight guests must be approved in advance and paid for accordingly.

11. Alcohol, Smoking & Prohibited Substances

- Alcohol is allowed at your campsite only and must be consumed responsibly.
- Illegal drugs are strictly prohibited.
- Smoking/vaping is not allowed inside any park buildings or common areas.

12. Fishing, Swimming, & Wildlife

- No fishing or swimming is permitted in the pond.
- Please respect wildlife and refrain from feeding animals.

13. General Conduct

- Disorderly, disruptive, or aggressive behavior is not tolerated.
- Firearms, fireworks, and weapons of any kind are strictly prohibited.
- Guests must treat neighbors, staff, and park property with respect at all times.
- Damage to park property will result in charges and potential removal.

14. Emergencies & After-Hours Contact

- In case of emergency, dial 911.
- For non-emergency matters after hours, please call or text **518-563-3915**.

Liability Disclaimer:

Plattsburgh RV Park is not responsible for accidents, injuries, theft, or loss from any cause. All guests are required to maintain personal insurance for their RV, vehicles, and personal belongings.

Thank you for choosing Plattsburgh RV Park. Your cooperation helps us maintain a peaceful, safe, and welcoming environment for all guests. If you have questions or concerns, please contact us at 518-563-3915 or visit us during office hours.

We hope you have a wonderful stay!