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DATE: July 2, 2024 **ACTION:**

TO: Board of Directors

FROM: Steve Schneider

RE: 28 Day Reading: Happy Camp Revise Rules HC.2.2-HC.5.1

Background

It was brought to staff's attention that some of the verbiage in the Happy Camp rules needs to be updated to reflect current practices.

Fiscal Impact

None

Recommendation

Proposed Resolution: It is recommended that the Board of Directors approve the 28-day reading to revise rules HC.2.2-HC.5.1, as attached.

Steve Schneider, Director of Operations

HAPPY CAMP (HC)

NOTICE TO ALL MEMBERS: Sections of this Property Owner's Manual include references to certain fees and / or costs that are required to be charged as approved by the Canyon Lake Property Owners Association (CLPOA). Failure to comply with any of these as set forth herein may result in applicable fine(s). For additional information, refer to the Schedule of Fees and Fines.

SECTION I - INTRODUCTION

Happy Camp is located at the southern end of Longhorn Drive. Happy Camp is a 3.62 acre campground established for Canyon Lake members and their guests. In addition to multiple leveled sites (some with full hookups), other amenities include:

- Boat Docks
- Fishing
- Gas Dock
- Horseshoe Court
- Laundry Area
- Lighted Parking
- Roped Swimming Area
- Shaded Picnic Areas
- Showers
- Restrooms

For additional information about Happy Camp, please go to the CLPOA website.

SECTION II – HAPPY CAMP POLICY FOR SECURING A SITE

As it is important for fairness and courtesy to all, this policy has been established by CLPOA for securing a site at Happy Camp.

HC.2.1 Availability

Happy Camp is available to members and their guests only. Sites may be secured through the online Happy Camp reservation system with rates varying by season. Only a member may secure a space.

HC.2.2 Requirements

Reservations may be made up to (6) six months in advance, prior to date of arrival to secure availability. Reservations may be made ~~through the online Happy Camp reservation system only~~ by use of online reservation or in person with a campground attendant and paid for in full at the time reservation is made. There are no telephone reservations. To secure a site, the member must provide: a deposit, name, tract and lot number and dates of arrival and departure. Deposits and camping fees are non-refundable.

HC.2.3 Conditions for Reserving Spaces

Reservations may be made through the online Happy Camp reservation system, no telephone reservations. The Member and / or guest will not be permitted to place any of their personal belongings or camping equipment at any space prior to the check-in date and time. A non-refundable deposit is required to reserve a space.

HC.2.4 CLPOA IS NOT Responsible for Accidents, Injuries, or Loss of Property

The equipment, apparatus and facilities furnished are solely for the convenience of campers and guests, and all persons using same do so at their own risk. The CLPOA will not be responsible for accidents, injuries or loss of property by fire, theft, wind or any other act of nature. ~~Daily camp site fees will be charged for failure to comply.~~

SECTION III - HAPPY CAMP RULES FOR SECURING A SITE AND OCCUPANCY

Violations of the Happy Camp rules may result in a fine and / or expulsion from the Happy Camp facilities without a refund.

HC.3.1 Members in Good Standing

Members must be "Members in Good Standing" to utilize Happy Camp or have a guest utilize Happy Camp. Members must show current CLPOA card, and all guests must have current guest pass to use Happy Camp.

HC.3.2 Registration / Payment

All campers must register at the Happy Camp office on arrival. Camp fees are posted at the park and ~~are payable must be paid~~ in advance. [Refer to paragraph HC.3.4 for additional information on check-in after office hours.]

HC.3.3 Payment is Required for Multiple Sites

When a CLPOA Member has more than one (1) site (on a space available basis only), the Member must pay for all sites at the same time. The Prime Member is limited to two (2) sites May 15th through September 14th with the exception of Fourth of July.

HC.3.4 Check-In

Check-in time is from 1 pm on your day of arrival. If camping fees are not paid, all vehicles in the camp site are subject to towing at owner's expense and personal property will be removed at the same time.

HC.3.5 Receipt

The receipt provided with the checkout dates must be visible in the window of the camping unit. A parking pass will be provided for two vehicles and / or extra vehicles towed in, as authorized.

HC.3.6 Occupancy

One (1) camp unit per site. Maximum eight (8) individuals per site.

~~HC.3.7 Day Campers~~

~~Day campers are accommodated at specific sites. These sites must be vacated by 6 p.m.~~

HC.3.8 Check Out Time

Check out time is by noon. Late check out may be available with the approval of the Happy Camp Manager, but before 6 p.m. Late check out, if available, will be an additional charge.

HC.3.9 Overstaying

A fine will be imposed for overstaying without checking back into the Happy Camp Office.

HC.3.10 Stay Limits

No camper will be permitted to stay at Happy Camp for a period that exceeds sixteen (16) days. A forty-eight (48) hour intermission must precede another stay of any length up to a maximum of sixteen (16) days. ~~The camping guest and RV must exit campground at conclusion of (16) day stay and shall not be permitted back until the conclusion of the (48) hour intermission. All extended stays must be approved by the General Manager and / or Director of Operations.~~ EXCEPTION: Prime and Associate Members with homes under construction will be allowed to stay at Happy Camp without intermission during the construction period up to a maximum of six (6) months. These Members are limited to camping in designated non-waterfront sites, and excludes major summer holidays (Memorial Day, 4th of July, and Labor Day). ~~All extended stays must be approved by the General Manager and / or Director of Operations.~~

HC.3.11 Non-Compliance

Non-compliance with any of the Happy Camp rules shall constitute immediate expulsion from current and future stays at Happy Camp. No refunds.

SECTION IV – HAPPY CAMP RULES FOR USE OF FACILITY

The Happy Camp rules for use of the facility have been established for the protection and safety of members and their guests. These rules are to be adhered to by all.

HC.4.1 Restricted Areas

Keep off designated or restricted areas. Use designated walkways and avoid walking through other campsites.

HC.4.2 Quiet Hours

Quiet hours are 10 p.m. to 8 a.m. (including generators). No amplified speakers, loud radios, televisions or disturbances at any time.

HC.4.3 Vehicle Parking

Vehicle parking is permitted in designated areas only. No parking on roadways within or leading to Happy Camp. No parking in other sites unless member has registered the vehicle and paid for the space.

HC.4.4 No Parking or Storing Boat Trailers

No boat trailers may be parked or stored at Happy Camp.

HC.4.5 Speed Limit

Park speed limit is five (5) miles per hour.

HC.4.6 Minors / Curfew

No person(s) under the age of eighteen (18) may stay in the park overnight unless accompanied and / or supervised by an adult twenty-one (21) years of age or older. It is required that children eight years (8) years of age or younger be under the direct supervision of a responsible adult at all times. Curfew for minors is 10 p.m. Minors must be under direct supervision of an adult at all times after 10 p.m.

HC.4.7 Pet Requirements

Pets are permitted at Happy Camp; however, certain conditions apply as indicated.

HC.4.7a Leash is Required - Pets must be kept on a maximum six (6) foot leash at all times.

HC.4.7b No Barking Dogs - Barking dogs are not tolerated.

HC.4.7c No Pets on Beach Areas, Docks and / or Slopes Leading to Beach and Lake - Pets are not permitted on the beach areas, docks and /or slopes leading to the beach and lake or in the lake itself.

HC.4.7d No Pets in Restroom or Laundry Area - No pets permitted in restrooms or laundry area.

HC.4.7e Owner is Responsible to Clean-Up After Pet - The pet owner is responsible for cleaning up after their pet. All solid dog waste must be immediately picked up by the pet owner and deposited in a waste receptacle or other suitable container. Dog waste is defined as a solid waste material.

HC.4.8 No Loud / Amplified Music

No loud / amplified music will be permitted (e.g. large portable speakers used for parties). All members and / or guests must follow noise ordinance and quiet hours. CLPOA has adopted Ordinance No. 101 from the City of Canyon Lake's Municipal Code, Chapter 11.30, Regulating Noise as the basis for this rule.

HC.4.9 No Open Fires

No open fires are permitted except in an approved fire pit. Charcoal grills and hibachis on ground only and must not be placed on CLPOA property (e.g. picnic tables).

HC.4.10 No Littering / Trash

Any trash on the ground is considered littering. All trash is to be placed in the designated trash bins. Fire rings are not trash bins.

HC.4.11 No Glass Containers

No glass containers permitted outside of the campsite.

HC.4.12 No Clotheslines

Clotheslines are not allowed.

HC.4.13 No Vehicle Washing

No vehicle washing is permitted.

HC.4.14 Securing Boats Overnight

Only registered campers may moor one (1) CLPOA registered boat overnight at the Happy Camp docks and / or beach.

HC.4.15 Reporting Leaks

All leaks discharged by campers, vehicles or any sites must be reported to the Happy Camp Manager. Water or sewer leaks must be repaired within two (2) hours or leaking vehicle must be removed from the park.

HC.4.16 Responsibility for Damages

The CLPOA Member will be required to pay for damages they or their guest may cause to property: damage to faucets, water pipes, picnic tables, electric boxes, cable television receptacles, vent pipes, etc., and any supplies removed from the restrooms or laundry room.

SECTION V - HAPPY CAMP POLICY FOR RESERVATIONS ON HOLIDAY WEEKENDS

This policy has been established by CLPOA for reservations at Happy Camp on holiday weekends including Memorial Day, Independence Day (July 4th) and Labor Day.

HC.5.1 Availability

Sites may be secured ~~by use of online reservation or in person with a campground attendant (with the exception of the 4th of July) and paid for in full at the time reservation is made. on a on a first-come, first-served basis. on a on a first-come, first-served basis.~~ Only a member may secure a space. ~~;~~ ~~however, no specific site may be secured.~~

HC.5.2 Requirements

Reservations may be made fourteen (14) days in advance of the holiday weekend for Memorial Day and Labor Day (weekends beginning on Friday). For Independence Day (July 4th), Happy Camp will hold a "Lottery Style" drawing for members to secure a space. Additional conditions apply as follows:

HC.5.2a - Happy Camp will hold a "lottery style" drawing each year at least one (1) week preceding the 4th of July holiday to assign sites.

HC.5.2b Date and Time - Notification of the date and time will be published in advance.

HC.5.2c Members in Good Standing - Members must be "Members in Good Standing" to participate in the drawing.

HC.5.2d Must be Present in Person / Sign-In - The Prime or Associate Member, or an authorized agent of the Member shall be present and must sign-in on the day of the drawing.

HC.5.2e One (1) Site Per Tract / Lot - Only one (1) site permitted to be secured per tract / lot.

HC.5.3 Deposit

Deposit for all days must be made at the time reservation is made for Memorial Day, Labor Day and Independence Day whenever the holiday falls on a 3-day weekend (3-day minimum stay, a fee per day, per site). Deposits and camping fees are non-refundable.

SECTION VI - HAPPY CAMP POLICY FOR GROUP RESERVATIONS (SEPTEMBER 15TH TO MAY 15TH)

This policy has been established by CLPOA for group reservations (September 15th to May 15th).

HC.6.1 Availability

A member is entitled to sponsor / reserve up to thirty (30) Happy Camp sites to accommodate said guests.

HC.6.2 Requirements

A member does not have to stay at Happy Camp with their guest as long as the member authorized their guests' stay. Guests' unpaid fees and / or fines, if any, will be levied to the member's account.

HC.6.3 Conditions

All campers and guests will abide by the rules and reservations policies set forth by CLPOA. The member under whose name their guests are registered shall be responsible for any damages caused by and / or any fines assessed against their guests. Happy Camp fees are subject to change. Fee structure may be obtained from CLPOA Office or Happy Camp Staff.