

2021 TERMS & CONDITIONS

Be informed and enjoy your vacation. Please read the Terms & Conditions carefully. You may be required to sign a copy indicating your understanding upon arrival.

It is our goal to provide services and products which enable all of our overnight guests to enjoy their vacations in a safe, secure, and memorable environment. These Terms & Conditions are written in everyone's best interest to achieve that goal. During your vacation, we encourage you to take full advantage of our activities/events and amenities. Our most important rule to remember is to HAVE FUN. If there is anything we can do to make your stay more enjoyable, please let us know. *Resort Management reserves the right to revise Rules/Terms & Conditions due to mandates/rules/regulations as set forth by government officials due to COVID-19.

RESERVATION POLICIES

PAYMENT

All reservations, regardless of stay type require a 50% deposit via credit card. For all reservations, the balance must be paid in full upon arrival.

CANCELLATION POLICY

Cancellations made at least 14 days in advance will be refunded in the form in which it was paid, less a \$25 cancellation fee. Deposit will be forfeited for all reservations cancelled less than 14 days prior to your arrival date.

Refunds are prohibited for weather condition, voluntary departure, acts of nature, or illegal activity. Any refund processed will be refunded in the same form that it was originally paid or a reservation credit can be issued towards a future stay to be used within one year from the date the reservation credit was issued. All refunds processed via credit/debit card, will be processed back to the original credit/debit card used, no exceptions.

CHECK-IN AND CHECK-OUT

CAMPSITES Check-IN time: 2pm

RENTALS Check-IN time: 4pm

CAMPSITES Check-OUT time: 11am

RENTALS Check-OUT time: 11am

A charge may apply to late check-outs.

For Vacation Cottage Rentals, keys must be returned to the main office by your designated check-out time in order for your key deposit to be refunded.

ACCOMMODATIONS & SITE LOCATION

All site numbers are subject to change prior to arrival, **unless a site lock fee was paid with your reservation**. We reserve the right to change site numbers for all reservations at our discretion without prior notice. No refunds/discounts will be issued due to site number changes.

For tent/RV sites - a maximum of 1 camping unit is permitted per site. Use of tents or secondary units on vacation cottage rental sites is prohibited.

SECURITY DEPOSIT (VACATION RENTALS)

Upon check-in, a credit card will be required for a \$300 security deposit. This amount will be held as a pre-authorization on your credit card, nothing is charged to the card unless there is damage done to the vacation cottage/site during your stay, or excessive cleaning required upon your departure.

PERMITTED OCCUPANTS

All reservations have a maximum of 6 people including children. Rates are based on 2 adults and 4 children. We reserve the right to cancel your reservation and the cost of your vacation will be forfeited, should you have more than the permitted number of guests.

We are a family resort and as such we will not accept bookings from individuals under the age of 21. This means if you are not a family travelling with your children and/or organization group, everyone on the reservation must be over the age of 21. We reserve the right to cancel a reservation without refund if this is not met.

GENERAL RULES

QUIET HOURS

10pm to 8am daily

GUESTS

Only registered guests are allowed to use the resort and its amenities. Please have all your guests register at the office (additional fees may apply).

SAFETY

Children under the age of 16 must be supervised at all times (including on your site, while using amenities or common areas, and within amenity buildings). Anyone under the age of 18 must be on their sites by 11pm unless accompanied by a parent or guardian over the age of 25. Skating, scooters, or bikes are prohibited after dark.

CAMPFIRES

Camp fires must be within the provided metal rings. Please do not remove fire rings or tables from other sites. Please ensure that your fire is completely extinguished before retiring for the night. Camp fires may not be left unattended. Burning of leaves, debris, or processed wood is prohibited. The State of New Jersey may prohibit all open fires if an extreme fire hazard warning is issued at which time all guests must abide by rules set forth.

PETS

There is a maximum of two pets per reservation. Only non-aggressive dogs and/or cats are permitted in the resort. Dogs must be up-to-date on all vaccinations (*records may be asked to be presented upon arrival*). Pets are only allowed in designated vacation rentals. No pets in pool or lake areas. Pets must be kept on a leash at all times (including on your site). Animals cannot be a disturbance to other campers. Please ensure you clean your site & surrounding area of any pet waste prior to your departure. As per State of New Jersey regulations, pets cannot be left unattended within your RV/trailer/vacation cottage or on your site.

SUN OUTDOORS

CAPE MAY

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ACCOMMODATIONS/SITE RULES

RV/Trailers must be connected to sewer with proper tight connections. Gray water may not be disposed of on the site other than in sewer, otherwise all must be disposed of in dump station.

Please do not flush baby wipes, sanitary napkins, etc down the toilet. Only 1 ply toilet paper is to be used.

Please register before setting up any equipment on a site.

Please do not attach anything to the trees/shrubs for (including but not limited to nails, clothes lines); disobeying may result in a \$50 fine.

Sink waste water cannot be disposed of on the ground; must be connected to sewer or caught in a closed container.

GARBAGE/RECYCLING

Garbage/recycling must be placed in plastic bags and disposed of in the designated garbage bins/recycling area receptacles, as located on the Resort Map. Dumping of furniture or mattresses is prohibited.

LAUNDRY

Washer and dryers are available in the on-site laundry room. Please be sure to keep laundry facilities clean after use.

SMOKING

For your health and enjoyment of everyone, all accommodations are non-smoking. A \$300 Smoking Fine will be charged to your credit card if you smoke inside accommodations or facilities. Smoking/vaping/marijuana are allowed on your own sites only and are prohibited in all communal areas unless designated.

GOLF CARTS & WATERCRAFT

Personal golf carts are permitted, however, must be registered at the main office; proof of ownership and valid \$1,000,000 liability insurance is required. Personal golf carts must be electric and have working headlights. All operators of golf carts must have valid driver's license.

Motorized watercraft are NOT allowed in the lake.

Watercraft must be parked in designated areas only.

ATV's, dirt bikes or other motorized toys, or non-licensed/non registered vehicles are prohibited.

FIREWORKS

Fireworks are not permitted on property.

POOL/LAKE & SWIMMING

No lifeguard on duty at the pool or beach - "swim at own risk". Hours and rules are posted at the pool. All children under the age of 16 must be accompanied by a parent or guardian over the age of 25 while at the lake or pool. First Aid equipment is available at the main office and at the lake. Our pool and lake are unsupervised, and are 'swim at your own risk'. They are only for use during daylight hours.

VEHICLES & PARKING & RESORT ROADS

All vacationers and/or guests must display the vehicle tag (provided by the office) in visible sight at all times. Each site accommodates a maximum of 2 vehicles and may not be parked on the road or grass. Any additional vehicles cannot be parked on other sites and must be registered and parked in Visitor/Guest Parking. Please obey all posted signs and speed limits. The speed limit in the resort is 5mph. Please watch for children and pedestrians at all times. Rules and Regulations under the Highway and Traffic Act apply within the resort. The washing of vehicles is prohibited within the resort.

ALCOHOL & GLASS CONTAINERS

Alcohol abuse will not be tolerated. Open alcohol is forbidden in all vehicles and golf carts.

RESTROOMS & SHOWERS

Washing of dishes is prohibited in the communal restroom areas. Please do not flush baby wipes, sanitary napkins, etc down the toilet. Only 1 ply toilet paper is to be used. Please remember to keep restroom facilities clean after each use.

EXCESSIVE WEAR AND TEAR

The person making/paying for vacations are financially responsible for the cost of repairs arising from any damage beyond normal wear and tear within a vacation rental including but not limited to carpet/floor stains, interior wall damage, appliance repairs arising from improper use, window and window covering damage, permanent linen stains, dry cleaning costs associated with stains, breakage, theft, and any other damage noted on departure incurred, sustained or brought by any person occupying or using the accommodations.

AMENITIES & FACILITIES

Playground equipment as well as all other amenities are used at your own risk. The playgrounds close daily at dusk until 8am the following day and may not be used throughout the night. Please remember that all amenities are on a seasonal, weather dependent schedule and may have limited hours during the Spring and Fall. We reserve the right to close any facilities at our discretion without prior notice.

PRIVACY & VACATIONING WITH RESPECT

Please be considerate of your fellow neighbors, privacy, and space. Please do not walk-on, nor pass through other sites. We hope you enjoy our resort, and we ask that you treat others with respect at all times. Please respect our local culture, wildlife, and seasonal guests. Be mindful of our local laws and conservation of our resources.

SUN OUTDOORS CAPE MAY
669 ROUTE 9, CAPE MAY, NJ 08204
609.884.3567 | www.sunoutdoorscapemay.com