

# EGG HARBOR VILLAGE



135 Thompson Lane  
Egg Harbor Township, NJ 08234  
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[www.eggharborvillage.com/](http://www.eggharborvillage.com/)

## Summary of Rules & Regulations

The following rules and regulations are for all guests and residents of Egg Harbor Village to preserve the park's facilities and ensure a pleasant resident experience.

We ask each resident to comply with these rules and regulations to create a compatible community in which we can all be proud.

### **Emergencies:**

Call 911 in any emergency: fire, police, or ambulance.

### **Season Close:**

As of December 1, 2022, Egg Harbor Village will be closed for the season and will reopen on March 1, 2023.

### **Weekend Visits:**

Between November 1 and November 30, Egg Harbor Village will only be open during the following time periods:

- Friday at 12:00 PM until Monday at 8:00 AM.
- Wednesday prior to Thanksgiving at 12:00PM until the following Monday at 8:00 AM.

### **Off-Season Visits**

We will allow residents to check on their unit by providing the property with a 48-hour written notice prior to your visit. The request will be considered during the office hours of 9:00 AM - 5:00 pm, with a maximum of 4-hour visits, and is subject to the availability of onsite staff.

We will monitor visits by requiring residents to sign in and out during each of the approved visits.

### **Prospective Occupants**

Any prospective occupant must apply with the office and will be subject to background checks and Management approval. Any unapproved occupancy is reason for eviction.

**Guests:**

All guests must register at the office. A guest may stay with a tenant for up to two consecutive weeks.

**Pets:**

No aggressive dogs or dog breeds are permitted. Aggressive breeds include but are not limited to Doberman Pinschers, Staffordshire Terriers, Huskies, Rottweilers, Chows, Akitas, Presa Canarios, German shepherds, Bull dog breeds (including pit bulls), Boerboels, Cane Corsos, Wolf-Hybrids, Great Danes, Malamutes, Akitas and Bullmastiffs.

**Eviction:**

Non-payment of rent or violations of community rules are grounds for eviction or a termination of lease.

**Risk:**

Outdoor recreation and use of our amenities (including our pool and nature trail leading to the river) are subject to inherent risks which guests, licensees, and tenants accept upon entering our property. All tenants shall maintain liability insurance with a minimum of \$100,000 of coverage for dog bites and incidents. This is a requirement of the Park's insurance carrier.

**Right to Change:**

Management reserves the right to change these rules at their discretion without notice.

*Management shall make every effort to enforce the rules and regulations equally and promptly. However, guests and visitors agree that enforcement is a private matter between management and resident/guest. The enforcement or lack thereof, will not result in any damage or claim by any resident/guest against the campground or management, or constitute a waiver of the campground's right to enforce the rules & regulations.*

**Note:** As indicated in Egg Harbor Township Ordinance, residents and guests **must** vacate prior to December 1, 2022. **It is mandatory** that there is no overnight occupancy permitted during this closure. Homeowners are responsible for informing their realtor or buyers of this closure per the city ordinance.

**§ 86-8. Closing. [Added 12-14-1994 by Ord. No. 41-1994;<sup>1</sup> amended 2-3-2021 by Ord. No. 2-2021; 9-15-2021 by Ord. No. 37-2021]**

- A. All campgrounds shall be closed annually for use by campers between December 1 and the last day of February.
- B. Between November 1 and November 30, campgrounds may only be opened during the following time periods:
  - (1) From Friday at 12:00 noon until Monday at 8:00 a.m.
  - (2) From the Wednesday preceding Thanksgiving at 12:00 noon until the following Monday at 8:00 a.m.
- C. No licensee shall permit overnight occupancy of any campsite during closure.
- D. Upon notification, a licensee may grant access to the campground for the period of closure during normal business hours for maintenance, sales, or any financially related business.