

BASECAMP EAGLE

CAMPGROUND & RV PARK MANAGEMENT PLAN

-Final Draft-

BASECAMP EAGLE OPERATIONS:

- The campground will be open seasonally depending upon weather – estimated opening in April and closure in November.
- Management is working with the Town of Eagle on trail connectivity in order to allow guests to “park once” and access amenities via alternative means – hiking, biking, etc.
- Management will discourage the use of Brush Creek Road for walking and biking.
- Campers will have a self-serve check-in and management will be on site to ensure the site is supervised, grounds are maintained properly and the park is in a clean and sanitary condition at all times while operating.

CHECK-IN TIME:

- All sites: 2:00 PM

CHECK-OUT TIME:

- All sites: 11:00 AM

LATE CHECK-OUT POLICY:

- The manager may be able to arrange a late checkout per request, if available. Late checkout is 1:00 PM and a \$50 late fee may apply. To ensure availability for incoming guests, please plan prompt departures. Full rates will be charged for checkout after 2:00 PM or if late checkout was not pre-approved.

QUIET HOURS:

- Quiet hours are from 10:00 PM to 7:00 AM.
- No generators may be operated during quiet hours.
- Children are asked to be back at their campsite by 8:00 PM.
- Please be courteous to other guests around you.

DARK SKY POLICY:

- Dark sky hours are from 10:00 PM to 7:00 AM.
- Artificial lighting is restricted to minimal usage.
- No exterior lights on campers permitted.
- Park lighting will be reduced during these hours to afford maximum night sky viewing.

OCCUPANCY GUIDELINES:

- Unless otherwise allowed by management, there is a limit of 6 guests (including children) per RV or tent space.
- Maximum stay per license plate and/or individual is 14 days.

SECURITY:

- Management is not responsible for lost, stolen or damaged articles.
- Keep your valuables locked up.
- Report any problems with your site to the manager immediately.
- We adhere to and maintain all state, county, and local laws on property.

CAMPFIRES:

- Campfires are limited to designated fire rings.
- Only natural firewood allowed. No burning of manufactured lumber or other debris allowed in park.
- All local fire bans and/or restrictions must be observed.
- Fire safety will be strictly enforced, and noncompliance may lead to eviction.

RESERVATION/CANCELLATION POLICY:

- Reservation Policy: Full payment is due upon reservation. No refunds given for early departure.
- Minimum Stay Requirements: A 2- or 3-night minimum stay may be required when booking over a holiday weekend.
- Cancellation Policy: All sites require a 3-day advanced notice or customer forfeits first night.

PARKING AND VEHICLE POLICY:

- Please observe our RV site length restrictions. We will do our best to accommodate your needs. Understand these requirements are in place to protect your vehicles, your equipment and to minimize any property damage. Disregard of measurement guidelines specific to the site you have booked will result in a forfeit of your deposit, eviction, and you will be 100% liable for any damage.
- All RVs must be RVIA certified and are subject to management approval.
- One habitable and one non-habitable vehicle are allowed per site and must be parked completely on the site.
- Extra vehicles may be included for a fee of \$15 per day, subject to availability.
- Our on-site speed limit is 5 mph.
- Working on and washing vehicles is prohibited.
- All vehicle license numbers must be recorded at check-in kiosk upon arrival.
- Anyone operating a motor vehicle must have a valid driver's license.
- Dropping camper shells is prohibited.

PET POLICY

- Pets are welcome and must be registered at check-in kiosk upon arrival.
- A \$100 fine may be charged if pet is not registered at check-in.
- You must obtain permission from management to bring more than two pets.
- Pets must be kept on a maximum 10-foot leash **at all times** and under the control of their owner. Pets may not be left unattended.
- Guests are required to "clean up" after their pet. All pet droppings must be properly disposed of in a trash receptacle. For anyone found not cleaning up after their pet(s), a \$50 fine may be assessed.
- Guests should carry proof of pet's current vaccinations.

- Pets are prohibited in common areas.
- For the protection and consideration of our guests, noisy, vicious or unruly pets are not allowed. Guests who are unable to control their pets must remove them from the premises or the animal may be taken by local animal control authorities.
- Resort is not responsible for and will hold accountable pet owners for any injury or damage caused by pet(s). In addition, owner of pet that causes injury or damage to others is expected to resolve the issue directly with the injured party.
- Exotic pets are strictly prohibited.

WILDLIFE

- The Resort is located in an area that serves as habitat for many species like bear, deer and elk, and as such the management will employ the following practices to avoid human-wildlife conflicts. These include:
 - Trash of all kinds, especially food waste, will be disposed of in designated bear proof trashcans.
 - All food including pet food should be kept in vehicles or in a bear proof containers. No food waste should be left outdoors.
 - Personal BBQ grills should be free of food waste and cleaned after use.

OTHER:

- Drones are not permitted.
- Important notices will be posted on our message board by the check-in kiosk.
- Please keep your campsites and RV sites neat and tidy (i.e. gear and toys put away when not in use). Also, please NO clothes lines, inflatable/kiddie pools, portable shade structures, or excessive outdoor furniture.
- Smoking is strictly prohibited in any of our buildings and common areas. A \$200 cleaning fee will be charged if smoking is apparent in any of our buildings.
- We are a family-oriented campground. Drugs will not be tolerated on grounds and will be cause for immediate eviction and potential law enforcement involvement.
- Please be courteous to other guests around you.
- Children must be supervised by an adult **at all times** and are expected to be at their campsite by 8:00 PM.
- Loud, objectionable noise is not allowed at any time.
- Inconsiderate guests will be asked to leave.
- Profanity or violence towards others and the park team will not be tolerated.
- Alcoholic Beverages must be kept at campsite.
- Use of Firearms is prohibited.
- Riding of bicycles after dark is prohibited, please walk them.
- Electric scooters, skateboards and mini bikes are not to be used in the park.
- Four wheelers, ATVs, side by sides and motorcycles are allowed to be driven directly to and from campsite when directly entering or exiting park to access designated trails.
- Please help us keep our restrooms clean. Children under 7 must be accompanied by an adult in our restrooms.

Park owners reserve the right to change or update this management plan, depending on supervision or operational challenges encountered when the resort is operating.