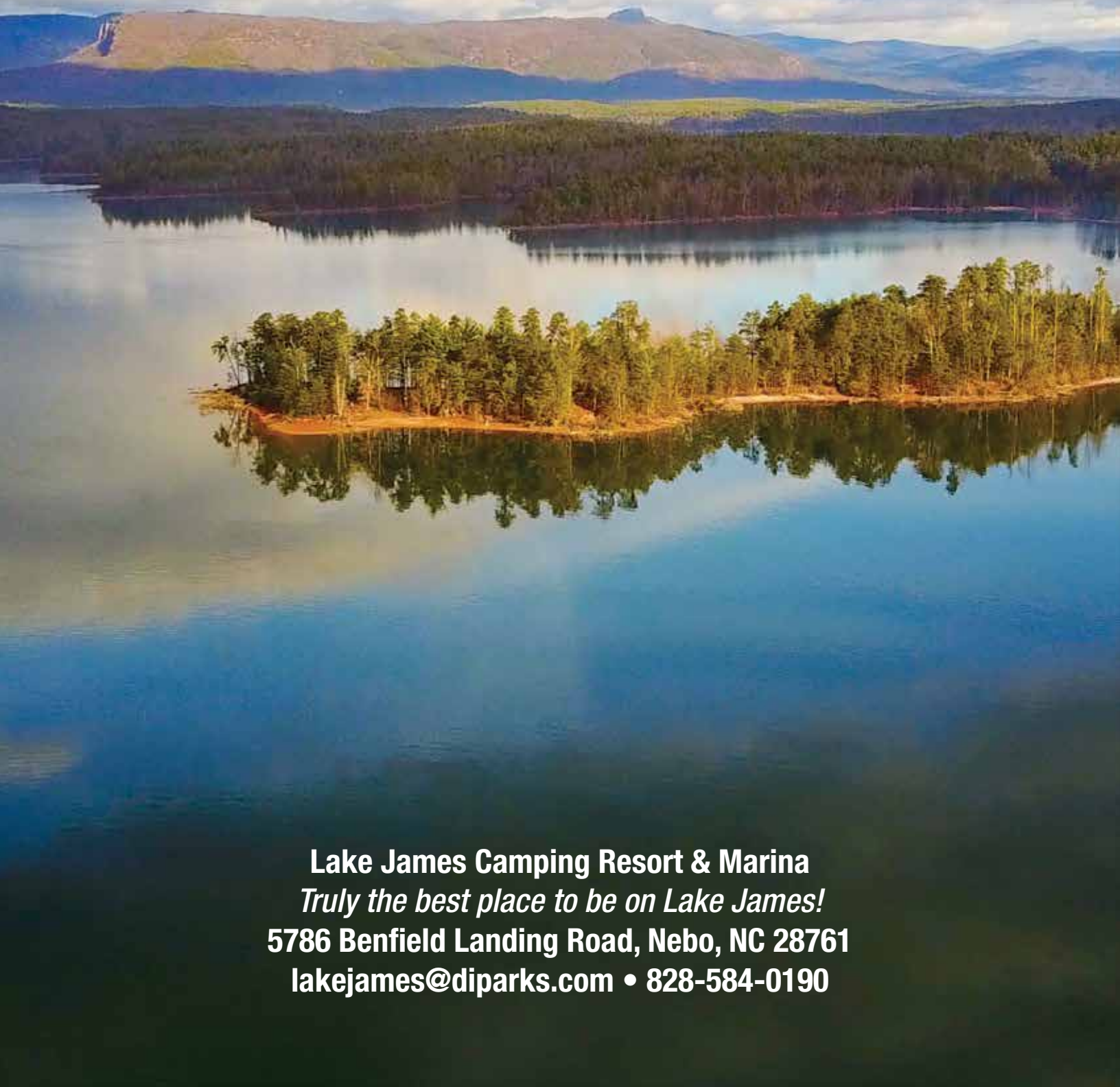


# LAKE JAMES

CAMPING RESORT  
AND MARINA

















**Lake James Camping Resort & Marina**  
*Truly the best place to be on Lake James!*  
**5786 Benfield Landing Road, Nebo, NC 28761**  
**lakejames@diparks.com • 828-584-0190**

Lake James

PHASE I

Lake James

## LEGEND

-  Gate
-  Parking
-  Cabin
-  Picnic Area
-  Swimming Beach
-  Swimming Pool
-  Boat Ramp/Launch
-  Gas Pump
-  Basketball
-  Bathhouse
-  Shower
-  Pavilion
-  Laundry
-  Dumpster





MARINA

Dock 5

Dock 4

PHASE II

NO Trailer Parking

Gate House

NO Trailer Parking

Coming Fall 2023 - FONTA FLORA TRAIL

Coming Fall 2023 - FONTA FLORA TRAIL

Bentfield Landing Rd

Lily Rose Lane

Lily Rose Lane

Landing Rd



MAP NOT TO SCALE



# RULES and REGULATIONS

Your presence on Lake James property constitutes your acknowledgement and acceptance of all Lake James Rules and Regulations and your commitment to abide by all Federal, State and Local laws.

## Items NOT Permitted in the Campground:

- Washing machines or dryers
- Garbage Disposals
- Minibikes, ATVs, gas or electric scooters, personal carts, E-Bikes, Segway's, hover boards, mopeds, and battery-operated cars (non-Seasonal Guests) are NOT allowed in the campground. Motorcycles are to be registered at the office.
- Propane tanks with a fill capacity exceeding 100 pounds must be approved by Management in advance of tank delivery.
- Antennas, including television antennas, with an excess height of 3' above unit. Satellite dishes are permitted provided they do not exceed 18" in diameter and meet height guidelines.
- Signs of any type, except those displaying the name and/or space number. "For Sale" signs are not permitted in the campground.

**Quiet Time:** Quiet Time is from 11:00 PM - 8 AM, in keeping-with the family environment; campers are asked to refrain from any loud behavior or disturbances during this period. All music must be turned off during quiet hours. No bicycle riding after dusk. Minors must be on their Site/Lot and under direct adult supervision by 10:00 PM.

**Speed Limit:** For everyone's safety, the speed limit in the park is 5 MPH. Please pay attention to directional signage and abide one-way roads. No vehicles, bicycles or golf carts may be operated during quiet hours.

**Golf Carts/Single Passenger Mobility Devices (PMD):** Transient guests/cabin guests are not permitted to bring in their own golf carts. Single passenger mobility carts used to assist persons with a disability are permitted provided they are insured, registered with Management in advance and are operated only by the person with the disability. All approved PMD's must display a permit in a conspicuous place on the PMD and are to be operated in a safe and reasonable manner at all times. Please stay on common roads and observe the 5 MPH speed limit. All persons operating a PMD must possess valid state issued identification on their person while driving in the campground. Alcoholic beverages are prohibited on PMD's and driving while intoxicated will result in immediate expulsion from the campground. Only PMD's with fixed headlights and reflectors may be driven after dark. Charging of PMD's is limited to your site only and requires pre-payment of the \$5 daily charging fee.

**Pets:** Every pet owner is expected to observe the following rules. All pets must be kept on a leash (no longer than 6') and under the control of the pet owner at all times. Please dispose of all pet droppings immediately. Pets are not to be left unattended. Absolutely NO dog pens are permitted on campsites. Pets are not permitted in any public buildings or swim areas. If any pet becomes annoying, bothersome or in any way a nuisance to other campers, said pet must be removed from the premises immediately upon Management's request. Lake James Camping Resort, LLC, its affiliates, Management, and campground staff shall be held harmless and assumes no liability, implied or otherwise, for animal bites or injury. You, as a pet owner, specifically agree to carry your own insurance and agree to indemnify Lake James, LLC., and its affiliates to cover any injury or damage, which may occur.

**Service Animals:** No dogs allowed in public spaces, except service dogs. A service animal is a dog, regardless of breed or type, that is over the age of 4 months and individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. Service dogs must be registered with the resort in advance. Emotional support animals are not permitted in public spaces.

**Campfires:** Live trees are not to be cut for firewood or for any reason whatsoever. All campfires are to be contained in metal fire rings to minimize danger. Campers are not to use campfires to burn trash. Campfires are never to be left unattended and must be completely extinguished before retiring for the evening or departing the campground. Please refrain from burning leaves on weekends or holidays. Campfire height limit is 24 inches from bottom of pit.

**Improper Behavior:** For the protection and benefit of all campers and guests, anyone who willfully or negligently destroys or defaces the property of another camper or campground property will be held liable for the full value of replacement cost and may be subject to eviction. Possession of firearms, B.B. guns, paint guns, bow and arrows, slingshots, air guns or fireworks on the premises is strictly prohibited. Further, any individual who violates these guidelines, or by their actions or words disturbs the peace, creates conflict, or otherwise creates a situation not in keeping with the family environment, will be engaging in improper behavior and will be instructed to leave the campground and risk the termination of their seasonal Agreement.

**Alcohol & Cannabis Policy:** In keeping with the family environment, excessive use of intoxicating substances is not tolerated. Violators will be requested to leave the campground and risk the termination of their seasonal agreement. Alcohol and Cannabis consumption must take place on your site and must not intrude upon neighboring sites. Consumption must remain on your site. No display of alcoholic beverages or paraphernalia at any time. Public intoxication is strictly prohibited. All resort buildings, common areas, pool, and beach areas are non-smoking/non-vaping.

**Parental Responsibility:** Please provide proper supervision for your children while in the campground. All children must be under direct adult supervision. Children under 16 years must have adult supervision while in the Lake and all Common Areas. Parents will be held responsible for the actions of minor children. Minors must be on their Site/Lot and under direct adult supervision by 10:00 PM.

**Messages:** ONLY emergency messages will be delivered to your Site/Lot.

**Sewer Connections:** A sewer donut or threaded connection is required around your sewer hose at the point of connection to the sewer pipe. Your sewer hose must be sloped downward. This will prevent clogging or spillage on the ground. Use 1 ply toilet paper only and do not dispose of anything other than the toilet tissue in the toilet

**Gray Water and Sewage:** Dumping of gray water or sewage onto the ground is prohibited. Any violation will result in a notice to take corrective action. A second violation will result in cancellation of your reservation, and you will be asked to leave the campground with no refund of any kind.

**Neatness Policy:** Your Site must be kept NEAT and clean. Campers are responsible for keeping their Site area clean and free of debris. Auto repair of any kind on your Site is prohibited.

**Tree Policy:** It is the policy of the resort to leave the campground in its natural state whenever possible. If a wooded site is chosen, it is understood that the trees are part of the landscape and beauty of the area.

**NOTHING is allowed to be spiked, nailed, or inserted into trees.**

**Washing Vehicles:** Washing boats, cars, and jets skis is NOT permitted in the campground at any time.

**Clotheslines:** Temporary clotheslines may be used to dry swimwear only. Clotheslines should not be strung from trees and should be taken down immediately after use, as they may pose a safety hazard, especially after dark.

**Electricity:** Please help conserve electricity, turn off all lights, A/C, and Heaters when leaving the campground for an extended period. This includes inside and outside lights.

**Trash:** Trash must be contained in sealed trash bags. If necessary for Lake James to clean campsites or cabin rentals where trash is left open and unattended, a cleanup fee will be charged. Do not dispose of hazardous materials in trash containers. Do not bring trash from home or burn trash at your Site. All cardboard is to be flattened and tied before placing in trash receptacles. **All other bulk trash such as grills, televisions, bikes, refrigerators, lumber, and carpet must be taken off the premises for disposal.**

**Photography:** Commercial photography and filming is often conducted at Lake James Camping Resort. You may appear in pictures or film that may be used in advertising, news reporting, public relations, or other activities regarding the campground. Your presence on the property constitutes your consent for Lake James Camping Resort to use any pictures or films it deems appropriate without payment, inspection, or review.

**Boat Ramp:** NO PARKING at the boat ramp. Return your vehicle to the appropriate storage area after boat launch. The area beside the ramp is a staging area for an outgoing vessel. Trailers MUST be parked at a remote location off site.

**Piers and Docks:** Lake James is part of Duke Energy's Catawba-Wateree Hydroelectric Project (FERC Project No. 2232), which is subject to regulatory oversight by the Federal Energy Regulatory Commission. Accordingly, all activities relating to piers and docks are strictly regulated by Duke Energy and are subject to the terms of a Commercial Marina Lease and Campground Lease (the "Lake Bottom Lease") between Lake James Camping Resort and Duke Energy, as well as various permits issued to Lake James Camping Resort. Campers must direct all communication relating to docks or piers to Lake James Camping Resort and shall not contact Duke Energy directly.

## Miscellaneous Items:

- This is a family campground, minors (anyone under the age of 18) will not be allowed to camp without direct adult supervision.
- Any disorderly or disrespectful conduct directed at staff, managers, guests or other campers will not be tolerated and will result in immediate termination of your camping privileges as well as removal from the campground.
- Subleasing of your Site/Lot or camping unit is prohibited.
- You are strongly advised to use a surge suppression device specified for your RV to protect wiring and electronics.
- You are advised to use an In-line water filter at the water source to prevent natural sediment from collecting or clogging faucets.
- Drones are not permitted in the campground.
- Bicycle riding after dark is not permitted. All bicyclists must wear a helmet when riding. Violation of these rules could result in the confiscation of the bicycle and/or revocation of riding privileges.
- **All resort buildings, common areas, pool, and beach areas are non-smoking / non-vaping.**
- Playground equipment is not permitted on Site/Lots.
- It is the responsibility of the Camper to remove bulk trash from the property. Violators will be fined.
- There will be no refunds for early departure whether voluntary or involuntary.
- The use of firearms is strictly prohibited.
- The use of chainsaws is strictly prohibited.
- The use of fireworks of any kind is strictly prohibited.
- Do not feed the wildlife.
- Carports, car/cart shelters or erectable EZ-Up shades/soft sided storage are not permitted at cabins or on non-seasonal sites.
- **Do not enter or walk through another campsite.**
- Never remove anything from another campsite. Violation will result in immediate expulsion without refund.
- Lake James Rules and Regulations as set forth by Duke Energy must be adhered to at all times.

**Swimming Pool:** Please abide by the following rules and posted signs when using the pool:

- **NO LIFEGUARDS ON DUTY AT THE SWIMMING POOL – SWIM AT YOUR OWN RISK.**
- All babies/toddlers MUST have swim diapers on. The wearing of regular diapers is NOT permitted in the pool.
- **NO SOLO SWIMMING**
- **An adult must accompany all children under the age of 16 while at the swimming pool - NO EXCEPTIONS.**
- Swimming after dark is strictly prohibited.
- Proper swim attire required.
- Pool hours may fluctuate and/or close without notice.

**Any violation of the Resort Rules and Regulations will jeopardize your right to stay the remainder of your reservation and could result in fines.**

*I/We agree that I/We have our own personal insurance. I/We will be responsible for any physical damage to my personal property, vehicles, and their contents. I have my own medical health insurance and understand that this is the primary provider for all "slips and falls" which Lake James Camping Resort and its affiliates are neither negligent nor liable. I agree to abide by all rules, regulations, and guidelines. I understand this property is privately owned. The campground reserves the right to refuse services to anyone and will not be responsible for loss of money or valuables of any kind.*

*There will be no refunds for voluntary departure, acts of nature or removal by eviction. No refund is due Camper for noncompliance.*

*I have read, understand, and hereby agree to the terms and conditions of this agreement and understand that I am bound by those terms. I will not hold Lake James Camping Resort, LLC, its affiliates, staff, or Management liable for any damage, theft, or injury to person or property occurring within the premises. Management is not responsible for damage by lightning, electrical surges, falling trees or tree limbs, or any other act of nature and does not bear any liability for spoilage of any perishable items that may result from an interruption of electrical service. All facilities are subject to closing without notice. Management reserves the right to amend or supplement these Rules and Regulations at their sole discretion and without notice.*

