

Welcome to Observer Ranch!



Welcome! We're thrilled to have you here! Take a moment to read through our campground rules in this packet. Don't hesitate to visit the Support Building or find an employee if you need any assistance. Feel free to explore, ask questions, soak in nature's beauty, find a captivating book, make new friends, and share experiences. We want you to have an unforgettable stay! Enjoy every moment!

What's Included:

- Helpful Information
- Car Pass/Gate Code: Display on rearview mirror.
- Wristbands: Wear at all times.
- Map: Find your way around.
- Site Sheet: Details about your site.
- Schedule of Activities: Join in the fun! (schedule with the front desk or online?)
- E-Magazine: Scan QR code for the latest issue.
- WIFI NETWORK _____ PASSWORD _____

Campground Hours:

- Sun-Wed: 7 AM - 5 PM
- Thu-Sat: 7 AM - 8 PM

Reservation & Stay:

- Book online or by phone.
- Maximum 14-day stay with possible extensions.
- Two-night minimum on weekends.
- Maximum of 6 campers per site
- Guests must register and pay fees - \$30 plus class fee if applicable
- Check-in: 3 PM, Check-out: 11 AM.
- Late check-outs will incur a full-day charge.
- Check-out must occur before 11 AM to avoid additional fees.

- Check-in between 3 PM-7 PM. Late arrivals must contact the office on the day of arrival.
- No check-ins allowed after 7 PM without prior approval. Late arrivals must wait until the next morning to check-in.
- Early check-in available for \$5/hr if space permits. Please call on the day of check-in to confirm availability.

Cancellation Policy:

- Varies based on notice period.
- Cancellations made at least 14 days in advance will receive credit for a future stay.
- No refunds will be issued after arrival or for early departure.

Accidents/Incidents:

- Report promptly to management and file a report within 24 hours.
- Damages to Observer Ranch property are the responsibility of the registered guest.

Facilities & Amenities:

- Hours may vary; check with staff.
- Keep bathrooms clean.
- Laundry and Showers for registered campers only.
- Payment due at booking.
- Personal checks are not accepted at check in. Credit Card, Cash, Money Orders and Cashier's Checks are accepted.
- Rates & Terms are subject to change without notice.
- Holiday rates are non-refundable and no changing of dates.
- No subletting of RVs.
- Campers are responsible for their visitors.
- Visitors must also register for special events, classes, or programming

Pet Policy:

- Pets welcome; owners responsible.
- No pet sitting.
- Pets must be leashed and attended.
- Clean up after pets.
- Observer Ranch may exclude dogs based on factors including breed, age, health, behavior, and sensitivity. This ensures the safety and comfort of all campers.

Speed Limit: 5 MPH

Respect & Safety:

- Be considerate of others.
- Supervise children. Young children are not permitted in the restrooms or laundry facilities without an adult present.

- **No minors may be left alone at campsites without adult supervision.**
- Leave no trace.
- No offensive behavior.
- No sale or solicitation of any product unless approved.
- A bike rack is available by the main building for your convenience.
- To ensure safety, please refrain from riding bikes after dark. Use flashing light/reflective gear if so.
- We reserve the right to terminate bookings without refund for non-compliance with rules or staff instructions.

Quiet Hours: 10 PM - 7:30 AM

Alcohol & Drugs:

- Alcohol permitted discreetly.
- No recreational drugs.

Smoking Policy:

- No smoking in or near buildings or rentals. A \$250 fee will be charged for smoking-related mitigation
- Please be respectful of others downwind of you.
- Dispose of cigarettes properly.

Other Regulations:

- No firearms or fireworks.
- No solicitation without approval.
- Campground not liable for loss or injury.
- Charging of electric vehicles is prohibited in the campground

Note: Rules subject to change without notice.

Video surveillance is in use throughout our property, including roadways, common areas, and buildings, for guest safety. Sex offenders are prohibited from entering the park.

All amenities operate on a weather-dependent schedule and may have limited hours during certain seasons. We reserve the right to close any facilities at our discretion without prior notice.

Observer Ranch assumes no liability for loss due to fire, theft, accidents, or natural events. Management reserves the right to refuse service and evict disruptive guests without refund. Campground is not liable for injury or damage from wind, water, fire, or negligence. Rules comply with insurance and regulations.

Cancellation Policy:

No refunds for no-shows.

For reservations canceled less than 7 days before check-in on reservations under 30 days, a 50% refund is available.

For reservations canceled more than 14 days before check-in on reservations under 30 days, a 90% refund is available.