

Baxter Lake Recreation Area Association



Rules & Regulations

Table of Contents

A. General Rules...	Page 1
B. Vehicle Regulations	Page 4
C. Gate Access	Page 7
D. Fines/Penalties Resulting from Violations.....	Page 8
E. Kayak Area Rule.....	Page 9

Welcome to B.L.R.A.A. This property is a privately owned campground. The Board of Directors (B.O.D.) has adopted the following rules and regulations with your safety, comfort, and satisfaction in mind. Association members are expected to assist the Directors in the enforcement of these rules. Co-operation with your neighbors and the Board will be appreciated.

Failure of Association members or their family, guests, or renters to abide by these rules can result in various actions by the B.O.D. including but not limited to: warnings, fines, and/or suspension of privileges to use the common grounds within the campground assessed against the Association member(s) responsible for the presence of the violator(s).

To have violations of these rules addressed, please complete a violation form and deliver to the Safety Committee Chair or any Board of Directors member.

[**Note: Violation forms are available on the BLRAA website or from Board Members**]

A. General Rules

1. Quiet Hours are from 11:00 PM to 8:00 AM except for evenings when there is a Board sanctioned Campground function; then Quiet Hours will start 30 minutes after the function ends.
2. Association members are responsible for the conduct, safety, and behavior of their minor children, their families, guests, and renters. No site is to be occupied overnight solely by persons under 18 years of age. All Site Renters must be 21 years of age or older.
3. Speed Limit is 5 MPH. Road signs must be obeyed. No parking on the roadways except in areas designated by B.O.D. All roadways must remain accessible to emergency vehicles at all times.

Baxter Lake Recreation Area Association

4. Rochester and NH Fire Laws must be adhered to. Fires can be no larger than 2 ft. x 2ft. x 2 ft. and fueled only by wood. Fires are not to be left unattended. Each owner must obtain their own fire permit annually from the Rochester, NH fire department either in person or on-line.

5. Damage and destruction of campground property and facilities will not be tolerated. Cost of any repairs and any related fines or penalties will be levied against the Association member(s) responsible for the presence in the Campground of those causing the damage and will result in an automatic \$100.00 fine. Police may be notified.

6. All pets, regardless of size, must be kept tied. When walking a pet, it must be on a short leash, 8ft. or less in length, and the person walking the pet must clean up after it. No pets are allowed on the beach, in the Lodge, in the Pavilion, or in the Garden area at any time. This applies even to pets being carried. Dogs must not be left unattended. Excessive barking will not be tolerated at any time of day or night.

*** Rule 6 amended in Sept 2019 by approved motion to ban all livestock, except cats & dogs, within campground property effective Jan 1st, 2020

7. Unregistered, un-inspected, or disabled motorized vehicles are not allowed to be kept on sites at any time. Making vehicle repairs/maintenance in the campground is not allowed.

8. It is the responsibility of each Association member to maintain a neat and sanitary campsite. Rubbish, broken appliances, construction materials, disabled vehicles, or discarded furniture will not be kept on site's and will be disposed of properly. It is also the responsibility of all members to maintain the cleanliness and neatness of the common areas (roads, Lodge, Pavilion, beach restrooms, etc.)

9. Only usual weekly campground refuse is to be deposited in the dumpsters. It is the responsibility of the Association member to dispose of his/her personal scrap items (mattresses, refrigerators, tables, building materials, etc.). Anyone caught dumping trash or debris in the woods or other non-designated areas (this includes leaves in culverts or green areas) will be charged an immediate \$100.00 fine for littering. Leaves and tree limbs are to be disposed of in the area designated by the B.O.D. Remove leaves from plastic bags or other containers.

10. Positively no dumping of gray water, holding tanks, or porta-potties on campsites or in the bathrooms. The Dumping Station located on Baxter Lake Drive is provided for that purpose.

11. No Vehicles (cars, scooters, mopeds, ATV's, golf carts, etc.) are allowed on the beach at any time unless for an emergency or maintenance purpose. No ball playing, Frisbee throwing, running, fishing or 'horseplay' is allowed on the beach or in the water except for organized recreation. No swimming, fishing or playing on or near the boat docks at any time. The beach is closed for all purposes from 11:00 PM – 8:00 AM unless otherwise designated by the Board of Directors. Any child in the swimming area less than 12 years of age must be accompanied by an adult at all times. No cleaning of one's body, child, pet, or clothes at the beach. No use of cleaning agents or soaps is allowed in NH Lakes. Soaps contain ingredients which are often toxic to life in the lake.

Baxter Lake Recreation Area Association

12. Swimming at the beach and use of the playground is prohibited from dusk to 8:00 AM.
13. Parking is limited to ones' own site; Board approved community parking areas and sites where owner permission is granted.* No parking is permitted on green areas or common areas unless granted by the Board. **See Addendum #1** All guests must park on owner's site or Board approved community-parking areas **See Addendum #2**
14. It is required that Association members and guests conduct themselves in a manner that is not openly objectionable to others. Drugs, drunkenness, openly immoral conduct, lewdness, profanity, and unnecessary noise will not be tolerated. Any criminal activity will be reported to the local authorities.
15. Campground bulletin boards are for official Campground communications and information only.
16. With Board approval, Lodge and Pavilion may be used by Association owners only, for a private function, a maximum of 4 hours use to be ended by 10:30 PM. Trash must be removed from all areas used by the person responsible for the party. No private function may have use of the wood stove at any time. Lodge is not available to rent during water off period. [approx. Oct 15 – Apr 15]
17. Site rentals during the period of water off to water on is restricted to a maximum of three calendar days during any calendar week except during school vacations; the rental may be up to 7 days.
18. Use of roller blades, bicycles, skateboards, etc. is banned in Pavilion and Lodge area.
19. No discharging of firearms within the campground and no hunting within 300ft of any dwelling/campsite [per State Law]
20. All Watercraft stored onshore must have Site # on it or the craft will be removed.
21. All boat and utility trailers must be stored in designated area and must display Site #'s.
22. All boats stored in Pavilion area after water off must be removed on or before Memorial Day weekend. Failure to comply will result in an immediate \$50.00 fine per week until removed.
23. No golf cart, vehicle, or any equipment storage is allowed in the Pavilion at any time.
24. Failure to disconnect hoses from the campground water supply (water box or spigot) prior to winterization will result in an automatic \$100.00 fine. Any water hose connected to the campground water supply after water off is considered a separate violation and subject to a \$100.00 fine PER DAY for each day it remains connected. Water hoses cannot be reconnected until water on.

Baxter Lake Recreation Area Association

Any costs to repair damage to the campground water distribution system found to be caused by an illegal hookup will be the responsibility of the site owner, beginning with a \$1,000 fee plus additional costs to repair **See Addendum #6.**

25. Approved Seasonal Site permit is required to store any item at the Ballfield going forward, after May 1st, 2021. A new approved permit will be required every year. Anything after May 1st, 2021, without a valid site permit will be towed and or removed at item owner's expense.

B. Vehicle Regulations

1. Only licensed drivers are to operate any state registered automobile, truck, motorcycle, or any vehicle that can operate over 20 MPH within the campground with or without the presence of another person who is licensed. The campground is not a place for you to teach your child to drive or to let your kids sit on your lap and drive.

2. Visitors [except for immediate family, parent, child, sibling, or grandchild] are not allowed to bring in any wheeled recreational vehicles [including snowmobiles, boats, and jet skis] and operate them within the campground.

3. Any 2, 3 or 4 wheel ATV/OHRV, utility vehicles, boats, jet skis, snowmobiles, scooters, or mopeds are required to have a BLRAA registration sticker and site numbers on each side of vehicle using 3" high lettering, regardless of whether it is state registered or has OHRV stickers. Owners must have golf carts, Cushman's, ATVs, mopeds, motor scooters, snowmobiles, boats, jet skis, utility vehicles, etc. registered by the owner with the campground safety committee at a cost of \$5.00 and must have the campground registration sticker displayed on the front and site identification using 3" lettering must be placed on the sides so it is always visible before using the vehicle in the campground.

4. Golf carts need to be re-registered at any time there is a change of ownership, if the sticker becomes unreadable or when deemed necessary by the Board of Directors.

- Requirements for passing inspection are:
 - At least one front working headlight [white or yellow]
 - 1 working rear red light
 - Site identification on both sides using only the E-911 number of your site.
Numbers must be at least 3" in height.

5. The types of recreational vehicles permitted in the campground are limited to those which were in common use in the campground during 1991. As such, they are limited to manufactured scooters, mopeds, golf carts, Cushman, 2 or 4 wheel ATV's where the operator sits above the engine, the (5) 3 wheel ATV's that have been grand fathered and snowmobiles.

Baxter Lake Recreation Area Association

6. All vehicles must have operating lights mounted on the front and rear during the period from ½ hour before sunset to ½ hour after sunrise. Handheld lights (flashlights or spotlights) are not acceptable. Bicycles must have a light mounted on the front and either a light or reflector mounted so it is visible from the rear.
7. Driving a vehicle while drinking alcoholic beverages or while under the influence of alcohol or drugs is strictly forbidden.
8. Any vehicle which, in the judgment of a majority of Directors, is objectionable as to the level of noise emitted while it is being operated is not to be operated until the noise level is reduced to a level that is reasonable.
9. Association members must assume all responsibility for any consequences resulting from the use of their vehicles or vehicles of their families, guests, or renters.
10. Scooters, mopeds, and golf carts are not to be operated on campground roads by anyone under the age of 12 unless accompanied by an adult. Drivers between the ages of 12 – 18 are required to complete the BLRAA Driver Safety Education Course and carry their certification at all times. Only state licensed drivers or persons over the age of 18 are to drive any vehicle after sunset.
11. Scooters, mopeds, and golf carts will be limited to the number of persons that can be safely seated on manufactured /permanently mounted seating.
12. All vehicles are to be used only for transportation from one point to another. They are not for unnecessary or continuous driving around the campground. While the State of NH mandates the use of helmets for ATVs, it is strongly suggested that operators of scooters and mopeds do the same.
13. Cushman's are to be operated only by persons holding a valid driver's license. They are not to be operated during Quiet Hours.
14. An adult must be present [present means within 20ft of vehicle] when gas or battery powered toy vehicle or child sized ATV under 95cc are in use on campground roads. A fluorescent safety flag at least 4 feet tall must be attached to the toy vehicle.
15. Making motor vehicle repairs/maintenance in campground is banned.
16. No motorized vehicles are to be driven or parked on any septic holding tank, or on the ball field and leach fields.

Baxter Lake Recreation Area Association

17. Operators of all ATVs / OHRVs [2 wheel, grand fathered 3 wheel and 4 wheelers and snowmobiles] must adhere to NH OHRV laws as well as the following campground rules:

- a) Three-wheelers, dirt bikes, mini bikes, and any ATVs with more than 4 wheels and 2 axels are banned from the campground except for the (5) three wheelers, which were ‘grand fathered’ – see Addendum #4
- b) Minimum age of operating ATV’s is 12 years, unless below 95cc and accompanied by an adult (the adult must be within 20 ft of the vehicle being operated at all times). See NH laws for the use of these vehicles by operators age 12 – 18.
- c) No one under the age of 18 shall be permitted to carry passengers.
- d) Operators and passengers ride at their own risk.
- e) All ATVs shall be operated at a maximum speed of 5-MPH
- f) All ATV operators and passengers under 18 years of age shall wear helmets and eye protection at all times.
- g) No one shall operate any vehicle while drinking alcoholic beverages, while intoxicated, or under the influence of drugs.
- h) All vehicles must have lights on at night – front & rear.
- i) Only licensed drivers are to drive ATVs after sunset.
- j) Anyone [over age 12] operating an ATV must have a valid driver’s license or OHRV safety license.
- k) The ATV rules and regulations will be strictly enforced by the B.O.D.
- l) All vehicles are excluded from the developed areas of the ballfield and leach fields.
- m) ATVs are not to be operated during Quiet Hours. [11:00PM – 8:00AM]
- n) ATVs and snowmobiles must have a campground yellow registration sticker. See Addendum #5**
- o) All ATVs must have 3 inch stickers with their site number on each side of the vehicle.

This property is privately owned. The OHRV owner accepts OHRV privileges with the understanding that he/she does hereby release the Campground and its’ Board of Directors from all liability for loss or damages to property and injury to the operator or passengers or any damages arising from the use of his/her machine and agree to indemnify the Campground and its’ Board of Directors against all claims arising from loss or damage to property or personal injury resulting from the use of their vehicle.

Baxter Lake Recreation Area Association

C. Main Gate Access

1. Entry to the campground is by gate card or clicker whenever gates are operational.
 2. Hold the card in front of the scanner to within about 1 inch.
 3. Only one vehicle at a time. If you try to get two vehicles through, the gate may come down on your vehicle, possibly causing damage to both.
 4. The main gate area is under 24-hour camera surveillance.
 5. The fine for tampering with the gate and/or the equipment is \$250 plus the cost of Labor and Repairs. Please report breakage to a member of the Board of Directors. (Fines will be doubled for repeat offenders within 12 months of the first offense).
- **Removal of the gate without permission is prohibited and subject to a \$50.00 fine****
6. Replacement of defective gate cards is free if you turn in the defective card. Replacement of lost cards or additional gate cards [4 total per site] will cost \$25.00 each.
 - Sept 2019 – motion passed to change number of access devices allowed per site from 3 to 4.
At least 2 access devices must be gate cards.
 7. Piggy-backing through the gate is an automatic \$50.00 fine.
 8. Allowing an Owner not in good standing through the gate will result in a \$1000.00 fine for the Owner who granted such access.

Baxter Lake Recreation Area Association

D. Fines/Penalties Resulting from Violations of any Campground or Vehicle Rules

The Board of Directors is expressly granted the authority to take any action it may need to take, including fining or acquiring a Court Order, to enforce the provisions of the Declaration, Bylaws and/or Rules. Any vehicle parked in violation of the terms of the Declaration, Bylaws, or these Rules, as any of which may be amended from time to time, is subject to being towed at the owner's expense without further notice. The Board of Directors is not limited in its actions to towing an offending vehicle, but may include towing. The vehicle Owner shall be responsible for the cost of said towing

Fines and Costs. The Board of Directors shall have the right to levy against an Owner such just and appropriate fines as it deems advisable for noncompliance with any of the provisions of the Declaration, the Bylaws, or the Rules of the Association. All such fines shall be added to and shall constitute a Common Expense assessed to that Unit and payable by such Unit Owner.

Until such time as these Rules are amended, the fine for each violation of any portion of the Declaration, Bylaws, or Rules shall be up to \$1,000.00 for each such violation, which amount is left to the sole discretion of the Board of Directors. Any such fine levied by the Board of Directors may be appealed for review by the Association at the next scheduled Association meeting, **but the fine must be paid in full to reserve any such Appeal.** Further, any costs incurred to enforce the provisions of the Declaration, Bylaws, and/or Rules may be assessed to the Unit Owner.

Any registered vehicle that is parked in any area, other than an owner's lot, must have the site number of the lot that the vehicles is associated with clearly visible on the dashboard. This posting can be a piece of paper with the site number of a minimum 2" height so that it is clearly legible. This applies to all owners, visitors, and the like parked in any common area including the beach, boat ramp, holding areas, and all other common areas. Violators are subject to being towed. The vehicle owner shall be responsible for the cost of said towing.

"Suspensions" for this purpose means that the violator and responsible association member are only allowed to enter the campground to go to his/her trailer. As a result, the only common property to be used by that individual during the period of the suspension is the roadway for the most direct route to such trailer from the main road and back; and only then for the purpose of entering or leaving the campground.

****Any criminal activity will be reported to the local authorities****

Baxter Lake Recreation Area Association

E. Kayak Area Rules

1. All kayaks, canoes, and paddle boats need to have a BLRAA sticker and the owner's site number on the craft.
2. All kayaks, canoes, and paddle boats need to be up on a rack, NOT left on the ground or against a tree.
3. When a rack is sold by the owner, the Safety Officer needs to be notified for record keeping purposes.
4. Any person seeking a spot for their kayaks, canoes, and paddle boats needs to contact the Safety Officer for a spot. The cost for a rack is dependent on the actual cost of building a rack at that time.
5. Any watercraft left on the ground is subject to a \$10.00 per day fine until removed. After 7 days the item may be removed from the rack area and a \$100.00 fine will be levied against the owner for removal and storage.
6. All abandoned watercraft will be available for sale each Labor Day weekend. Unsold/unclaimed items will be disposed of.
7. No racks are to be built without permission of the Board of Directors

These rules were passed by the BOD on June 22, 2025, and will be effective as of July 25, 2025

Addendum #1 Motion passed. 6 for, 1 against July 2011 BOD meeting.

Addendum #2 Motion passed. 7 for, 0 against July 2011 BOD meeting.

Rules revised Aug. 4, 2012 at a BOD Special Meeting.

Addendum #3 Motion passed 6 for, 0 against November 2012 BOD meeting

Addendum #4 Motion passed 8 for, 0 against November 2013 BOD meeting

Addendum #5 Motion passed 8 for 0 against November 2013 BOD meeting

Section D changes motion passed 8 for, 0 against, August 2020 BOD meeting

Addendum #6 Motion passed 8 for 0 against January 2021 BOD meeting