

Falling Waters River Lots
c/o Howard L. Strauss
P. O. Box 147
Falling Waters, WV 25419

2022-Rules

1. No subletting of any camping lot. The camping lots are for camping purposes only and not as your primary residence. You must be present when your children, teenagers, family members, guest, or pets are present. No tent camping.
2. The boat ramp is for your exclusive use only. Let your friends and family know that they must find another location to launch their boat or Jet Ski. Golf carts are not allowed on the ramp. No parking on the boat ramp.
3. The lots are rented to the adults and not the children. There is no sharing of camping lots. Camping lots are for recreational vehicles only. No tent camping.
4. No more than one camper per lot is allowed. No mobile homes. No tents.
5. Building/construction. FEMA has determined that all of the lots are in the 100 year flood plain and must comply with the Berkeley County Flood Plain Ordinance. The river lots are rented for the 2021 season only. All of your personal possessions except docks, decks, canopy poles and buildings with permits must be removed. According to the Berkeley County inspectors only buildings with permits will be allowed in the flood plain. Several buildings in the next few years without permits will need to be removed. There is no guarantee for the following season. Read the 2022 Rules and keep a copy for your use.
6. Trees. No cutting trees or disturbance of land without owner's permission.
7. Golf carts. Only for 14 and older with adult permission to drive slowly and responsibly. The speed limit for golf carts is 5 M.P.H. Failure to abide by these rules or going around speed bumps will result in you losing your privilege of using your golf cart. Pull your golf cart off the road when stopping. You are renting the lot, not the road, for the season.
8. No ATVs, dirt bikes, pocket rockets, or gas-powered or electric scooters are allowed due to the noise, dust and safety issues. Bikes are allowed only if the children ride them sensibly at a slow pace during daylight hours.
9. All pets must remain on your lot unless you are walking with them. The county has adopted a leash law that is now in effect. Take your pet home with you when you go home. Clean up after your pet. No pets are allowed at the community center during events. Dog disposal bags are available.
10. No discharging of any type of firearm including BB guns.
11. Absolutely no illegal drug use. Drink responsibly.

12. Maintenance. Take your trash home with you when you leave. Wheeled trash carts are available at your expense through Apple Valley Waste. Don't bring in loads of construction material. This is not a dump or salvage yard. Keep your yard mowed at least twice a month including the parking/storage lots. There will be a \$50 charge if any lot (including parking/storage lots) is not mowed after 4 weeks. Campers on lots 1-59 are responsible for keeping the bank mowed and cleaned to the river. Campers on lots 125-141 are responsible for maintaining the bank to the railroad track.
13. The quiet time is between 11:00 pm to 7:00 am. Please turn off your music by 11:00 pm so your neighbors will not be disturbed and the children can sleep. Children and teenagers should be on their lot under adult supervision during quiet time. Do not joyride your golf cart all night long.
14. The lots are rented on a seasonal basis only from April 1 to October 31. There is no guarantee, either expressed or implied, of future leasing. Take home everything that you brought down by October 31 except for structures that have a building permit and your decks, docks, steps, and canopy poles.
15. Music. No band of any kind. Out of respect for your neighbors, turn off all music during quiet time. Keep the DJ column controlled.
16. No basketball hoops.
17. Water. The water is provided by the Berkeley County Public Water District. Please limit its use due to the limits on our sewer. Do not wash your vehicles. Water can be used for washing campers and decks. Do not install any water mister systems.
18. Insurance. It is your responsibility to provide insurance on all of your personal possessions. Your camera system is highly recommended.
19. Roads. The roads have been marked for moving traffic. Please pull off the road with your vehicle or golf cart if you are stopping.
20. Docks. All docks should be in the river by June 15 weather permitting.
21. Septic systems. The septic companies need to get access to the septic pipes at all times. Campers, slide outs, etc. must be parked and moved away from the pipes so they can pump on their schedule. If they cannot get access on their schedule, you will be responsible for the disposal cost. No Port-a-pots except for the Community Center may remain. Existing port-a-pots are grandfathered.
22. Front set backs: lots 1-50 (12 ft), 51-54 (8 ft), 55-59 (6 ft)
23. There are cameras on several of the roads. You should install cameras on your lot.
24. The maximum camper size is 38 ft.-Overall. All existing rv's are grandfathered. Any camper over a 34 ft is not entitled to a front lot.

By paying for your lot(s), you and your family agree to read these Rules and to abide by them. I appreciate your courtesy to your fellow camper. Hope that your camping experience is enjoyable!

Howard L. Strauss, Founder