



Terms & Conditions

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Illegal Activities (Zero Tolerance Policy)

Twin Ponds Lodge has a zero tolerance policy in regards to illegal drug use. The possession, use, sale, and/or distribution of any illegal substance is grounds for immediate revocation of guestship, removal from the property, and/or permanent ban from returning.

Solicitation is illegal. Any person appearing to solicit sex in exchange for financial compensation may face immediate revocation of guestship, removal from the property, and/or permanent ban from returning.

Sexual assault is an act in which one intentionally sexually touches another person without that person's consent, or coerces or physically forces a person to engage in a sexual act against their will. Any guest determined to have assaulted another guest will face immediate revocation of guestship, removal from the property, and/or permanent ban from returning.

Guests are not permitted to act in a threatening or violent manner. Guests may not bring firearms or weapons of any kind on to Twin Ponds Lodge property at any time.

The aforementioned crimes are not an exhaustive list. Twin Ponds Lodge may take any action they feel necessary to protect the mission if a guest is found to have broken a local, state, or federal law. Twin Ponds Lodge reserves the right to notify local/state/federal agencies for illegal actions/behaviors.

If anyone in a "party" acts in a way that is illegal, everyone in the "party" may face immediate revocation of guestship, removal from the property, and/or permanent ban from returning.

Pool and Spa Rules

Guests who utilize the pool or hot tub, do so at their own risk. Twin Ponds Lodge does not have a lifeguard.

All guests must shower before using the pool or hot tub. Guests should utilize good hygiene practices while showering, being sure to use soap and thoroughly rinsing off before entering a water feature. No lotions, lubes, or oils may be used in or around the pool/hot tub.

No diving is permitted.

Alcohol, Smoking, & Vaping

The Bar at Twin Ponds Lodge

As of September 2023, Twin Ponds Lodge has a state issued liquor license and must abide by all applicable state and federal laws. No one under the age of 21 years old may purchase or consume alcohol on property. Anyone who appears to be visibly intoxicated will be denied service.

Alcohol purchased from the bar may only be consumed within the designated service area. Alcohol may never be taken into the wood shed, dry sauna, steam room, play rooms, Bear's

Den, front lawn, or Little Bear's Den. No one is permitted to go behind the bar (even to access the kitchen) without the explicit permission of the bartender.

Twin Ponds Lodge reserves the right to refuse to serve any guest with or without cause.

Outside Alcohol Consumption

The designated service area for the bar at Twin Ponds Lodge does not cover the front lawn, cabins, tent sites, RV sites, or woods/trails. Guests are permitted to bring their own beverages to enjoy in these spaces. Glass bottles and cups are not permitted anywhere on the property

No beverages, of any variety (including water and other nonalcoholic drinks) may be brought in to or out of the lodge. (With exception given to sealed drinks purchased in the store that have not yet been opened.) .

Marijuana

Marijuana may only be smoked in designated areas and/or outside. Smoking marijuana is expressly forbidden in the bar service area, inside cabins and rented campers, and within ten feet of the front entrance.

Tobacco Products

Use of tobacco products, including vapes, e-cigarettes, and smokeless tobacco is only permitted in designated areas and/or outside. The use of tobacco products is expressly forbidden in the bar service area, inside cabins and rented campers, and within ten feet of the front entrance.

All cigarette butts and smokeless tobacco byproducts must be properly disposed of.

Vehicles and Parking

Ample parking is available to guests along the driveway into the property. The speed limit through camp is 10 miles per hour. No more than one vehicle may be parked at any campsite or cabin, though it is recommended that all vehicles be parked along the driveway in the general parking area. Guests visiting on a day pass, must park along the driveway in the general parking area.

Pet Policy

Twin Ponds Lodge welcomes up to two pets to accompany their owner(s) when visiting. Pets are permitted anywhere on the property (including cabin and tent sites), except the inside of the lodge, the garage cabins and FEMAs 1 and 3-8. Guests wishing to bring more than two pets, should reach out to management before arrival.

Well mannered and behaved dogs are not required to be on a leash. Dogs that are not well socialized with humans or other dogs must be leashed and supervised at all times. While we welcome your fur legged family guests to visit, they must not hinder the experience of other guests. This means no excessive barking or jumping up on others.

You must clean up after your dog. Come prepared with plenty of poop bags. You will be held financially responsible and your guestship may be revoked if your pet creates an excessive mess or does damage to the property.

While working, service dogs have no access restrictions, but must be tethered at all times.

Drones

The use of drones is prohibited on the entire property, unless permission is granted by the owners of Twin Ponds Lodge.

Fees, Dues, and Outstanding Balances

Day Passes

Day passes vary in cost depending on the season and day of the week. Day passes are good from the time they are purchased to the time the lodge closes that same day. Guests visiting the lodge on a day pass, who then choose to stay overnight *must* alert lodge staff. In these instances, an additional fee may be assessed.

Golden Passes

At the discretion of the lodge owners, Golden Passes may be sold on a limited basis and for a limited time. These passes provide for unlimited day visits for an entire calendar year, as well as discounts on lodging and overnight stays. Golden Passes do not include the annual dues required by TPL Social Club guests.

Bar/Restaurant Tabs

All guests are strongly encouraged to leave a credit or debit card on file with the office. This allows for the guest to have charges from the bar, restaurant, and store added to their tab. Guests must settle this tab by the end of their visit. Guests who do not close out a bar or restaurant tab will be automatically assessed a 20% gratuity when the tab is closed and charged to the card on file.

Electricity Charges

Guests who stay onsite in their own RV for a prolonged length of stay (typically longer than seven days) are responsible to pay for their own electricity usage. Each transient RV site has an individual meter which will be read and recorded at your time of check-in and time of check-out. Twin Ponds Lodge updates its per KWH rate quarterly and will inform you of this amount at your time of booking.

Electric Vehicle charging may be available for guests who may need such an accommodation, please reach out to the lodge prior to arriving to discuss availability and associated costs.

Lost Key Charges

Guests visiting Twin Ponds Lodge will be offered a secure locker and key at time of check-in. (Guests utilize these lockers at their own risk. Twin Ponds Lodge is not responsible for lost or stolen items.) Failure to return a key (for any reason), will result in a \$20 fee charged to the card on file for the guest.

Facilities & Grounds: Preservation & Maintenance

Littering/Recycling

Clean up after yourself! Put all trash/recycling in appropriate containers.

Wildlife

Twin Ponds Lodge is 80+ acres of outdoor adventure space with two ponds and miles of hiking trail. Guests may encounter porcupines, ducks, otters, raccoons, and/or other critters while visiting.

Guests should be mindful that they are visiting the land these animals call home. Do not chase, scare, harass, or feed these animals. If an animal appears to be injured or acting erratically, guests should notify a staff person.

Pond Activities

There are two ponds on the Twin Ponds Lodge property. The back pond is not for recreational use. Guests are, however, encouraged to use the front pond for water activities such as kayaking, tubing, and swimming. Water toys are available to support these activities.

Guests who use the pond do so at their own risk. There is no lifeguard on duty.

The Water System

Twin Ponds Lodge operates on well and septic systems. Flushable wipes and condoms can do serious damage to these systems. Put these items in trash cans. Do not flush anything except septic safe toilet paper.

Lubricant

No oil based lubricants are permitted inside the lodge. This includes, but is not limited to, coconut oil, massage oil, baby oil, and crisco. Lubricant is available for purchase in the camp store/office.

Trails and Access Roads

Guests who wish to access the hiking trails do so at their own risk. All driveways, access roads, and hiking trails are maintained dirt/stone. Use caution and safe speeds. Twin Ponds Lodge is not responsible for damage or injury resulting from the use of trails, driveways, or access roads.

No golf carts, ATVs, dirt bikes, go-karts, or other motorized non-street legal modes of transportation are permitted on property without explicit permission from the owners.

Cooking at Twin Ponds Lodge

Twin Ponds Lodge has grills available for guest use throughout the campground and a shared refrigerator available outside near the front door. Guests also have access to an ice machine in the same area as the refrigerator. Picnic tables are available throughout the campground on a first come, first serve basis.

Guests do *not* have access to the lodge kitchen without permission from the owners. If such permission is granted, Guests must be granted access to the kitchen by the bartender. No person may access the kitchen without staff supervision.

Reporting Damaged Equipment/Facilities

If during a visit to Twin Ponds Lodge you notice any damaged property or malfunctioning equipment, please alert a staff guest immediately.

Campfires

We encourage overnight guests to safely have campfires. Guests wishing to have a campfire should only do so within a fire ring in their designated campsite. Twin Ponds Lodge sells firewood at the camp store during regular business hours. Guests should *never* burn metal, plastic, and/or trash. Campfires should never be started with a liquid or gas based accelerant (i.e. lighter fluid, gasoline, propane, etc.). Never leave a campfire unattended, making sure it is completely out before socializing at the lodge or going to sleep.

Quiet Hours

Twin Ponds Lodge is neither a trailer park or a mobile home village. Twin Ponds Lodge is a recreational campground and community. All guests should respect their “neighbors”, being mindful of volume levels (both of voices and music). Quiet Hours are considered to be any time the lodge is closed, however, there should *never* be an expectation of silence.

Tenting at Twin Ponds Lodge

Primitive Sites

Primitive tenting is permitted anywhere on property except on the front lawn, directly on trails and access roads, in the yurt camping area, behind “the house”, or in designated RV/tent sites. Campers are responsible to set up their own tents. Campfires may only be built in approved fire rings. Primitive site campers may not use electrical outlets at other campsites.

Sites with Electricity

A limited number of tenting sites with electricity are available in the main campground. Campers are responsible to set up their own tents. Campfires may only be built in approved fire rings.

Tenters staying longer than seven days may be assessed an additional fee for electricity usage (at the discretion of the owners).

Bathroom and Water Access

Tenters have access to the shower house in the main campground. This building is guaranteed to be open May 1st thru October 1st, but is locked during the off season. During the off season, the lodge bathrooms are accessible 24 hours/day (the lodge showers are not accessible when the lodge is closed). Tenters may also use the bathroom directly next to the cabins.

Dishes should *never* be done in the bathroom sinks. A sink is available for dish washing outside of the main campground shower house. There are outdoor water spigots which may be utilized to refill water jugs. Outdoor sinks and spigots are only guaranteed to be available May 1st thru October 1st. Tenters may not have access to dish washing sinks during the off-season.

Do not dump greywater anywhere except the outside sink. Cat holes (for human feces) are not permitted on Twin Ponds Lodge property.

Trash and Recycling

All trash collected at tent sites should be disposed of in the dumpster behind the lodge. Tenters are reminded that the lodge is visited by wildlife. Food and trash should be properly stored at all times. Campfire rings are *not* trash cans. Do not put glass, metal, or garbage in the fire rings.

Tent Site Reservations, Incidentals and Liability

Tent sites may be rented ahead of time via the website or by calling the lodge. It is strongly encouraged that tenters wishing to ensure access to electricity book ahead via the website. A 50% deposit is required to make a reservation.

Tent sites may have different pricing rates depending on the site amenities, day of the week, and season. Tent sites also have different costs associated depending on the number of individuals within your party. No tent site may house more than four people or have more than one structure, without permission from the lodge owners. Tenters may not dig holes or level land.

Tenting at Twin Ponds Lodge is done at your own risk and with your own equipment. Twin Ponds Lodge is not responsible for any lost or stolen equipment/belongings.

Tenters are expected to leave their campsite trash free. Tenters which leave trash or equipment behind after checking out, may be charged an additional cleaning fee.

Transient RV Camping

A limited number of RV campsites are available for transient RV camping. All transient RV sites at Twin Ponds Lodge are pull through sites with sewage, water, and 30 or 50 amp electric hook ups. There is also a dumping station available on-site.

Boondocking/Dry Camping

Dry camping, boondocking or camping in an RV, van or motorhome with no hookups (no electricity, water, or sewer), is available in areas determined appropriate/acceptable by management. Rates for dry camping vary, but are typically the same as a primitive tent site.

Transient RV Electricity

Guests who stay onsite in their own RV for a prolonged length of stay (typically longer than seven days), are responsible to pay for their own electricity usage. Each transient RV site has an individual meter which will be read and recorded at your time of check-in and time of check-out. Twin Ponds Lodge updates its per KWH rate quarterly and will inform you of this amount at your time of booking.

Trash and Recycling

All trash collected at transient RV sites should be disposed of in the dumpster behind the lodge. Campers are reminded that the lodge is visited by wildlife. Food and trash should be properly stored at all times. Campfire rings are *not* trash cans. Do not put glass, metal, or garbage in the fire rings.

Transient RV Site Reservations, Incidentals and Liability

It is strongly encouraged that transient RV campers book ahead as sites are limited. A 50% deposit is required to make a reservation. When making your reservation, be sure you select the correct amp (30 or 50) and/or bring the correct adapters to hook up successfully.

RV transient sites may have different pricing rates depending on the site amenities, day of the week, and season. Transient RV sites are double occupancy, with additional costs for additional guests. No transient RV site may house more than four people or have more than one structure, without permission from the lodge owners. RV campers may not dig holes or level land.

Transient RV camping at Twin Ponds Lodge is done at your own risk and with your own equipment. Twin Ponds Lodge is not responsible for any lost or stolen equipment/belongings.

Transient RV campers are expected to leave their campsite trash free. Campers that leave trash or equipment behind (after checking out) may be charged an additional cleaning fee.

Yurt Rentals

Twin Ponds Lodge is excited to introduce yurt rentals for the 2024 season. Yurts are large canvas tents with electricity and a queen sized bed. Other amenities may also be available.

Bathroom and Water Access

Campers have access to the shower house in the main campground. This building is guaranteed to be available May 1st thru October 1st, but is locked during the off season. During the off season, the lodge bathrooms are accessible 24 hours/day (the lodge showers are not accessible when the lodge is closed). Campers may also use the bathroom directly next to the cabins.

Dishes should *never* be done in the bathroom sinks. A sink is available for dish washing outside of the main campground shower house. There are outdoor water spigots which may be utilized to refill water jugs. Outdoor sinks and spigots are only guaranteed to be available May 1st thru October 1st. Campers may not have access to dish washing sinks outside of these dates.

Do not dump greywater anywhere except the outside sink. Cat holes are not permitted on Twin Ponds Lodge property.

Trash and Recycling

All trash collected at Yurt sites should be disposed of in the dumpster behind the lodge. Campers are reminded that the lodge is visited by wildlife. Food and trash should be properly stored at all times. Campfire rings are *not* trash cans. Do not put glass, metal, or garbage in the fire rings.

Yurt Reservations, Incidentals and Liability

Yurts may be rented ahead of time via the website or by calling the lodge. A 50% deposit is required to make a reservation.

Yurt sites may have different pricing rates depending on the site amenities, day of the week, and season. Yurt sites also have different costs associated depending on the number of individuals within your party. No yurt site may house more than two people or have any additional tenting structures, without permission from the lodge owners. Campers may not dig holes or level land.

Yurt camping at Twin Ponds Lodge is done at your own risk. Twin Ponds Lodge is not responsible for any lost or stolen equipment/belongings. *Yurts are not lockable*, so campers are strongly encouraged to leave valuables locked in their vehicles.

Campers are expected to leave their campsite trash free. Campers that leave trash or equipment behind (after checking out) may be charged an additional cleaning fee.

RV Rentals

RV Rentals at Twin Ponds Lodge are colloquially referred to as FEMAs. These trailers differ in size and layout, but all come with a mini-fridge, heat/air conditioning, a stove, a sink, and a private bathroom (with shower). All FEMAs are provided with bedding. While some FEMA trailers do have a collection of "left behind" cooking equipment, Twin Ponds Lodge can not guarantee any cookware or flatware, please plan accordingly.

Bathroom and Water Access

From May 1st thru October 1st, FEMA campers have water and sewer connections. During the off season (October 2nd-April 30th), these units are winterized. All FEMA trailer sinks, toilets, and showers are shut off. During this time, campers will have access to the lodge bathrooms 24 hours/day (the lodge showers are not accessible when the lodge is closed). Campers may also use the bathroom directly next to the cabins 24 hours a day.

Campers may not have access to dish washing sinks during the off season. . Do not dump greywater anywhere except the dumping station.. Cat holes are not permitted on Twin Ponds Lodge property.

Trash and Recycling

Campers are reminded that the lodge is visited by wildlife. Food and trash should be properly stored at all times. Campfire rings are *not* trash cans. Do not put glass, metal, or garbage in the fire rings.

RV Rental Site Reservations, Incidentals and Liability

FEMA campers must book ahead as sites are limited. A 50% deposit is required to make a reservation. Each FEMA trailer is different, be sure to check out the amenities and descriptions when booking online.

FEMA campsites may have different pricing rates depending on the site amenities, day of the week, and season. FEMA sites are double occupancy, with additional costs for additional guests. FEMA campsites may not house more than four people and/or have additional structures, without permission from the lodge owners. FEMA campers may not dig holes or level land.

Camping at Twin Ponds Lodge is done at your own risk.. Twin Ponds Lodge is not responsible for any lost or stolen equipment/belongings.

FEMA campers are expected to leave their rented trailer in the same condition they found it. Campers that leave excessive trash or equipment behind (after checking out) may be charged an additional cleaning fee.

Smoking and vaping is prohibited inside the FEMA trailers. Should odor removal services be necessary after your stay, you may be charged an additional cleaning fee.

Cabin Rentals

Twin Ponds has five cabins, and two new “garage cabins” which guests may rent. These cabins each have a microwave, minifridge, air conditioner/heater, queen sized bed, and other amenities.

Bathroom and Water Access

There is a shared bathroom directly next to the cabins. This bathroom is accessible year round.

Trash and Recycling

Campers are reminded that the lodge is visited by wildlife. Food and trash should be properly stored at all times. Campfire rings are *not* trash cans. Do not put glass, metal, or garbage in the fire rings.

Cabin Reservations, Incidentals and Liability

Cabins must book ahead as sites are limited. A 50% deposit is required to make a reservation. Each cabin is different, be sure to check out the amenities and descriptions when booking online.

Cabins may have different pricing rates depending on the site amenities, day of the week, and season. Cabins are double occupancy, with additional costs for additional guests. Cabins may not house more than four people without permission from the lodge owners.

Cabin stays at Twin Ponds Lodge are done at your own risk.. Twin Ponds Lodge is not responsible for any lost or stolen equipment/belongings.

Guests who rent cabins are expected to leave the cabin in the same condition they found it. Guests that leave excessive trash or equipment behind (after checking out) may be charged an additional cleaning fee.

Smoking and vaping is prohibited inside the cabins. Should odor removal services be necessary after your stay, you may be charged an additional cleaning fee.

Seasonal Camping

Seasonal camping at Twin Ponds Lodge allows guests to leave their personal RV onsite through the main season, typically sometime in May through sometime in October. These guests have unlimited access to the Lodge amenities during business hours through that season. All seasonal camping spots are double occupancy.

Becoming a Seasonal Camper

Because seasonal camping spots are so popular at Twin Ponds Lodge, there is an ever growing waiting list of guests interested in the opportunity. To be placed on the waiting list a guest should talk to the lodge owners. Being placed on the waiting list does not guarantee future approval to become a seasonal guest.

Winter Storage

Seasonal campers are offered the opportunity to leave their personal RV onsite through the “off season” in what is referred to as “winter storage”. When the lodge is open, seasonal campers may use/access their camper as often as they wish, but are required to pay for day pass usage of the lodge.

Electricity

Seasonal campers are responsible to pay for their own electricity usage. Each seasonal campsite has an individual meter which will be read and recorded. Twin Ponds Lodge updates its per KWH rate quarterly and will inform you of this amount at your time of booking.

Insurance Requirements & Liability

Seasonal Campers are required to purchase and maintain insurance on their personal RV.

Seasonal campers stay at Twin Ponds Lodge at their own risk. Twin Ponds Lodge is not responsible for any lost or stolen equipment/belongings.

Contractual Agreement

These terms and conditions are inclusive of only a limited number of the policies, protocols, and expectations which are required of all seasonal campers. This TPL Social Club Policy does *not* supersede the contract between Twin Ponds Lodge and any seasonal camper.

Deposits

Reservations are necessary for FEMA and cabin rentals. They are not necessary, but strongly encouraged for Yurt and electrical tent sites. A non-refundable 50% deposit is required to hold reservations.

Refunds & Reservation Cancellations

Twin Ponds Lodge will not offer refunds on any items purchased onsite and/or at the camp store.

Reservation deposits are nonrefundable. However, if a cancellation is made 14 or more days before the reserved check-in date, the deposit will be kept as a credit, which can be used within 12 months of the original reservation. Cancellations with less than 14 days notice will result in 100% of the deposit being forfeited.

Should a guest be asked to leave the property for a violation of the terms and conditions of Twin Ponds Lodge and/or the policies/expectations of TPL Social Club no refund will be issued.

Liability and Indemnification

By agreeing to these terms and conditions, guests at Twin Ponds Lodge release and forever discharge Bacas LLC. (d/b/a "Twin Ponds Lodge), and/or TPL Social Club, their affiliates, managers, members, agents, attorneys, employees, staff, volunteers, heirs, executors, administrators, representatives, and predecessors, from any claims resulting from physical or personal injury, pain, suffering, illness, disfigurement, temporary or permanent disability, loss or death, and any property damage that may occur caused by fire, theft, vandalism, water or land-related accidents, natural events or any other occurrences or mishaps.

Bacas LLC. (d/b/a "Twin Ponds Lodge), and/or TPL Social Club, are not responsible for errors, omissions, acts or failures to act of any party or entity conducting a specific event or activity. Guests fully understand that this is a release of liability and agree to voluntarily give up or waive any right that they otherwise have to bring legal action against Bacas LLC. (d/b/a "Twin Ponds Lodge), and/or TPL Social Club, for any personal injury or property damage whatsoever for negligence on the part of Bacas LLC. (d/b/a "Twin Ponds Lodge), and/or TPL Social Club, its agents and employees. This waiver and release of liability shall remain in effect for the duration of any guests' visit.

Guests further agree to indemnify, defend and hold harmless Bacas LLC. (d/b/a "Twin Ponds Lodge), and/or TPL Social Club, against any and all claims, suits or actions of any kind whatsoever for liability, damages, compensation or otherwise brought by themselves or anyone on their behalf, including attorney's fees and any related costs.