

**GOLD COAST**  
**JARED WEBSTER**  
**3414 NORTH PLUM POINT RD.**  
**HIMROD, NY 14842**  
**(607) 243-7533**

**GOLD COAST RULES/LEASE AGREEMENT**

**January 1, 2026**

**READ AND REMEMBER THESE RULES. THEY ALSO APPLY TO YOUR GUESTS WHILE THEY ARE VISITING. PLEASE ENSURE THAT EVERYONE FOLLOWS THEM. THANK YOU.**

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## **I. GOLD COAST WELCOME/HISTORY**

Welcome to the Gold Coast. We are glad to have you with us. In order to make your stay here a pleasant one, it is necessary to establish rules. We ask your fullest cooperation in maintaining them.

A brief history of the Gold Coast:

In 1955, Emerson and Anna Webster moved to this location with the idea of having seasonal living on beautiful Seneca Lake and in 1956 Gold Coast was established. Their son Steve Webster and his wife Deb took over in the early 1970's. They continued the tradition of the Gold Coast for over thirty years. In 2003, Jared and Melanie with their two sons took over. We hope you enjoy the Gold Coast and preserve it for future generations.

## **II. RENT/OPERATING DATES**

Rent may be paid on a semi-annual or annual basis only. ALL rent is due on the **FIRST OF THE MONTH**. If it is not *received* by the seventh day, you will automatically be charged \$50.00 plus \$3.00 per day late penalty until we receive payment.

This park is only seasonal and operates from the **SECOND SATURDAY OF APRIL TO THE THIRD SATURDAY OF OCTOBER**. We are under NYSDOH regulations.

There is to be ONE OWNER PER MOBILE HOME. **Absolutely NO SUB-LEASING or SUB-LETTING ALLOWED.**

## **III. SELLING MOBILE HOME OR OTHER PROPERTY**

When selling your mobile home, you must notify us, so that the people on our waiting list can be notified. Mobile home lots and hoist spots are sold individually on a first come first serve basis. **If there are tenants waiting for a hoist spot at the time of your sale, your hoist will be made available to them.** However, if there are no present tenants requesting a hoist spot, you will be allowed to sell the mobile home and hoist as a package deal. ***All buyers must be approved by us.*** You may sell your mobile home to anyone, but whether it stays in the park or not is at the park owner's discretion.

A 5% Gold Coast Administrative/facility fee will be charged on the purchase price of any trailer sold in the park. The fee will **not** be imposed if sold to immediate family (spouse and children).

**When your trailer is sold, the new owners will be paying an increased yearly rent amount.**

**You may not sell items or have items picked up on premise such as cars, boats, furniture, etc. without discussing with Gold Coast Owner first.**

## **IV. MOBILE HOME LOT NUMBERS/ INSURANCE**

Every lot must be numbered in case of emergencies, with 4" numbers, which are clearly visible at all times. On lots 1-33 and 40-43, 47 & 48 the numbers will be located at the rear of the mobile home. On lots 34-39, the numbers will be located at the front and rear of the home.

All owners of trailers and boatlifts will be required to carry their own liability insurance.

## **V. LOCATION OF PROPERTY LINES**

#2-5, 9-14, 17-23, 26-32, and 41

In these lots, the property line starts on the immediate north side of the owner's mobile home, extending south to the next mobile home.

#35-38

In these lots, the property line starts at the west side of the owner's mobile home and extends east to the next mobile home.

#1, 6, 8, 16, 25, 40, 47 & 48

In these lots, the property line starts on the north side of the owner's mobile home. See us about southern boundary.

Tenants may use the northern or western side of their mobile home, when it forms the boundary line for the next mobile home's property, for maintenance purposes only.

**Do not use other tenant's lots for short cuts.** Use the driveway or another proper access.

## **VI. MOBILEHOME OWNER RESPONSIBILITIES**

Your mobile home must be kept in good repair. It must be under-skirted within two months after moving a new home on the lot. All new skirting, installed from this date, must be made of non-combustible material. The park owner must approve any alterations or color made to the outside of your mobile home. If you want to add to your trailer, you have to apply to the Town of Milo for a building permit. Any renovations that involve digging, etc., must be discussed with **the owner of the park FIRST**.

You may plant flowers and shrubs if you desire. Nothing you plant should exceed the height of five feet. There will be no enlargements to your flower garden or additional shrubs planted without permission. If you have a hedge alongside your skirting, it shall not extend more than 36 inches from the mobile home, on your neighbor's side, or be higher than three feet. Otherwise, it will be taken out.

As of June 1, 1982, no shrubs will be allowed to form the skirting for mobile homes.

We mow all the lawns, but the trimming is your responsibility. The riding lawn mower cannot get close enough for trimming. All mobile homes must be trimmed at least every other week, preferably every week (when it is a good growing season). If trimming is not done a minimum of every three weeks (unless it is not needed), we will trim it and bill you. This rule applies from Memorial Day until the grass no longer needs to be cut in the fall. Also, do not put anything on the lawn that cannot be moved each week. Please have these items removed when we are mowing.

No clotheslines or hanging clothes will be allowed on your lot. There is an available clothesline by the overflow parking lot at the rear of the park.

Canvas awnings are allowed and must be kept in good condition.

Your lot must be left in the same condition that you found it. Upon approval by the management, you will be allowed to move your mobile home.

Fuel tanks are to be kept toward the rear of your mobile home and must be well-painted.

You will be held responsible for any damage done to the park, facilities or grounds, whether it is done by you, your family or your guests. **The expenses for repairs will be charged to you.**

All taxes, rent, electric, fuel, or any other personal bills must be paid by you before you move.

No fences or any other kind of obstruction will be permitted outside of the perimeter of the mobile home.

NO burning in the park other than grills or LP outdoor fireplaces. Unfortunately, we are in a confined area and wood or paper burning in the park makes it uncomfortable for others around you.

## **VII. GUESTS/NOISE/TENTS**

Do not exceed the capacity of your mobile home with guests (Ask management if you are unsure). **Excessive noise, to the discomfort of your neighbors, WILL NOT be tolerated.** If parties continue after 10:00 pm, the noise must be kept down and within your area. **We all need to be respectful of others. Starting in 2023, “Quiet Hours” will be from 10:00pm – 9:00AM this includes power tools, mowing lawns, trimming, etc.**

Any guest not related to the owner of the trailer must be accompanied by the owner. ***Only owners of the mobile home can have guests stay overnight. Guests may not entertain other guests or allow them to stay overnight without the owner present (2022).*** Your mobile home is to be used by your immediate family only. Again, there is only **one owner per mobile home.**

***If you would like to use a tent for sleeping arrangements, you must get permission from the owner of the Gold Coast (2022).***

## **VIII. AUTOMOBILES/PARKING/SPEED**

In most cases, there is only enough room for one car per mobile home. **It should be parked in the space provided, not on the grass between mobile homes.** If you have more than one vehicle or have guests visiting, you may not use your neighbor’s parking space without their permission. They pay rent for that spot and deserve to find it empty when they arrive. If you need extra room, notify us and we will help you. **There are extra parking areas for additional cars.** These areas can be found on the map provided.

**No cars or boats are to be washed in the park.**

No unlicensed motor vehicles such as four-wheelers, dirt bikes, etc., will be allowed in the park between Memorial Day weekend and Labor Day weekend.

**The speed limit in the park is less than 10 MPH.** Please observe this rule or you will be asked to park on the beach. There are many children in the park and unfortunately, driveways seem to be a favorite play spot. Tell your guests of this rule as it applies to everyone.

Please make all attempts to keep off the grass unless it is a parking area. Do not pull off onto the grass to let other vehicles pass by.

## **IX. SANITATION**

You are using a country sewer and water system, which cannot be treated like the ones in the city. **DO NOT put garbage, disposable diapers, sanitary items, coffee grounds, cigarette butts, grease, tissues, colored toilet paper, or any other foreign objects down the toilet.** If something should drop in by mistake, it should be removed before flushing.

## **X. WATER USAGE/ POWER WASHING HOME**

**Starting in 2015** – All owners will be allowed to power-wash their residence once a year. This will only be done Monday-Friday during reasonable hours. Again, be considerate of your neighbors.

Because we are on a country system, we ask you **not to water your lawn or flowers.** It is for everyone's benefit to ensure that we all have enough water to drink and use. This is one reason we try to discourage inviting a large number of people to the park. Our sewer system and well are not able to accommodate the continuous use that a large crowd would impose.

\*We will notify you when the DOH has any concerns about the water system.

\*Only Management will use the shut-off in the ground.

\* **No cars or boats are to be washed in the park.**

In case of an emergency involving fire in the park, no one is to use any water, as it may be needed to extinguish the fire.

**No washing machines or dishwashers** are allowed in the mobile homes.

## **XI. SWIMMING AREA & BEACH FIRES**

Observe all rules that are posted in the swimming area. These have originated from the New York State Department of Health, which governs swimming areas. The rest are for insurance purposes.

1. No fishing off the swim dock while people are swimming.
2. No boats, canoes, personal watercraft, sailboats, sailboards, dogs or skiers in the swimming area. All boats, when being operated, and skiers are to stay 100' from the swimming area and raft.
3. Never swim alone. A minimum of two adults, 18 years of age or older, must be present whenever the swimming facility is in use.
4. There is no substitute for adequate supervision. A parent or guardian must accompany children under 18 years of age.
5. In case of emergency, notify the facility operator and contact help as soon as possible.
6. Only use this facility during posted hours of operation.
7. Do not drink and swim.

**The swimming facility is not supervised by a lifeguard or other responsible person.**

There is a beach fire every Saturday night, weather permitting. The beach fire is not for the burning of any trash. If you have something you would like to burn, get permission. Anything you bring down during the fire is your responsibility to remove afterwards. If you would like to have a beach fire on another day, you may do so as long as you are bring your own wood, no need to ask manager (2022).

## **XII. CHILDREN**

No one under 18 may use the mobile home, without supervision, unless we receive prior notice from the owner.

**Any child under 12 must be supervised by an adult while swimming.**

Please make sure that your children do not use the driveways for a play area. They may use your lot and the beach area for playing while being supervised.

**DO NOT use your neighbor's lot for crossing, walking, climbing or playing. Your neighbor has the privilege of privacy. Please respect it.**

## **XIII. DOGS**

You must assume complete responsibility for your dog. Your dog must be kept on the confines of your lot. While off your lot, he must be leashed at all times.

There are **NO dogs** allowed in the swimming area.

You are responsible for cleaning up your dog's droppings.

Keep your unattended dog inside the trailer. Excessive barking and whining are extremely annoying to your neighbors. If it becomes a problem, you will need to meet with management.

The beach is not to be used for your dog's hygienic habits. Any mess caused by your dog in the park must be cleaned by you.

## **XIV. VISITING DOGS**

The above rules apply to visiting dogs.

**No visiting dogs will be allowed to stay overnight. THIS APPLIES TO ALL PEOPLE IN THE PARK. Only the owner of the trailer can have their pets stay overnight.** Please contact management concerning any possible extenuating circumstances.

## **XV. GARBAGE**

We presently are supplying a dumpster for trash and recycling free of charge starting opening day to close of park in October. The exact date will be posted on the bulletin board.

This dumpster is there for your benefit and convenience. Please obey the following rules:

1. **Only Gold Coast tenants** may use the dumpster. **No** garbage brought from elsewhere will be allowed. PLEASE INFORM THE PARK OWNER IF YOU SEE A NON-TENANT USING THE DUMPSTER.
2. The dumpster is for **garbage only**. No recyclables or large items such as mattresses, microwaves, mowers, weed eaters, chairs, etc. Garbage must be in tightly sealed garbage bags.
3. **No un-bagged fish guts** are to be put in the dumpster.
4. Please be sure the lid on the dumpster is closed tightly so no animals will be attracted.
5. **No** dumping of anything in the gully or along its bank.
6. If there is any infringement of the above rules, or if any garbage is found outside the dumpster or blowing in the gully, the dumpster will be locked and opened only at the park owner's convenience.

## **XVI. RECYCLABLES & 5-CENT RETURNS**

1. Use Recycling Dumpster for all newspapers, metal, glass (clear and colored) and all plastics, will be located next to the dumpster. All recyclables are ZERO SORT.
2. **No garbage** is to be put in these containers.
3. 90 gallon totes for 5-cent returns are available. The money is used for improvements to the Gold Coast.

## **XVII. GOLF CARTS**

**Starting 2021 – Owners will only be allowed to own golf carts at Gold Coast. They can be electric or gas, No 4-wheelers or side-by-side all-terrain vehicles.**

Due to the fact that there are a number of golf carts in the park, it has been necessary to establish some guidelines.

1. Responsibility of the golf cart is left with the owner.
2. **All drivers must hold a valid driver's license.**
3. Pedestrians and vehicles within the park have the right-of-way.
4. Be considerate when on the beach. Carts are not to be parked where they will interfere with the beach or swimming area.
5. When operating before daylight or after dark, please have a working front headlight and rear lights, which are visible to people and other vehicles.
6. When parking your golf cart at your mobile home, use the parking space for your vehicle.
7. Keep off the grass as much as possible. Excessive use of carts in one area can kill the grass.
8. No riding in the rear of a golf cart unless you have appropriate seating. Also, there will be no standing on the rear of a golf cart.
9. No driving carts over the tiers of the park.
10. All golf cart owners will be required to carry liability insurance on their Golf Cart.
11. If you have a second Golf Cart, make sure it is not intruding in your neighbors parking space. When you are not here you can park the second Golf Cart up by trash and recycling area. (2024)

**When in doubt, ask the Gold Coast Owner.** Golf carts must not become a nuisance.

### **XVIII. BOATS AND BOAT TRAILERS**

**Due to the large amount of boat trailers in the gully, only one boat trailer will be allowed per lot. Additional trailers will need permission from management. This does not include jet-ski trailers.**

Boat trailers may be put in the gully for no charge (with the understanding if something happens to it, it is not our responsibility) or stored in our pole barn for a fee. Please make sure your boat trailer has your name on it.

### **XIX. BOATLIFTS**

The electrical outlets on the beach are to be used for boatlifts only. The cost is \$30.00 per season and is to be paid at the BEGINNING of the season (This will be added to the rent).

All boatlifts must have white or light gray metal roofs. Keep up the appearance of your boatlift – make repairs and paint the roof white when necessary. Otherwise, you will be notified.

Boatlifts will not be enclosed.

All new boatlift construction will have a **maximum base width that corresponds that spot**. When replacing a boatlift with an R&G or something comparable, only a 4000 can be substituted or a comparable lift of that size. Any new catwalks or replacements will have vertical stringers with horizontal deck boards, and a width of approx. 20 inches. **Proceed only with the approval of management.**

**Do not use catwalk unless it belongs to you.**

### **XX. HIRED HELP**

Any people hired by you must carry their own liability insurance and it is your responsibility to obtain proof of coverage. Any supplies dropped off need to be discussed with park owner on where to place it. Area of work needs to be cleaned up by contractor. ***They also must follow “Quiet Hours & clean up the area of work before they leave.”***

### **XXI. LAUNDRY BUILDING**

Any Resident can get a key for an annual \$20.00 building maintenance fee. The machines are coin operated. There will be a \$5 replacement fee for lost keys. Contact Gold Coast for quarter rolls.



## **XXII. MISCELLANEOUS**

BARN – All barns are off limits unless you have our permission. No one should be inside any barn without asking.

GULLY AREA– **THE GULLY WILL BE OFF LIMITS.** THE ONLY REASON TO BE THERE SHOULD BE TO PARK BOAT TRAILERS FOR STORAGE. SINCE WE ARE PROVIDING STORAGE OF YOUR BOAT TRAILER, IT IS UNDERSTOOD THAT YOUR INSURANCE WILL TAKE CARE OF DAMAGES IN NATURAL OCCURENCES. We try to keep the gully clean and it should remain so.

ANIMALS – They are for the enjoyment of everyone. Any abuse of them will not be tolerated. For your safety and theirs, DO NOT go inside their cages, fences, or barns. They may be seen outside. **Also, for their benefit, DO NOT feed them.** If you have questions, please ask.

FIREARMS – **No firearms or fireworks** are to be used or discharged anywhere on the property, without permission.

LITTERING – **DON'T! This also includes cigarette butts.**

**NO** CAMPERS, MOTOR HOMES, TRAVEL TRAILERS OR SIMILAR VEHICLES will be allowed in the park. We are not equipped to handle them. There are many camping areas close by that can be utilized by friends if needed. If there is an extreme circumstance contact Gold Coast Owner.

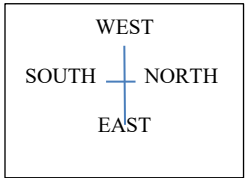
**NO ONE SHALL OPERATE A BUSINESS, FOR PROFIT OR NOT, ON GOLD COAST PROPERTY OR USING THE GOLD COAST NAME.**

BEACH FIRES – There can be a beach fire on a regular basis on Saturday nights in the fireplace. The beach fireplace is not a dumping area for trash. Also, if you want a beach fire on another night and you are using the wood at the Gold Coast for Saturday fires, you will need to ask management's permission. **THIS RULE DOES NOT APPLY IF YOU BRING YOUR OWN WOOD.**

## **PLEASE FOLLOW ALL RULES.**

**If you think you might be doing something that could create a problem, feel free to ask us. Remember, your rent pays for a mobile home lot, a place to park a car and in some cases, a boatlift space.  
Everything else is a privilege, not to be abused.  
Thank you for your cooperation.**

# GOLD COAST



48

47

46

40

4  
2

AQUA  
POLE  
BARN



PUMP  
HOUSE

BARN

39

38

37

36

35

34

JARED &  
MELANIE

2 5	2 6	2 7	2 8	2 9	3 0	3 1	3 2	3 3
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1 6	1 7	1 8	1 9	2 0	2 1	2 2	2 3	2 4
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4  
3

1	2	3	4	5
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6

7

NORTH PLUM POINT ROAD

# ***GOLD COAST*** ***BOATLIFTS*** ***2026***

South end Starting from Swimming Area		North end of Gold Coast Property
Lot 25		Lot 38
Lot 28		Lot 37
Lot 7		Lot 14
Lot 17		Lot 32
Lot 31		Lot 12
Lot 16		Lot 20
Lot 24		Lot 18
Lot 23		Lot 32
Lot 8		Lot 21
Lot 2	<b><u>3426 N. PLUM PROPERTY</u></b>	Lot 28
Lot 19	Lot 48	Lot 10
Lot 33		Lot 40
Lot 4		Lot 3
Lot 11		Lot 5
Lot 6		Lot 29
Lot 46		Lot 27
Lot 15		Lot 39
Lot 1		Lot 30
Lot 13		

**GOLD COAST**  
**3414 NORTH PLUM POINT ROAD**  
**HIMROD, NY 14842**  
**607-243-7533**

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**IMPORTANT DATES 2025**

**OCTOBER 20, 2025 - DUMPSTER CLOSED**

**OCTOBER 19, 2025 - WATER OFF & GOLD COAST CLOSED**

**OCTOBER 30, 2025 - GATES SECURED**

**IMPORTANT DATES 2026**

**APRIL 11<sup>TH</sup>, 2026 - GOLD COAST OPENING “WATER ON”  
(WEATHER PERMITTING)**

**-A TEXT WILL BE SENT TO NOTIFY YOU.**

*APRIL 11, 2026– DUMPSTERS OPENS*

*OCTOBER 18, 2026 – DUMPSTER CLOSED*

*OCTOBER 18, 2026 – WATER OFF & GOLD COAST CLOSED*

*OCTOBER 30, 2026 – GATES SECURED*

*GOLD COAST  
3414 NORTH PLUM POINT ROAD  
HIMROD, NY 14842*

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*PRIMARY & SECONDARY CONTACT  
INFORMATION UPDATE SHEET*

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(ONLY FILL OUT IF YOU HAVE CHANGES OR UPDATES)

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PRIMARY CONTACT (OWNER)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

ALTERNATE NUMBER: \_\_\_\_\_

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SECONDARY CONTACT (IN CASE OF EMERGENCY)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

ALTERNATE NUMBER: \_\_\_\_\_

(ONLY FILL OUT IF YOU HAVE CHANGES OR UPDATES)

# GOLD COAST

## TEXTINIG

## PHONE NUMBER(S)

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NAME: \_\_\_\_\_

CELL NUMBER: \_(\_\_\_\_\_)\_\_\_\_\_

NAME: \_\_\_\_\_

CELL NUMBER: \_(\_\_\_\_\_)\_\_\_\_\_

NAME: \_\_\_\_\_

CELL NUMBER: \_(\_\_\_\_\_)\_\_\_\_\_

NAME: \_\_\_\_\_

CELL NUMBER: \_(\_\_\_\_\_)\_\_\_\_\_

## THE SWIMMING FACILITIES AT

are not supervised by a lifeguard or other responsible person. In place of on-site supervision, this facility has established a series of safeguards to be followed by all guests.

We are required to notify you of these rules, to ensure that water rescue equipment is at the pool or beachside and that the swimming area is maintained in a sanitary manner. In the interest of your safety and that of your guests, we require you to follow these rules.

Please read the safety rules located at the entrance and outlined in this brochure. If you have any questions, we will be happy to discuss them with you.

- NEVER SWIM ALONE. A minimum of two adults 18 years of age or older, must be present whenever this swimming facility is in use, with at least one adult on the pool deck or beachfront.

- THERE IS NO SUBSTITUTE FOR ADEQUATE SUPERVISION. Children under 16 years of age must be accompanied to the bathing facility by a parent or guardian, or similar adult responsible for their safety and behavior.

- IN AN EMERGENCY, NOTIFY THE FACILITY OPERATOR AND CONTACT HELP IMMEDIATELY. A free telephone is provided at this facility. Telephone numbers for the nearest emergency medical service are posted.

- Only use this facility during posted hours of operation and swim only in the designated bathing area.

- Don't drink alcohol and swim.

Injuries can be prevented and safety is everyone's responsibility. If you notice any problems with the water quality or the absence of safety equipment, please notify

### YOUR SAFETY IS IMPORTANT TO US. HAVE A SAFE & ENJOYABLE STAY.

After you have read this brochure, please sign the tear-off section provided and return it to us. Only guests of this facility who have received and read this brochure may use the bathing area.

I have read and understand the bathing safety rules at this facility. I understand there will be no lifeguard on duty at this facility. I will abide by the rules listed in this brochure.

Please fill in your name and room or campsite number in the lines below and sign and date where specified. Thank you.

Name \_\_\_\_\_

Room Number \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

COPY FOR  
YOUR  
RECORDS....DO  
NOT  
NEED TO SIGN.

**GOLD COAST  
3414 NORTH PLUM POINT RD  
HIMROD, NY 14842**

**GOLD COAST RULES/LEASE AGREEMENT**

**2026 & 2027 RULES/LEASE SIGN OFF**

**&**

**N.Y.S. DEPARTMENT OF HEALTH  
SWIMMING FACILITY FORM (P.17)**

I (We), \_\_\_\_\_ and \_\_\_\_\_, from

Lot # \_\_\_\_\_ have read the rules of the Gold Coast Trailer Park & N.Y.S.  
Department of Health Swimming Facilities form. I (We) understand the rules and  
agree to follow them.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Signed

Date: \_\_\_\_\_