



Campers Village
DETAILED RULES & FEES POLICY

Please read all rules and sign the Camping & Storage Fees Policy (on page 3) stating you understand member's responsibilities and rules. These rules are to make camping at the Lakes of the North campground a pleasure and positive experience for all.

ELIGIBILITY

- A. The Campground facilities will be available for use only to property owners in good standing, and their guests. (Note: Guests are not eligible for yearly, seasonal, or monthly rates.)
- B. In addition, camping privileges may be available to a non-property owner with special approval of the General Manager, on a very limited basis. (For example, for temporary association contractors or employees in need of short-term housing.)

MEMBER RESPONSIBILITY

- A. Members are directly responsible for themselves, their family, their pets, and their guests for their actions, as well as for damages or loss of park property.
- B. Pets must be always on a leash no longer than 6 feet. Pets are not allowed in bathhouses, the pavilion and porch, playgrounds, or the game areas. People must clean up after their pets. Pet droppings must be picked up and disposed of properly (not in bathrooms). Pets inflicting a bite on any person will be required to be removed at the discretion of management following investigation of the incident.
- C. Vandalism will not be tolerated.
- D. Excessive offensive behavior inappropriate in a family friendly campground will not be tolerated.
- E. Campfires must be contained in fire rings provided on each site (in a location approved by the campground manager). No burning of food or garbage in the firepit. Any necessary removal/disposal will result in a \$15 additional fee charged to the responsible member.
- F. No airborne fireworks are allowed. No firearms can be discharged in campground or adjacent areas.
- G. Garbage must be put in a plastic bag and placed in the refuse containers.
- H. Quiet hours are from 11:00 p.m. to 8:00 a.m.**
- I. Speed limit for all vehicles is 10 and is strictly enforced.
- J. Motor driven vehicles such as motorcycles, minibikes, go carts, snowmobiles, etc. are not to use the roads in Campers Village except to enter and leave. Only licensed drivers may operate golf carts.
- K. No bikes or bicycles shall be ridden after dark.
- L. Walkways are to be used by pedestrians only.
- M. When leaving for home all heaters/air conditioning and appliances must be turned off except for the battery charger needed to keep the trailer battery charged, and refrigerator during the summer months.
- N. Members will maintain their sites and camping units in a clean and orderly condition. A pressure washer weed trimmer and other tools are available for free use from management.
- O. No boats, utility or ATV/ORV trailers of any size are allowed on campsites. Short term storage is available at no charge. (See the manager regarding charging needs.) Exception: Winter campers may park snowmobile trailers on their site but may not use electric from any other site and must be unplugged upon leaving.

SUBSTANCE ABUSE AND UNDERAGE DRINKING – Minors possessing, or consuming alcohol or illegal substances WILL NOT BE TOLERATED. The Police will be called to enforce state law and member(s) and guests will be asked to vacate site within a reasonable amount of time. (See Member Responsibility)

DEFINITION OF A CAMP

- A. A camp shall be considered to mean a property owner occupying ONE SITE with no more than ONE UNIT (as a camper plus one tent or two sleeping tents).
- B. Non-members or family members not living at the members home address must pay the applicable rate, whether camping in their own unit or the member's unit, including children under 21 when not accompanied by a member.
- C. A member may rent one additional site on a daily/weekly basis. (See exception under Holiday Rules.)
- D. Sites are to be occupied by no more than a total of 8 people. Two vehicles are allowed per site, which must be parked completely clear of road surface. Extra vehicles must be placed in overflow areas and must be approved by the campground manager.
- E. All improvements to an annual site must be requested in writing for approval by the campground manager/general manager. This includes, but is not limited to, steps with no larger than a 4'X4' platform. Campers refusing to comply will lose camping privileges and forfeit camping fees. Sheds will not be allowed on campsites. Sheds in place prior to 3-1-2021 will be grandfathered in but must be removed when campsite changes hands. In no case will more than one shed be placed on a campsite. One deck box will be permitted per site.
- F. No permanent structures that would prevent movement of a trailer are allowed, except for winter skirting and tarps.

REGISTRATION

- A. Camps are to be registered by the responsible member of the party UPON ARRIVAL during the established or posted hours. (18 years of age or older) Children under 18 years of age must have adult supervision camping on site.
- B. Sponsored guests who are staying overnight must register UPON ARRIVAL and present a signed Non-Member Guest Pass if the member is not present, and pay the daily fee, including family members not living at member's home address (camping in the member's unit or their own). L/N members may contact the campground office for a verbal guest pass.
- C. Sites available on a first-come, first-serve basis. This does not apply to Annual sites where the office may have a waiting list. The number of annual sites allowed is determined by L/N Management. All site assignments are made by management. Buddy sites will be accommodated if possible. No reservations allowed unless payment is received in advance. Property owner's assessment card and identification required.
- D. All sites are back-in only, with no sideway or angle parking.
- E. Guests can camp a maximum of 30 days annually (see exception under Holiday Rules).

HOLIDAY RULES (Memorial Day, 4th of July, Labor Day)

- A. Guests allowed only when accompanied by member.
- B. Limit of one camping unit per site (as explained under Definition of a Camp, item A). Any additional tents beyond what is outlined under "Definition of a Camp" will be charged \$10.00 per tent per night and \$5 per adult per day.
- C. Holiday weekends shall constitute: 2 calendar days before and 2 calendar days after the recognized holiday date, with the July 4th weekend being the holiday weekend celebrated at L/N.
- D. Limit of two (2) vehicles per site. Extra vehicles are to park by the fence next to the ball field.
- E. Guests will pay the current guest rate.

SPECIAL WINTER RULES

- A. All Skirting, tarps and 100-pound propane tanks used for winter camping must be removed by May 31st and cannot be placed on site until after Labor Day weekend.
- B. When a camper leaves to go home all heaters and appliances must be turned off except the battery charger needed to keep the trailers battery charged.
- C. Bury your electric cord if it is in an area to be plowed.
- D. Place your trailer as close as possible to the road.
- E. Allow at least 10 feet of plowing room between your trailer door and other obstacles.
- F. Fill fire pits and remove rocks.
- G. Do not cut through campsites or use snowmobiles on the walking paths.
- H. **Notify CV manager by October 15th if you wish to be placed on the snowplow list for the winter season.**

Note: Not every situation or circumstance can be addressed by written rules and regulations. If not covered, the campground manager and general manager have the authority to make decisions regarding the campground or member behavior on a case-by-case basis. The member may appeal an action taken by completing a Member Appeal Policy Form, which can be requested through the management office, or found at www.lakesofthenorthhoa.com.

STORAGE AREA RULES (All Storage area use must be approved by the Campground Manager or General Manager)

- A. The Campers Village storage area may NOT be used for camping. Non-camping units (such as licensed boats and snowmobile trailers) may be stored in the storage area with payment of the annual storage fee (with priority given to camping units). Storage of unlicensed motor vehicles is prohibited.
- B. Campers Village storage area is for the storage of camping vehicles used for camping at Campers Village.
- C. Vehicles are stored at the owner's risk and storage spots within the storage area are used on a first-come first-serve basis. This area of Campers Village is not plowed during winter months.
- D. A registration storage fee per year, current as of April 1, 2016 (originally adopted on March 15, 2003), will be required of all members storing camping vehicles in the C.V. storage area; the storage fee is due August 1st (with an allowable 30-day grace period). Payment of fees is required within 30 days to remain a member in good standing. No camper with the current registration storage fee paid will be considered abandoned.
- E. L/N or staff is not responsible for damage to camper while being moved to, from or stored in storage facility.
- F. All such vehicles stored in the storage area must be in usable condition and display a current license plate or show proof they are complying with state regulations. A Lakes of the North registration sticker must be displayed and visible on the front of the vehicle. Owner(s) of stored vehicles must be member(s) in good standing of Lakes of the North Association.
- G. If camping vehicles do not meet the above conditions or fees are not paid the Campground Manager will attempt to contact the vehicle owner and give written notice to remove the vehicle within 30 days. If after 30 days the owner has not removed the vehicle or paid the fee, the Campground Manager will begin procedures to secure title to vehicle for the purpose of selling the vehicle at auction, in accordance with Michigan law.

PERMITS AND CHARGES

- A. Reservations in advance require payment prior to reservation being confirmed. Cancellations within ten (10) days of a reservation will result in forfeiture of camping fee payments made to L/N. Cancellations made before ten (10) days and not more than thirty (30) days of reservations can be transferred to a new reservation within twelve (12) months. Reservations cancelled more than thirty (30) days prior to reservation are refundable.
- B. Cancellations on holidays made more than thirty (30) days in advance of the reservation can be transferred to a new reservation within the same camping year. Reservations cancelled less than thirty (30) days prior to reservation are non-refundable.
- C. The full amount of the camping fee shall be charged from the time the recreational unit is set on a site; payment for lot use will be paid to camp manager upon arrival of occupant at campground. At management's discretion, payment plans may be accepted for annual or winter season campers (as shown on page 4). However, this privilege will not be offered again if a delinquency occurs. Reservations: refer to Registration, item C, page 2.
- D. Check-in time is 3:00 pm. Checkout time is 12:00 pm
- E. Campers utilizing a site for sleeping purposes will be charged for that day.
- F. NO REFUNDS will be made for unused time.
- G. The long (seven month) winter season rate will be in effect from October 15 through May 14 and must be paid before the trailer is placed on site. The yearly rate must be paid by MAY 15th or when the trailer is placed on site after May 15th. A \$10 per month late fee will be assessed for any fees delinquent 30 days or more.
- H. **Campers Village is for non-residential recreational use only.** Permanent camping is not allowed under any circumstances, nor is subletting your site allowed.
- I. Individuals planning on building in Lakes of the North may utilize the campground at current daily/weekly/monthly rates, as determined by the GM and CV managers, provided they submit satisfactory evidence of being in the active state of construction. The member also must demonstrate to the satisfaction of management that they are not utilizing their campsite as a residence.
- J. Members are not permitted to stay for an extended period (over 14 days) during the winter season (Oct-15 – May 15). In the event a special exception is made (in writing) by the General Manager, the member will be charged an additional fee of \$75 for that month to offset electrical, plowing, and other costs. Non-member guests may not camp for extended periods.

CAMPING & STORAGE FEES

Storage - A registration storage fee per year, will be due August 1st, is required of all L/N members storing camping vehicles in the Campers Village storage area. Payment of fee is payable within 30 days to avoid the late payment fee of \$50 per month and to remain a member in good standing at Lakes of the North.

Trailer Spotting - (Spotting not available for 5th wheel units)

Spotting on site (with 3 days prior notice)

Emergency Spotting (prior notice of 2 days or less, upon availability)

Moving to storage

Moving to dump station.

Campers with electric jacks

Daily, Weekly, Monthly Camping - The full amount of the camping fee shall be charged from the time the recreation unit is set on a site; payment for lot use will be paid to campground manager upon arrival of occupant at campground.

Seasonal (Winter) Camping - The established seasonal camping period is October 15 through May 14. The camping fee for that period is due on or before October 15th. The seasonal amount may be paid by the member in 2 equal installments, the first half due before placement of the unit and the second due within 30 days. If the second payment is not remitted within 60 days of the placement of the unit, the unit will be removed from the camping lot and returned to the storage area. In the event of late arrival for winter season, the entire amount must be paid by November 15th.

Yearly Camping - The established yearly camping period is May 15 through May 14. The camping fee for the yearly period is due on or before May 15th. The yearly amount may be paid by the member in 2 equal installments, with the first payment due on or before May 15 and the second due on or before June 15 OR in 4 monthly installments, with 4 equal payments equivalent to the set summer monthly rate; the first of the 4 payments is due on or before May 15, the second on or before June 15, the third on or before July 15 and the last on or before August 15. Any payment overdue by 30 days will result in removal of the unit from the site to the storage area. Any transfer of the unit due to lack of payment will be done at the member's expense, which will include the summer monthly rate for the period the unit was on site, the removal fee to storage (of which may be substantial for any 5th wheel units), and any addition labor charges, such as removal of skirting. Refunds will not be available for annual rate campers.

I agree to abide by the policy set for the fee structure at Camper's Village and understand that failure to pay the established rates according to the timetable above will result in the removal of my camping unit from its allocated camping site by the L/N Association.

2021 CAMPERS VILLAGE RATE INCREASES

RESERVATION TYPE	CURRENT RATES	INCREASED RATE	NOTES
Annual	\$1,200.00	\$1,300	Four payment schedule available
Annual 50 amp	\$1,200.00	\$1,400	Four payment schedule available
Daily (Member)	\$15.00	\$20	
Daily 50 amp (Member)	\$15.00	\$25	
Daily (Guest)	\$22.00	\$28	
Daily 50 amp (Guest)	\$22.00	\$31	
Weekly (Member)	\$90.00	\$100	
Weekly 50 amp (Member)	\$90.00	\$110	
Weekly (Guest)	\$138.00	\$150	
Weekly 50 amp (Guest)	\$138.00	\$160	
Monthly (Member Only)	\$300.00	\$325	No monthly rates for non members
Monthly 50 amp (Member Only)	\$300.00	\$340	No monthly rates for non members
Storage Yearly	\$240.00	\$250	
Winter Rates	\$800.00	\$800	October 15 to May 15
Spot on Site (electric hitch)	\$15.00	\$15	
Move to Storage (electric hitch)	\$15.00	\$15	

Actions that clearly violate the rules and policies set forth by the Association, by anyone, could be cause for removal with no refunds.

I have read and understand both the Detailed Rules & Regulations and the Camping and Storage Fees Policy for the L/N Campers Village. This form must also be signed and submitted with any partial payment option.

L/N Member

Date

Camping Unit (Make, Model, #)

Member's Signature

Campsite #

cf: Camping Rules & Fees Policy – proposed 3-20-21.docx