Any bullet point highlighted in yellow is new or has been modified for the 2027 season

Jensen's RV Park

2027 Season Rules Letter
for Seasonal Campers
2027 Season Dates: April 15th – October 17th

For the sake of this letter, all camping vehicles will be referred to as an RV. This includes travel trailers, 5th wheels, toy haulers, Class A, and Class C RV's. Jensen's RV Park does not accept converted school buses, pop-ups, homemade, or van RV's.

For the sake of this letter, persons who camp at Jensen's RV Park will be referred to as campers.

Securing Your Site

- In order to secure your site for the next season, all campers must pay a $500 non-refundable deposit prior to October 1st every year.
- Failure to pay deposit will open your site to new customers.
- Campers who fail to pay their deposit will need to remove personal items and RV from site prior to 5pm the third Sunday of October each year, also known as the closing date of the park. For 2027, the date is October 18th.

What is this Rules Letter

- This rules letter explains the expectations and code of conduct of all campers at Jensen's RV Park.
- The signing of this rules letter is a contract expressing your intent to camp at Jensen's for the 2027 season and adhere to all of the rules outlined in this letter.
- You must complete and sign the last page and submit when deposit is paid.
- The rules in this document are binding until you remove all of your personal property from Jensen's and you have no outstanding balances.

Seasonal Camping

- Jensen's RV Park defines seasonal camping as a 6-month season.
- Jensen's does not offer year-round, long term, or permanent residency camping.
- The camping season begins on April 15th and ends the third Sunday of October.
- Your RV must be winterized or removed from park by 5pm on the closing season date.
- If using a third party for winterization, have them contact us directly.
- If you don't plan to return for the next season, please let us know as soon as possible.
- If you decide to forfeit you deposit and not return, your RV and ALL personal property must be removed from the park by April 1, 2027.
- No persons are allowed to enter the park for any reason after October 18, 2026, and before April 15, 2027. The park will be barricaded between these dates.

Rates and Payments

- Site rates vary and will be discussed with campers at the time of site selection.
- At time of site selection, a non-refundable $500 deposit is due
- Electricity is metered at each site and is billed at the rate of $0.16* per kWh at the completion of the season *(management reserves the right to change this rate at any time).*
- Winter storage for your RV is $300 and is optional.
- Additional items may be stored for additional fees (*cars, boats, golf carts, motorcycles, etc.)*
- Invoices will be mailed during winter each year with the prior season's electric and applicable storage fees plus the next season's rent.
- Invoices must be paid in full by March 1st.
- Jensen's accepts installment payments, providing that the balance is paid in full by March 1st.
    - Payments may be made by check, cash, or credit card.
    - Payments made by card will incur a convenience fee.
    - Payments are non-refundable.
    - All outstanding balances must be paid in full prior to removing your RV from Jensen's. *This includes, but is not limited, to electricity, mowing, and firewood.*

Code of Conduct

- ***Termination of Camping Relationship***
  - If you have been removed from the park, or if you are not allowed to renew your site for the next year, you are not welcome on Jensen's property. You are not allowed to visit any other camper(s)
- ***The Person Paying for the Site is the Customer of Jensen's and Must be the Occupant***
  - We do not rent sites where a 3rd party pays the rent of a different person occupying the RV; the person who makes the payment must be the person signing the rules letter and also the owner and occupant of the RV.
- ***Quiet time is 10:30pm-8am***
  - Respect your neighbors. Be quiet.
  - Don't make us be the fun police.
  - Multiple violations will result in removal from park with no refund.
- ***Visitors are defined as someone who visits your site anytime after 8am and leaves prior to 10:30pm***
  - There is no charge for visitors. Anyone who stays later than 10:30pm is considered an overnight guest, and will be charged accordingly.
  - Visitor's vehicles must fit within the parameters of your site.
- ***Overnight guests are allowed for a fee of $5 per adult per night (18+)***
  - No more than 6 persons may occupy an RV overnight.
  - Guest's vehicles must fit within the parameters of your site.
  - It is your responsibility to ensure your guests follow all rules of the park.
- ***Adult children over the age of 21 are considered visitors and/or guests***
- ***No visitors or guests may use your RV or site if you are not present***
  - This applies to all extended family members including adult children.
  - If a person is found occupying your RV without an owner present, they will be asked to leave the park, regardless of time.
- ***No Sharing of RV's*** *(this is a longstanding rule, but needs to be emphasized)*
  - Sites are rented to one person or one couple, who live within one household.
  - No site or RV sharing of any type allowed.
- ***Drugs and Alcohol***
  - Alcohol is permitted in the park in non-breakable containers.
  - Smoking of cigarettes is permitted but you must be 25' from a building.
  - No marijuana of any kind, in any amount, regardless of medicinal or recreational use, is allowed anywhere within the park, including inside your RV.

- ***Fires***
    - Each lot is assigned a fire ring. Rings are not to be moved.
    - Portable fire pits may be used in the exact location as provided fire ring.
    - All fires must be supervised until fully extinguished by an adult age 18+.
    - Tiki torches and citronella candles must be at least 5' away from any structure, RV, awning, or tree.
    - No burning of trash or refuse allowed. If found to be burning trash, you will lose the right to a fire ring and it will be removed from your site.
- ***Dumpsters and Trash***
    - All trash/refuse must be placed inside of one of the four provided dumpsters.
    - All trash must fit comfortably within the dumpster. This means **NO** mattresses, awnings, or outdoor furniture. You are responsible for disposing of those items outside of Jensen's. The Casco Township Transfer station is open Saturdays from 8am-2pm at 123 69th Street South Haven, MI 49090.
    - If one dumpster is full, please go to another dumpster.
    - If you are unable to get an item into a dumpster, it does not belong in there.

Wood

- No outside firewood may be brought in Jensen's RV Park for any reason.
- No pallet wood may be brought into Jensen's RV Park for any reason.
- No untreated lumber may be brought into Jensen's RV Park for any reason.
- Bundles of wood may be purchased at the office.
- Crates of wood may be purchased and delivered to your site.
- All crates are first come, first serve. When crates run out, campers must purchase bundled wood.

Maintenance

- ***Mowing***
    - Campers are responsible for mowing and maintaining their site.
    - Push mowers and gas, weed whackers, shovels, rakes, and other hand tools are provided by management. Please return tools the same day.
    - If management determines that grass on a site is too high, the site will be mowed at the rate of $25 per instance and added to a camper's invoice.
    - Site maintenance rules remain in effect for the entire camping season, regardless of whether or not your site is occupied by your RV and/or yourself.

- ***Decks***
    - Campers are responsible for purchasing all materials, tools, and labor.
    - All decks must be made of treated lumber or paver bricks.
    - Decks cannot go in front or behind an RV.
    - All deck plans must be preapproved by management.
- ***Cleanliness***
    - The exterior of an RV must be kept clean and in good working order.
    - Any deck and/or other outdoor areas must be kept neat and orderly.
    - Any items that are kept outside must be in good working order.

- ***Winterization***
    - Any RV outfitted with slides, bump outs, or tip outs must have them brought in at the end of every season.
    - Covers or tarps must be removed from RVs by the Friday prior to Memorial Day Weekend, *Friday May 22, 2027*.
    - Covers or tarps may not be put on RVs prior to the Tuesday after Labor Day, *Tuesday September 8, 2027*.
    - If choosing to use a cover or tarp, it must be put on by 5pm the last day of season, *Sunday October 18, 2027*. No post-season admittance will be granted to put on a tarp or cover
- ***Sheds/Storage Building***
    - Sheds cannot be larger than 8' x 8'.
    - Sheds must fit neatly within the footprint of your site
    - All sheds/storage buildings must be preapproved before being built.
    - No utility trailers allowed as sheds.
    - No tent/tarp type sheds or garages allowed.

Pets

- Each RV is allowed up to 2 pets.
- Your pets are your responsibility at all times.
- All pets must be on a fixed leash at all times.
- Pets are never allowed to run free.
- Pets are not to become noise nuisances.
- You are expected to train and maintain your pet.
- Any pet in violation will receive one noise warning. Any subsequent incident will result in asking your pet to be removed from the park.

- A pet that bites, aggressively lunges, chases, or in any other way hurts/threatens a human or pet will immediately be asked to leave the park. No warnings.
- Please notify management immediately if there is a pet becoming a nuisance.

Vehicles

For the sake of this letter, vehicles refers to traditional automobiles, pickup trucks, etc. MMV (micro-mobility vehicles) encompasses all other powered means of transportation, e.g. golf carts, razors, gators, mules, mopeds, scooters, etc.

- ***Vehicle Parking***
  - Each site offers parking for two vehicles.
  - Some sites are larger and offer additional parking.
- ***MMV's***
  - MMV's are allowed within the park but be driven the same as other vehicles, on the designated roadway by a licensed driver; MMV's are not for joyriding in the park.
  - Please refer to local authorities as to the legality of driving MMV's in the public roadway outside of Jensen's.
- ***Boats and Watercrafts***
  - Each RV site payment includes parking for one boat or watercraft.
  - All watercraft must be in good working order and utilized regularly.
  - Campers are encouraged to park their watercraft at their site if able, as room in the parking lot is limited and first come, first served.
- ***Storage and Utility Trailers***
  - Storage trailers are not permitted to be used as a shed or storage building.
  - Storage trailers must be preapproved by management in all cases.

RV Sales

- Please notify management of your intent to sell your RV.
- If buyers wish to remain in Jensen's, they must be preapproved by management prior to sale.
- Before any RV sale will be approved, all outstanding debts including current electric payments are due.
- Campers are able to sell RVs by themselves with no management involvement.

- Management is able to facilitate the sale of the RV by photographing, listing, answering inquiries, scheduling showings, and communicating offers and counters with seller.
- Facilitated RV sales incur a 10% fee of the sale price, *minimum $500, maximum $2,000.*
- If management deems RV unfit to stay, either seller or buyer must remove deck and/or other outdoor items prior to removing RV.
- There is no selling of decks separate from RVs.

IN CLOSING Thank you for choosing Jensen's RV Park as your home-away-from-home. If you have any questions, comments, or concerns, please feel free to call us any time at 269-637-3544 or email us at JensensRV@yahoo.com. ~ *Sincerely Martin and Kendra Super*

This form must be signed and received by with your site deposit for your lot to be held for you for the 2027 season.

Jensen's RV Park 2027 Season Rules Acknowledgement and Contact Info Form

Lot #: _____

I have read the above rules of Jensen's RV Park & Motel and agree to abide by them.

2 signatures are necessary if two people own the camper (ex: husband and wife)

Signature 1: _____ Date: _____

Printed Name: _____ Cell Phone: _____

Email Address: _____

Signature 2: _____ Date: _____

Printed Name: _____ Cell Phone: _____

Email Address: _____

# of Adults in Household _____ # and ages of children in household _____

# of Pets: _____ Pet 1 Description: _____

Pet 2 Description: _____

Mailing Address: _____ Apt/Suite: _____

City: _____ State: _____ Zip: _____

Home Phone: _____

Emergency Contact Name: _____

Relationship to Camper: _____ Phone: _____