

NEW FOR 2020 Security

Management will be installing security cameras throughout the grounds in the spring. We urge every camper to lock and secure all vehicles and personal belongings at all times.

NEW FOR 2020 Camper Covers and Tarps

If you choose to cover your camper or RV with a cover or tarp, you must remove the tarp prior to the Friday of Memorial Day Weekend and cannot be put on your camper until the Tuesday after Labor Day Weekend.

NEW FOR 2020 Dumpsters and Trash

Four 6-yard dumpsters are located throughout the park for your convenience. We ask that you place all trash and refuse INSIDE of the dumpsters. If one dumpster is full, please go to another dumpster. Nothing is to be left out on the ground or on any side of the dumpsters.. This includes mattresses or items you want to give away/donate. If you are physically unable to get the item into the dumpster, please ask for assistance.

NEW IN 2019 When may I access my camper?

You may access your camper or bring it back to the site starting April 15 and must have it winterized or removed from the site by the third Sunday in October (*October 18, 2020*).

NEW IN 2019 What if I have grown children?

Any children over the age of 21 will be charged \$5 per night. If they bring a friend or significant other over the age of 18, that person is \$5 per night and must be pre-registered. Again, no more than 6 people in any camper on any given night.

JENSEN'S RV PARK

2020 Season Rules and Frequently Asked Questions for Seasonal Campers

What is this rules letter?

The signing of this rules letter shows your intent to be a seasonal camper at Jensen's RV Park. We must receive a signed copy of this rules letter prior to March 1, 2020, in order for us to hold your lot for you and also for you to be granted access to your camper.

What is being a seasonal camper and how much may I use my camper?

Seasonal campers commit to paying for a 6 month season, April 15-Third Sunday in October (*October 18, 2020*). By committing to 6 months and paying for the season up front, seasonal campers receive a significant discount over our regular monthly rates.

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What are seasonal rates?

Lots 1-59 and Front Lots 1-4 will be **\$1800**. Any campers in lots 80-123 will be **\$2600**. Additionally, you will be metered and billed for your electric usage at the rate of **\$.16 per kwh**. You may pay your electric and storage bill by bringing your final reading to the office upon completion of winterization or we will bill you over the course of the winter.

When is my rent due?

Your seasonal rent (either \$1800 or \$2600) is due **by April 1, 2019**. Please either mail your check to Jensen's RV Park 7366 N Shore Dr, South Haven, MI 49090 or call us at (269)637-3544 with your credit card information (subject to a 3% credit card fee).

How much is winter storage and what does it include?

\$200. Winter storage allows you to leave your camper at Jensen's in your assigned lot from October 20 to April 15. If you wish to pull your camper for the winter, it must be done by October 20. **Any exceptions must be preapproved.**

Notification of seasonal status

If you no longer wish to be a seasonal camper you can notify us at the end of the season. If you have left your camper for winter storage and no longer wish to be a seasonal camper, you must **notify management prior to March 1** and the camper needs to be **removed from Jensen's prior to April 1**. Removal includes all outdoor furniture and any deck or outside material.

What if I plan to be seasonal but need to leave mid-season?

Once you have paid for your season, there are no refunds. Also, you are not allowed to transfer use of your spot to anyone else without advance permission from management.

How electric usage is calculated and when is my payment due?

All meters are read upon the completion of the season. Your electric bill is calculated by taking your ending number, subtracting your starting number (last year's ending number) and multiplying the difference by \$0.16. You will be sent a bill in the mail for your electric usage along with winter storage, if applicable, and payment is due before **March 1 of the next season**.

What if I owe money from the previous season?

If any rent, storage, or electric from the prior season has not been collected, you will not be able to use your camper until your account is in current standing. If you are unable to bring your account current by April 1 of the following season, you will need to remove your camper from Jensen's and arrange a payment plan to pay any past due amounts.

May I have visitors?

Yes. A visitor is defined as someone who visits you after 8am during the day and leaves prior to 10:30pm at night. Anyone who stays later than 10:30pm or arrives prior to 8am is an overnight guest. There is no charge for visitors during the day.

May I have overnight guests?

Yes, but with several conditions. ALL overnight guests must be pre-approved prior to the overnight stay and must get a guest pass for their vehicle. Each guest over the age of 18 is **\$5 per night** and must be paid prior the first night's stay.

You may not have a guest(s) up every weekend. Guests must follow all rules of the park and it is your responsibility to make sure they are aware of the rules. There may **never be more than 6 people total** in the camper including all children under the age of 18. Any exceptions to this must be preapproved.

May I have visitors or overnight guests when I am not there?

No. You may not have anyone use your camper when you are not here. If a person(s) is found occupying your camper without you present, they will be asked to rent a motel room or leave. This applies to all family members.

Am I allowed to have a deck?

Yes, you are allowed to have a deck. You are responsible for the purchasing of all materials, tools, and labor. Any deck that is built must be able to be **fully removed from Jensen's within 24 hours** if necessary. Before you begin building, the **design needs to be approved** by management.

If you choose to no longer be a seasonal camper and have a deck you have 2 options: you may immediately remove your deck at the same time as pulling your camper or you may leave it behind but you may not sell it. There will be no selling of decks.

What are my site maintenance requirements?

Management mows the entire property once per week. You are responsible for the mowing around your camper in both the front and back for **any grass that is not cut by management.** You are responsible for all **weeding** including anything growing through your deck and for **maintaining all landscaping** that you have installed. Push mowers and gasoline are provided for site maintenance.

Am I allowed to have a Shed/Storage Building?

All sheds/buildings must be preapproved before being built or installed. Sheds must be no bigger than 8'x8' and must also fit neatly within the footprint of your lot.

May I have pets?

Yes. Each camper is allowed up to 2 pets **YOUR PETS ARE YOUR RESPONSIBILITY AT ALL TIMES.** They are expected to be on a **FIXED** leash at all times. They are **NEVER** allowed to run free. Also, you are expected to clean up after your pet at all times. Each camper will receive one warning. If additional warning is necessary, your pet will be asked to leave the park permanently.

May I have a boat?

Yes. Each seasonal may have **one boat** or watercraft on one trailer for free. Parking spaces within the park are on a first come first serve basis. The only lots allowed to park adjacent to their campers are 27-46 and 80-123. A **second boat** or watercraft must be preapproved and will incur a \$200 fee for the summer. Your boat may be parked at Jensen's and utilized while you're paying to be here. For

instance, if you choose not to pay to use your camper in October your boat must be removed or winterized for storage. **Winter storage for any boat left in the park will be \$200.**

May I have a storage or utility trailer?

Maybe. In the past we have tried to accommodate requests for these types of trailers but it is not guaranteed that one will be allowed. These types of trailers must be preapproved and will be based on space available in the park. Additionally, if you have a boat or watercraft in the park, a storage or utility trailer will be counted as a secondary trailer and will be charged as such. **Winter storage for any storage or utility trailer left in the park will be \$200.**

Am I allowed to have my own firewood?

No. Bundles of firewood may be purchased from the office for \$5 per bundle or you may purchase an apple crate of wood for \$50 delivered to your lot.

What are the rules for campfires and tiki torches?

Each lot is assigned a fire ring. The rings are **NOT** to be moved. You may not use a portable fire ring or pit.

All fires must have at least one adult over the age of 18 to supervise and be fully extinguished if unattended. Any tiki torches/citronella candles must be 5 feet away from any structure, camper, or tree including all branches.

Fairway Parking (PARKING BETWEEN 2ND AND 3RD ROW OF CAMPERS)

No temporary or permanent fairway parking will be allowed.

What do I do if I want to sell my camper?

Please notify us when you decide to put your camper up for sale. We can facilitate the sale of your camper. The cost facilitating the sale is 10% of your sale price, not to exceed \$1,000. If you do not wish to enlist our services in selling your camper, we will direct all inquiries and requests for showings directly to you.

The people who bought my camper want to be seasonal campers

If your camper is older than 20 years, management must approve if it can stay in the park. If management deems your camper too old to stay, either you or your new buyer must remove the camper, deck, and any other items left on the site.

Just because you have sold your camper to someone who wants to be a seasonal camper **does not automatically make them seasonal campers.** It is not uncommon for us to have a waiting list of people wishing to bring their campers to Jensen's to be seasonal campers. We try to be as fair as possible when a spot becomes available. All new buyers of existing campers must be approved by management before they can be seasonals.

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When is quiet time?

10:30pm. After this time, there will be no loud music or activities. There is no curfew at Jensen's. Quiet time is actively enforced by management.

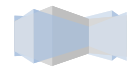
Drug and Alcohol Policy

Alcohol is allowed in non-breakable containers anywhere in the park. Smoking of traditional cigarettes is allowed but no smoking of any kind is allowed in the public buildings such as the office, bathhouse, rec hall, or motel buildings

You may have in your possession anything you can legally purchase at a pharmacy such as Rite Aid or Walgreens.

No marijuana of any kind, including medicinal is allowed at Jensen's RV Park & Motel including inside of your RV or your personal vehicle.

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*



Jensen's RV Park 2020 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: _____

Mailing Address: _____ Apt/Suite: _____

City: _____ State: _____ Zip: _____

Home Phone: _____

Emergency Contact Name: _____ Phone: _____

Relationship to Camper: _____

This form must be signed and received by March 1, 2020
for your lot to be held for you for the 2020 season.

**FAILURE TO RETURN THIS FORM WILL RESULT IN
FORFETUIRE OF LOT.**