

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, 2023**, in order for us to hold your lot for you and also for you to be granted access to your camper.

Jensen's RV Park

2023 Season Rules Letter for Seasonal Campers

2023 Season Dates: April 15th – October 15th

NEW for 2023 Golf Carts - A PIECE OF GOOD NEWS!!

It is now completely legal to drive a golf cart out of the front entrance of Jensen's RV Park and into the City of South Haven by driving south on North Shore Drive. However, we strongly encourage that all golf carts are properly registered with the City of South Haven.

UPDATED for 2023 Decks

You are allowed to have a deck. You are responsible for the purchasing of all materials, tools, and labor. **All decks must be made of treated lumber or paver bricks. Absolutely no pallet wood.** 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 will no longer be camping at Jensen's, you may immediately remove your deck at the same time as pulling your camper or you may leave it behind with the approval of management. There will be no selling of decks.

NEW for 2023 Pallet Wood

Absolutely no pallets or pallet wood is to be brought onto property at any time for any reason.

NEW for 2023 Slides, Bump Outs, and Tip Outs

To maintain the quality of the RVs in the park, campers outfitted with slides, bump outs, or tip outs must have those slides, bump outs, or tip outs brought in at the end of every season.

NEW for 2023 Electricity Rates

We reserve the right to increase the metered electricity rate at any time should our rate go up with our electric provider.

From 2022 Off Season Park Access

For the security of all campers, the park will be barricaded immediately upon the completion of the season. Any access, including by foot, needs to be preapproved by management. There are no in and out privileges over the winter.

From 2022 Winterization

If you winterize your own camper, it must be winterized prior to or on the last day of the season. If you use an RV service company or technician, please confirm that they have contacted management to make arrangements.

From 2022 Watercraft Parking

While boat parking is included for customers as outlined on page 4 of this document, all watercraft and trailers must be in good working condition and be utilized regularly. Jensen's RV Park is not the storage location for unused or inoperable watercraft.

From 2022 Mowing

You are responsible for your site maintenance as outlined on page 3 of this document. If management determines that your grass is too high, your site will be mowed for you at the rate of \$25 per instance. This charge will be added to your bill. This remains in effect even if there is no RV on your site.

From 2022 Exterior Cleaning of Campers

All campers must be maintained and cleaned. If management determines that your camper is not clean or well maintained, you will be notified immediately and be given 14 days to clean your camper. Failure to maintain your camper can result in termination of your seasonal status.

Seasonal Rates

Sites range between \$2300 and \$4500 for the 6-month season. Your specific site amount will be discussed with you at time of site selection. We do not offer year-round camping. Only 6 months.

Camping Dates

You may use your camper starting **April 15** through **October 15, 2023**.

Rent Due

Your seasonal rent is due by March 1, 2023. 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% convenience fee). All rent payments are nonrefundable.

Metered Electric

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.

Leaving Prior to End of 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.

Payments Due at the Time of Departure

If you leave the season early for any reason or if you notify us at the end of one season that you do not intend to return for the next, all outstanding balances including electric are due at the time of pulling your camper out of the park.

Winter Storage

Winter storage is optional and allows you to leave your camper at Jensen's RV Park in your assigned lot from the end of one season until the beginning of the next. It is \$200. If you wish to remove your camper for the winter, it must be done by the last day of the season.

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.

Money Owed From 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 March 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.

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.

Visitors

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.

Overnight Guests

ALL overnight guests must be pre-approved prior to the overnight stay. 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. Exceptions to this must be preapproved.

Guests When Owner is Not Present

You may not let anyone use your camper when you are not here, day or night. 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 extended family members including adult children.

Adult Children

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

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.

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.

Pets

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 and they are to be picked up after everywhere.

Pets are not to become noise nuisances. **NO ONE GOES CAMPING TO LISTEN TO A DOG BARK.** You are expected to train and maintain your pet. Each camper will receive one warning. If additional warning is necessary, your pet will be asked to leave the park permanently.

Boats and Watercrafts

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.

Storage and Utility Trailers

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.

Firewood

No outside firewood of any type may be brought onto property. Bundles of firewood may be purchased from the office for \$6 per bundle or an apple crate of wood delivered to your lot is \$80.

Fairway Parking (parking between 2nd and 3rd row of campers)

No temporary or permanent fairway parking will be allowed.

Campfire 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.

No Burning of Trash in Fire Rings

Absolutely no garbage or trash will be burned in fire rings. If you are found burning garbage in your fire ring, you will forfeit your right to a fire ring and it will be removed from your site.

Camper Sales

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 \$2,000. 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.

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. If you sell your camper to someone who wishes to leave it in the park and camp at Jensen's, new buyers of existing campers must be approved by management before they can be seasonals.

Drugs and Alcohol

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 or within 25 feet of any 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.

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

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..

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 March 1, 2023
for your lot to be held for you for the 2023 season.

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

Jensen's RV Park 2023 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: _____