

## **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, 2024**, in order for us to hold your lot for you and also for you to be granted access to your camper.

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# **Jensen's RV Park**

## **2024 Season Rules Letter for Seasonal Campers**

**2024 Season Dates: April 15<sup>th</sup> – October 20<sup>th</sup>**

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### **NEW for 2024 Rules Letter**

You will not be able to use your site if you do not have a signed rules letter with us. Please do not send payment without a signed rules letter.

### **NEW from 2023 Golf Carts - A PIECE OF GOOD NEWS!!**

It is now legal to drive a golf cart from the front entrance of Jensen's RV Park to the City of South Haven via North Shore Drive. Golf Carts are still to be treated as vehicles and to be used to and from town. They are not for joyriding in the park.

### **UPDATED from 2023 Decks**

You are allowed to have a deck. You are responsible for purchasing 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. Deck plans must be pre-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 from 2023 Pallet Wood**

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

### **NEW from 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 from 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.

## **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.

## **Camping Dates**

You may use your camper starting April 15, 2024 and ending on October 20, 2024.

## **Rent Due**

Your seasonal rent and signed rules letter are due by March 1, 2024. 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 site rent payments are nonrefundable. If you wish to pay **cash**, please contact us.

## **Leaving Prior to End of Season**

Once you have paid for the season, there are no refunds. Even if you decide to not utilize your site prior to the start of the season, there are no refunds on site payments.

## **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 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.

## **Payments Due at the Time of Departure**

If you leave the season early for any reason, or do not intend to return for the next year, all outstanding balances are due before 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. Beginning fall of 2024, the rate for winter storage is \$300. If you wish to remove your camper for the winter, it must be done by October 20th, 2024. If stored, there is no access to your camper during the winter. Winter storage does not cover stored vehicles, trailers or watercraft. Those are an additional \$300 each for the winter if left in the park.

## **Off Season Park Access**

For the security of all campers, the park will be barricaded immediately upon the completion of the season on October 20, 2024. Any access, including by foot, needs to be preapproved by management. Off season access is granted for emergency situations only. There are no in and out privileges, or access to your trailer over the winter. Please complete all winterizing, covering, and removal of personal items, by October 20th, 2024. If you are concerned about the condition of your camper, please contact us and we will inspect it for you.

## **Winterization**

If you winterize your own camper, it must be winterized on or before October 20th, 2024. If you use an RV service company or technician, please confirm that they have contacted management to make arrangements. Winterizing includes covering your camper and removing personal items from your camper. This all needs to be done on or before October 20th, 2024.

## **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 (May 24, 2024). Tarps cannot be put on your camper until the Tuesday after Labor Day Weekend (September 3, 2024). Covers and tarps must be put on your camper on or before October 20th, 2024.

## **Seasonal Status**

If you no longer wish to be a seasonal camper, please notify us. 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 there is an outstanding balance from the prior season, you will not be able to use your camper until your account is paid. 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 must leave by 10:30pm.

## **Visitors**

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

## **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 to the first night's stay. You may not have 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.

### **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 on your lot. Push mowers and gasoline are provided for site maintenance. 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.

### **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.

### **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 site payment includes one boat, watercraft, or trailer. Parking spaces within the parking lot are on a first come, first serve basis. The only sites allowed to park adjacent to their campers are sites 27-46 and 80-123. All watercraft and trailers must be in good working condition and be utilized regularly. Jensen's is not a storage location for unused or inoperable watercraft. A second boat or watercraft must be preapproved and will incur a \$200 fee for the season. If

you remove your camper, you must remove your watercraft. If you store your boat over the winter at Jensen's, it will incur a \$300 winter storage fee in addition to your camper.

### **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 \$300.

### **Firewood**

No outside firewood of any type may be brought onto property for any reason. Bundles of firewood may be purchased from the office for \$6 per bundle or an apple crate of wood delivered to your lot for \$100. Apple crates are first come, first serve. When apple crates are sold out, you must buy bundled wood. You may not bring in wood when apple crates run out.

### **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 management of intent to sell. Should you wish, we can facilitate the sale of your camper. The cost of facilitating the sale is 10% of your sale price, with a minimum of \$500 and not to exceed \$2,000. You are not required to utilize our services. You may sell your camper "by owner". We will not assist in any way.

If you sell your camper to someone who wishes to leave it in the park, new owners of existing campers must be preapproved by management and sign a rules letter before taking possession. If your camper is older than 20 years, management must approve if it can stay in the park. If management deems your camper unfit to stay, either you or your buyer must remove the camper, deck, and any other items left on the site.

### **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, including inside of your RV or your personal vehicle. Please report usage of marijuana to management.**

### **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.

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**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](mailto:JensensRV@yahoo.com). ~ *Sincerely Martin and Kendra Super*

This form must be signed and received by **March 1, 2024**  
for your lot to be held for you for the 2024 season.

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

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## Jensen's RV Park 2024 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: \_\_\_\_\_