

*\*Any bullet point highlighted in yellow is new or has been modified for the 2026 season\**

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# Jensen's RV Park

## 2025 Season Rules Letter for Seasonal Campers

**2026 Season Dates: April 15<sup>th</sup> – October 18<sup>th</sup>**

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*For the sake of this letter, all camping vehicles will be referred to as an RV. This includes travel trailers, 5<sup>th</sup> 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 1, 2026.
- Failure to pay deposit will open your site to new customers.
- Campers who fail to pay deposit will need to remove personal items and camper from site prior to October 18, 2026.

### 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 2025 season and adhere to all of the rules outlined in this letter.
- Complete and sign the last page and return by March 1, 2025.
- 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 15<sup>th</sup> and ends on October 19<sup>th</sup>.
- Your RV must be winterized or removed from park by 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. You must let us know prior to March 1, 2027.
- All deposits are non-refundable
- If you decide to not return after paying your deposit, your RV and ALL personal property must be removed from park by April 1, 2027.
- No persons are allowed to enter the park for any reason after October 18<sup>th</sup> and before April 15<sup>th</sup>. The park will be barricaded upon season completion.

## 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 store for additional fees *such as cars, boats, golf carts, motorcycles, etc.*
- Invoices will be mailed during winter each year with the prior season's electric and storage (*if applicable*) plus the next season's rent.
- Invoices must be paid in full by March 1<sup>st</sup>.
- Jensen's accepts installment payments, providing that the balance is paid in full by March 1<sup>st</sup>.
- 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

- **Quiet time is 10:30pm-8am**
  - Don't make us be the fun police.
  - Respect your neighbors.
  - Be quiet.
- **Visitors are defined as someone who visits your site anytime after 8am and leaves prior to 10:30pm**
  - Anyone who stays later than 10:30pm is considered an overnight guest, and will be charged as such.
  - There is no charge for visitors.
  - 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, they will be asked to leave the park, regardless of time.
- **Drugs and Alcohol**
  - Alcohol is permitted in the park in non-breakable containers.
  - Smoking of cigarettes is permitted, however no smoking is allowed within 25' of any building.
  - No marijuana of any kind, in any amount, regardless of medicinal use, is allowed anywhere within Jensen's RV 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 provided dumpsters.
  - Nothing is to be left on the ground outside of the dumpster. This includes mattresses or anything you might want to “*give away*”.
  - If one dumpster is full, please go to another dumpster.
  - If you are unable to get an item into a dumpster, ask for assistance.

## 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, even when no RV is on the site.
- **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, 2026*.
  - Covers or tarps may not be put on RVs prior to the Tuesday after Labor Day, *Tuesday September 8, 2026*.
  - If choosing to use a covers or tarps, it must be put on by the last day of season, *Sunday October 18, 2026*. 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 so that we may deal with it.

## Vehicles

- **Car Parking**
  - Each site offers parking for two vehicles.
  - Some sites are larger and offer additional parking.

- **Golf Carts and Mopeds**
  - It is legal to drive a golf carts and mopeds from the front entrance of Jensen's RV Park to the City of South Haven via North Shore Drive
  - Golf Carts are to be driven the same as other cars, on the designated roadway by a licensed driver
  - Golf Carts and mopeds are not for joyriding in the park.
- **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 are permitted in lieu of a boat or watercraft.
  - Storage trailers are not permitted if a camper has a boat or watercraft.

## Camper Sales

- Before any camper sale will be approved, all outstanding debts including current electric payments are due.
- Please notify management of your intent to sell your RV.
- 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 buyers wish to remain in Jensen's, they must be preapproved by management.
- 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.

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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, 2026**  
for your lot to be held for you for the 2024 season.

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

## **Jensen's RV Park 2026 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 Pets: \_\_\_\_\_ Pet 1 Description: \_\_\_\_\_

Pet 2 Description: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Apt/Suite: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Emergency Contact Name: \_\_\_\_\_

Relationship to Camper: \_\_\_\_\_ Phone: \_\_\_\_\_