

Klines Resort

Rates for Seasonal RV & Park Model Sites Rates Effective April 1, 2016

IMPORTANT: Seasonal rates apply only if a seasonal agreement has been signed & approved.

	<u>Summer 2016 6 month SEASON</u>	<u>Additional Months</u>
STANDARD SEASONAL RV SITES #8-11, 170-208:	\$2,292.00	\$382.00
PARK MODEL SITES #14-24, 63-79 & 101-114:	\$2,412.00	\$402.00

- **Seasonal agreements and last month's rent are due April 1.**
- **Standard RV season is May 1 to October 31.** Different dates may be approved on your seasonal agreement. Special permission needed to occupy sites from Dec. 1 to March 30.
- **Seasonal rate covers occupancy for up to 6 months.** Additional rent is charged for any additional month or fraction thereof in which unit is occupied for more than 2 nights.
- **Rates include** water, sewer, household trash disposal and recycling.
- **Rates do not include** electric, gas, cable, yard maintenance, taxes or phone.

PAYMENT OPTIONS:

- **SEASON PREPAY:** A **\$25 discount** applies if entire season is paid in full by April 1.
- **MONTHLY PAYMENT SCHEDULE:** If you choose to pay monthly, payments are due on the 1st of each month **April 1 thru September 1.**
- **NOTE:** If you complete an agreement after April 1, all payments up to and including the date of application are due. Prepay discount is not available after May 1.

ADDITIONS TO RENT

CREDIT CHECK FEE: Park models & Mobile Home applicants are charged a one time fee to cover cost of credit, rental & criminal background checks. These fees are non-refundable and due with application.
2016 Fees: \$47 single, \$74 per couple (same address > 2 yrs). Not required for standard RV sites.

DEPOSIT: One time \$50.00 deposit due with application. Deposit is held until site is permanently vacated and will be refunded after all outstanding charges to your account have been paid.

METERED ELECTRIC: Sub-metered sites are read and billed monthly on your statement.

SPECIFIC TAX: **\$3 per month.** (\$18 per season) This tax is collected year around for each month your RV is located on a licensed campsite 15 or more days.

LATE PAYMENT FEE: **\$25.00** after 10th of each month.

NSF CHECK FEE: **\$30.00** per occurrence.

VIOLATION NOTICE FEE: **\$20.00** per occurrence (see Resort Guidelines).

RESALE INSPECTION FEE: **\$50.00** per year listed (park models & manufactured homes only).

Internet, Phone & Cable TV is available for additional fees & connection charges.

Personal Property Tax: You may also be assessed a "Personal Property Tax" for leasehold improvements on your site. The township will notify you directly of any assessments. Taxes are due in September and February. If the Resort is your primary residence, you may request a Primary Residence Exemption.

FEES FOR OPTIONAL SERVICES

Effective May 1, 2016

DOCK FEES:	Space for your dock:	Residents	\$266 per season	(shared: \$133/side)
	Special permission required for non-residents		\$466 per season	(shared: \$233/side)
	Resort Dock Slip (1 boat)	Residents	\$366/season	\$125/month
		Non-residents (if available)	\$600/season	\$250/month
GUEST BOAT:	Daily only. Get tag for trailer at office		\$ 15/day.	Park as directed by office.

Residents are responsible for their guests! We encourage guests to use the public access instead.

SERVICE:	General maintenance and repair	\$32 per hour
	Power Drain Cleaner	\$20 per use plus labor
	Home Winterization (per schedule)	\$65 minimum (fee schedule on form)
	Open Home (1 hour min.)	\$45 first hour, \$32 ea. additional hour
	Campfire wood (be reasonable!): Arm load	\$ 3 (wheel barrow load \$10)
	Push Mowers	\$ 2 per use

FENCED STORAGE SPACE: **Residents: \$ 33** per year or fraction thereof.
Billed at time of registration and annually in October for following year or fraction thereof.)
Non-residents: \$ 33 per month (space permitting)

MINI-STORAGE: (contact the office to be placed on waiting list if interested)

SIZE	Month	SIZE	Month
Carport	\$25.00	10x20	\$60.00
5x10	\$18.50	10x24	\$70.00
10x10	\$32.00	12x24 Garage	\$80.00
10x12	\$38.00	Fenced storage	\$33.00 (see above)

LP GAS: Check with office for current rates. For LP fill, leave tanks marked with your lot number in fenced area near dumpsters. Tanks will be filled and charges posted to your account.

DOGS:	Second Dog (monthly)	\$15	“Grandfathered” dogs only
	Visiting dog registration fee	\$15	(good all year – 30 night limit)

Disposal Charges: Rent includes your Resort household trash disposal only. Anyone bringing trash from another residence or belonging to a nonresident will be charged & given a violation notice (except as listed below). Please contact the office for information. Deposit construction waste on night before pickup, space permitting.

- **Leaves/clippings for compost** no charge: take to compost pile or leave bags beside dumpster
- **Tree brush, heavy garden waste** no charge: take to burn pile. No shingles, furniture, insulation, lumber
- **Used motor oil** no charge: leave in a sealed container outside shop door
- **Construction Waste** (as space permits) \$15/cubic yard U-haul

YARD WASTE: **Curbside pickup** of **bagged** yard waste, sticks, etc. is offered on select days in the summer season. Refer to newsletter for scheduled times (or you may take it to compost and burn piles yourself).

PROHIBITED ITEMS: DO NOT PLACE in dumpsters TV's, monitors, water heaters, appliances, refrigerators & freezers, air conditioners, tires, upholstered furniture, auto or marine batteries, metal gas cans, hazardous waste.

NO HAZARDOUS WASTE: This includes **antifreeze, pesticides, poisons, gasoline & all oil-based products.** It is your responsibility to arrange for their safe disposal. Anyone putting hazardous waste in trash, sewer, recycle area, ground, lake, or storm drains will be liable for cleanup costs & prosecution. For more information on proper disposal of hazardous waste call the MSU Extension office at 1-467-5540.

RECYCLING: Bring only those items listed on signs on recycle container. Read & follow all posted directions.

SEWER & DRAINS: **Do not flush any “flushable” or disposable cleaning products** in toilet; place in refuse only. Do not use garbage disposals. Do not deposit oil, grease, lard, tampons/pads, condoms, diapers, etc.