

Klines Resort

Rates for Seasonal RV & Park Model Sites Rates Effective April 1, 2018

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

	<u>Summer 2018 6 month SEASON</u>	<u>Additional Months</u>
STANDARD SEASONAL RV SITES #8-11, 170-208:	\$2,382.00	\$397.00
PARK MODEL SITES #14-24, 63-79 & 101-114:	\$2,502.00	\$417.00

Seasonal agreements & last month's rent due April 1. Non-renewals must vacate by March 31.

Standard RV season is May 1 to October 31. Bathrooms open May 1 - Oct 31. Campground open April 15 - Nov 15.. Special permission is required to occupy RV's before April 15 or after Nov 15.

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. Fees are **non-refundable and due with application.**

APPLICATION FEE: First time seasonal RV's are charged a one time **application fee of \$50.** **Fee is non-refundable** unless no site becomes available for applicant by April 1 and applicant elects to be removed from waiting list. Fee is due with application and is in addition to lot deposit.

DEPOSIT: One time **\$50 deposit** due with first month's rent. Deposit is held until site is permanently vacated and will be refunded after all outstanding charges to your account have been paid, as explained in the seasonal camping agreement.

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

SPECIFIC TAX: **\$ 3.00 per month.** (\$18 per season) Collected year around on manufactured homes, park models and unlicensed RV's during each month your unit is located on a site for 15 or more days. RV's displaying a valid license plate are exempt.

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** Required for park models & homes when inspected for resale.

Internet, Phone & Cable TV is available from Comcast 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 due in Sept. and February.*

FEES FOR OPTIONAL SERVICES

Effective May 1, 2018

DOCK FEES:	Space for your dock:	Residents	\$280 per season	(shared: \$140/side)
	Special permission required for non-residents		\$480 per season	(shared: \$240/side)
	Resort Dock Slip (1 boat)	Residents	\$380/season	or \$150/month
		Non-residents (if available)	\$600/season	or \$250/month
GUEST BOAT:	Day use only. Get tag for trailer at office		\$ 10/day.	Park as directed by office.

(Note: A non-resident mooring at a resort dock must pay the **non-resident dock fee** above.)

SERVICE:	General maintenance and repair	\$34 per hour
	Home Winterization (per schedule)	\$75 minimum (fee schedule on form)
	Open Home (1 hour min.)	\$50 first hour, \$34 ea. additional hour
	Campfire wood (be reasonable!): Arm load	\$ 3 (wheel barrow load \$10)
	Push Mowers	\$ 2 per use

FENCED STORAGE SPACE: **Residents: \$ 34.00 per year or fraction thereof.**
Billed at time of registration and annually in October for following year or fraction thereof.)
Non-residents: \$ 34.00 per month (space permitting)

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

SIZE	Month	SIZE	Month
Carport	\$26.00	10x20	\$62.00
5x10	\$20.00	10x24	\$72.00
10x10	\$33.00	12x24 Garage	\$84.00
10x12	\$39.00	Fenced storage	\$34.00 (see above)

PETS:	Second Dog (grandfathered pets only)	\$15 / month (2nd pet may not be replaced)
	Visiting dog registration fee	\$15 / year - 30 day annual limit.
	Second dog at short term camp site	\$10 / reservation

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). Do not cause dumpsters to overflow. Please contact the office for information.

- **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
- **Construction Waste** (as space permits) \$15/cubic yard (U-haul on night before dumpster is emptied)

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).

USED MOTOR OIL, ANTIFREEZE, etc are NOT ACCEPTED! Please take to an oil change shop for recycling.

PROHIBITED ITEMS: **DO NOT DROP OFF** TV's, monitors, water heaters, appliances, refrigerators & freezers, air conditioners, tires, upholstered furniture, mattresses, 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 269-467-5540.

RECYCLING: Rinse & sort only items listed on flyer. Flatten all cardboard. **No Styrofoam. No plastic bags!**

SEWER & DRAINS: **DO NOT flush or put down the drain:** baby wipes, rags, cleaning wipes, disposable toilet brushes, hemorrhoid wipes, tampons, sanitary pads, panty liners & pads, medical dressings, medications, latex gloves, condoms, diapers, towels, paper towels, kitty litter, underwear, coffee grounds, cooking oils, etc. **Even if it says "flushable," do not flush!** Dispose of these items in the trash. **Dispose of hazardous waste properly.**

NO GARBAGE DISPOSALS: Do not use garbage disposals for kitchen waste. Homes with disposals must have them removed. Place all food waste in compost or trash.