

Klines Resort

Rates for Manufactured Home Sites

Rates Effective May 1, 2018

Rent is due on the first of each month.
If you elect to pay seasonally, payment in full is due May 1 and November 1.

Type of Site (approximate size)	REGULAR RATE		WINTER UNOCCUPIED*	
	Monthly	Season**	Monthly	Season**
60' x 120'	\$417.00	\$2,502.00	\$357.00	\$2,142.00
50' x 100'	\$407.00	\$2,442.00	\$347.00	\$2,082.00
40' x 80'	\$397.00	\$2,382.00	\$337.00	\$2,022.00

****PREPAY DISCOUNT:** subtract \$25 if paying 6 month season in full by May 1 and/or Nov. 1.

***Unoccupied Home Discount of \$60.00 per month** (Winter season only)

Discount applies for each full calendar month home is unoccupied between November 1 and April 30. To qualify, home may be occupied no more than 2 nights in a calendar month receiving discount. Inform the office in advance of departure to request discount. Sorry, discount cannot be pro-rated for partial months.

RATES INCLUDE water, sewer, household trash disposal and recycling.

RATES DO NOT INCLUDE electric, gas, cable, yard maintenance, taxes, phone or internet.

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.

DEPOSIT: One time \$100 deposit is due with first month's rent. Deposit is held according to terms of lease, either until site is completely vacated or a lease has been signed by new owner(s) and all outstanding charges on the account have been paid.

SPECIFIC TAX (monthly): **\$ 3.00** (\$18 for 6 months if paying by season)

LATE PAYMENT FEE: **\$25.00** after the 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. (repeated annually while "For Sale")

OTHER INFORMATION

Special Note on Specific Tax: This tax is collected year-round, whether or not the unit is occupied, on any site where a manufactured home or park model is on the site for 15 or more days/month.

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 such assessments. Taxes are due in September and February. If the Resort home is your primary residence, you may request a Primary Residence Exemption to reduce this tax. Forms for this exemption are available at office.

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.