

# Klines Resort

## Rates for Manufactured Home Sites Rates Effective May 1, 2021

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'	\$442.00	\$2,652.00	\$372.00	\$2,232.00
50' x 100'	\$432.00	\$2,592.00	\$362.00	\$2,172.00
40' x 80'	\$422.00	\$2,532.00	\$352.00	\$2,112.00

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

**\*Unoccupied Home Discount of \$70.00 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:** **\$30.00** for rents received after the 10<sup>th</sup> of each month.

**NSF CHECK FEE:** **\$35.00** per occurrence.

**VIOLATION NOTICE FEE** **\$25.00** per occurrence (see Resort Guidelines).

**RESALE INSPECTION FEE** **\$60.00** 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.

**Lease Renews Annually on May 1** and rate increases also take effect on this date.

## FEES FOR OPTIONAL SERVICES

Effective May 1, 2021

<b>DOCK FEES:</b>	<b>Space for your dock:</b>	<b>Residents</b>	\$300 per season (shared: \$150/side)
	Special permission required for <b>non-residents</b>		\$410 per boat
	<b>Resort Dock Slip (1 boat)</b>	<b>Residents</b>	\$415/season or \$165/month
		<b>Non-residents (if available)</b>	\$640/season or \$260/month
<b>GUEST BOAT:</b>	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 <b>non-resident boat fee</b> above.)		

<b>SERVICE:</b>	<b>General maintenance and repair</b>	<b>\$37.50 per hour</b>
	<b>Home Winterization</b> (per schedule)	<b>varies</b> (see fee schedule on form)
	<b>Open Home</b> (1 hour min.)	<b>varies</b> (see fee schedule on form)
	<b>Campfire wood</b> (be reasonable!): <b>Arm load</b>	<b>\$ 3 (wheel barrow load \$10)</b>
	<b>Push Mowers</b>	<b>\$ 2 per use</b>

**FENCED STORAGE SPACE:** **Residents: \$ 50.00 per year or fraction thereof.**  
*Billed at time of registration and annually in October for following year or fraction thereof.)*  
**Non-residents: \$ 37.50 per month** (space permitting)

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

SIZE	Month	SIZE	Month	SIZE	Month
Carport	\$37.50	10x10	\$54.00	10x24	\$87.50
5x10	\$32.00	10x12	\$60.00	12x24 Garage	\$100.00
6x12 (new)	\$50.00	12x12 (new)	\$70.00	12x30 tall door	\$130.00

<b>PETS:</b>	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**. No construction debris without permission. Anyone bringing trash from another residence or belonging to a nonresident will be charged & given a violation notice. 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:** Carpet, roofing, drywall, scrap lumber, siding, etc. **must be removed from park.**

**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).

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

### PROHIBITED ITEMS:

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

**NO TV's, computer equipment/monitors, water heaters, appliances, refrigerators, freezers, air conditioners, tires, upholstered furniture, mattresses, auto / marine batteries, rechargeable batteries, propane tanks, metal gas cans.**

**NO HAZARDOUS WASTE: This includes antifreeze, pesticides, poisons, gasoline & all oil-based products.** It is your responsibility to arrange for their safe, legal disposal. Anyone putting hazardous waste in trash, sewer, recycle area, ground, lake, or storm drains will be liable for cleanup costs & prosecution.

**SEWERS & 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.

**NO GARBAGE DISPOSALS: Keep oils & food waste out of sewers.** Place all food waste in compost or trash.