

Klines Resort

Rates for Manufactured Home Sites Rates Effective May 1, 2025

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.

Site Category (approximate size)	REGULAR RATE		WINTER UNOCCUPIED*	
	Monthly	Season**	Monthly	Season**
60' x 120'	\$525.00	\$3150.00	\$450.00	\$2700.00
50' x 100'	\$515.00	\$3090.00	\$440.00	\$2640.00
40' x 80'	\$505.00	\$3030.00	\$430.00	\$2580.00

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

***Unoccupied Home Discount of \$75.00 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 <u>received</u> after the 10 th 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 inspection (annual while for sale)
WEB "FOR SALE" LISTING	\$40.00 (additional \$20 to make changes after posting)

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, 2025

DOCK FEES:	Space for your dock:	Residents	\$360 per season (shared: \$180/side)
	Special permission required for non-residents		\$490 per boat per year
	Resort Dock Slip (1 boat)	Residents	\$490/season or \$180/month
		Non-residents (if available)	\$750/season or \$300/month
GUEST BOAT:	Day use only. Get tag for trailer at office		\$ 10/day. Park as directed by office.
	(Note: A non-resident mooring on any dock on resort lakefront must pay the non-resident dock fee above.)		

SERVICE:	General maintenance and repair	\$45.00 per hour
	Jergens Home Winterization	see fee schedule on form
	Jergens Home Opening (1 hour min.)	see fee schedule on form
	Campfire wood (be reasonable!): Arm load	\$ 5 (wheel barrow load \$15)
	Push Mowers	\$ 2 per use

FENCED STORAGE SPACE: **Residents: \$ 60.00 per year or fraction thereof.**
Billed at time of registration and annually in October for following year or fraction thereof.
Non-residents: \$ 44.00 per month (space permitting)

MINI-STORAGE: Resident use only. Contact the office to be placed on waiting list if interested.

SIZE	Month	SIZE	Month	SIZE	Month
Carport	\$43.00	10x10	\$67.00	10x24	\$107.00
5x10	\$42.00	10x12	\$75.00	12x24	\$120.00
6x12	\$60.00	12x12	\$86.00	12x30 / 12x36	\$167.00

PETS:	Second Dog (grandfathered pets only)	\$20 / month (2nd dog may not be replaced)
	Visiting dog registration fee	\$20 / year - 30 day annual limit.
	Second dog at short term camp site	\$ 5 / night

TRASH DISPOSAL: 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.

YARD WASTE: Curbside pickup of bagged yard waste, sticks, etc. is first thing on Monday & Thursday mornings only. Place in yard beside curb. Do not pile in street or on sidewalk.

- **Leaves/clippings for compost:** take to compost pile or bag for curbside. Organic material only!
- **Tree brush, heavy garden waste:** take to burn pile. No shingles, furniture, insulation, lumber, etc.
- **No construction waste:** Carpet, roofing, drywall, scrap lumber, siding, etc. **must be removed from park**

RECYCLING: Rinse & sort only items listed on flyer. Flatten 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: Do not put cooking oils or food waste down the drain! Place in compost or trash.