

Site Standards for Seasonal Campers

The Groves of Michigan - 2023

Site Standards for seasonal campers are as follows:

- 1) **Campground Rules:** In addition to these Site Standards, the Camper and any visitors or guests to the Campsite are subject to Campground Rules that govern the Campground and use of the Campsite. Camper agrees to observe and comply with all standards and rules. Campground may make changes to the Rules as Campground deems necessary from time to time and will give written notice of changes to Camper at least fourteen (14) days before the new Rules become effective. Any violations of the Standards or Rules shall be deemed a breach of the Seasonal Camper Agreement.
- 2) **Number of Camping Units:** Each site can have one (1) Camping Unit located on it. In addition, one temporary tent can be used on the Campsite for guests up to 7 days.
- 3) **Condition and Age of Camping Units:** Camping Units must be in good condition, as determined by the Campground in its sole discretion. Generally speaking, Camping Units must be 20 years old or newer. However, older Camping Units that are still in very good exterior condition, may be allowed. The Campground will approve Camping Units for seasonal sites on a case-by-case basis and pictures of the Camping Units may be requested with the seasonal camping applications each year to ensure that units are still in good condition. The Camping Unit must be kept clean on the outside. Power wash your Camping Unit and shed at the beginning of the season and throughout the season, if necessary. If you don't have a power washer, we may have one available that you can borrow.
- 4) **Condition of the Campsite:** Camper has had an opportunity to inspect the Campsite ("Campsite"). Camper has determined that the Campsite is suitable for the Camper's Camping Unit and accepts the Campsite in an "AS-IS", "WHERE-IS" condition with all faults.

Camper acknowledges and agrees that the Campground has made no representations or warranties, written or oral, express or implied, concerning the Campsite.

Camper shall keep the Campsite and any and all personal property located thereon in a safe condition and in a state of cleanliness and healthy sanitation and shall, at all times, comply with all governmental laws, statutes, ordinances, rules, regulations or requirements now or hereafter in force relating to or affecting the condition, use or occupancy of the Campsite.

Camper shall be responsible for the maintenance and repair of any and all personal property (including the Camping Unit) located upon the Campsite and for the lawn care and maintenance of the Campsite.

Campsite must be kept free from garbage and clutter. Camper is responsible for taking garbage to the trash compactor. Garbage bags should not be left outside. Items other than ordinary garbage should be removed from the Campground by you. If the Campground is required to dispose of any large items, you will be charged for reasonable disposal fees.

Over the winter, everything should be stored neatly in your shed, in your RV, on your deck or taken home for the winter. Anything left anywhere else on the campsite will be considered garbage and removed at your expense.

In the event Camper fails to maintain site in an acceptable appearance, the Campground reserves the right to perform maintenance accordingly and assess the Camper a corresponding fee for such maintenance.

- 5) **Insurance of Camping Units:** Each season, campers must provide proof of insurance on the Camping Unit. If the policy expires during the season, the renewed policy must be provided. Camper acknowledges that the Campground will not be liable for any damage to their Camping Unit from any source whatsoever, including, but not limited to acts of God or nature, other campers, guests of other campers, staff, or trespassers on the property.
- 6) **Number of People on Site and Guest Fees:** Each seasonal license/site will cover five people. These can be minor children, adult children, parents, nieces/nephews, siblings, etc. At the beginning of each season, the names of the five people will be submitted. People not on the list will be considered visitors and will be required to pay visitor fees.

State law allows up to 8 people sleeping in a camping site.

- 7) **Subleasing of Site:** Sites may not be rented or subleased to others. Camper or one of the people listed on the Campsite must be present if someone is staying in the Camping Unit.
- 8) **Camping Unit Placement on the Site:** The preferred placement of a Camping Unit is perpendicular to the street with the back (driver's side) of the camper near the electric box. Any deviation from this placement will require written approval by the Campground. There should be a minimum of 4 feet of walking room around the entire Camping Unit, 4 feet of distance from any lot lines, if possible, and Camping Unit should be located where leveling is minimal and does not create a hazardous situation. If leveling is necessary, the Camping Units must be safely, and attractively, leveled. If too much leveling is required, your Camping Unit will need to be moved to a different site unless Campground can easily level the Campsite. The Campground has the final determination of the placement of the Camping Unit.

If you intend to use the Honey Wagon services, make sure that the placement of the Camping Unit's dump terminals are accessible with the hose.

Camping Units and other belongings should not encroach on the neighboring sites.

- 9) **Securing of Camping Units:** All pull-behind Camping Units that aren't attached to a vehicle that aren't on level ground should use of rubber wheel chucks or some other device to prevent rolling.
- 10) **Decks:** Each Campsite can have one (1) deck that is movable and not attached to the Camping Unit. So long as the Campsite permits, the deck shall be under the awning area of the Camping Unit. The size of the deck will be limited and must be built according to the deck plans for design and materials as promulgated by the Campground and the installation of a deck must be approved in writing by the Campground before construction begins. Any decks built outside of these rules will be required to be removed from the Campsite.

To be movable, a deck sits on concrete blocks and cannot be attached to permanent posts or pillars in the ground. Decks will be at ground level up to 6 inches off the ground to the top of the deck. Decks can have railings but cannot have sides/walls or roofs and may have a canopy that is maintained in good condition.

Decks cannot be used for storage of additional refrigerators or freezers or for general storage.

- 11) **Sheds:** Each site can have one (1) shed that is movable. The shed can be 8 feet by 10 feet or smaller and must be maintained in good condition. The shed can only be one story. The Campground may further limit sheds to specific types of sheds.

Electricity cannot be run to the shed directly from the electrical power via electrical wire, but an above ground outdoor extension cord can be run from the Camping Unit or the standard outlets on the box to the shed. No air conditioning units can be used in the shed. The shed is to be used for storage only. There cannot be any living accommodations in the shed. If you have more stuff than can fit in one shed, extra storage will be available for rent at the Campground.

- 12) **Other Structures:** no structures other than the Camping Unit, a deck and a shed are permitted on Campsite without written consent from the Campground. Such written consent, if given, will be temporary consent and will not be a permanent grandfathering from the Site Standards in effect at the time.
- 13) **Electricity Alterations:** Campground's electricity has been designed for Camping Units and not significant additional uses. Each Campsite should have a 30 or 50 Amp plug (depending on the area of the Campground and the Campsite) and one or two 120 volt plugs. The running of additional electrical wire directly from any electrical source is strictly prohibited. Extension cords may be used for light electrical needs from the 120 outlets at the box or from the camper. Any prohibited existing wiring from the electrical source needs to be removed. If additional wiring is found on a Campsite, the Camper may face eviction, and the Camper will be responsible for a reasonable fee to the Campground to remove the added electrical wires.
- 14) **Outside Furniture:** Outside furniture is allowed on the deck, and in the campsite. It should be kept neat, be in good condition and should be "outdoor" furniture. Inside furniture (e.g. upholstered chairs, etc) is not allowed outside in the Campsites.

- 15) **Use of Air Conditioning During Absences:** If no one is going to be using the Camping Unit for more than one night (e.g. two nights, a week, a month), ensure that air conditioning and heat are turned off.
- 16) **Golf Carts:** Each seasonal site may have one (1) golf cart. It must be registered with the Campground and obtain an annual permit. Golf carts should be driven by licensed adults over the age of 18. Please keep carts on the roads and on the paths in the woods. Do not drive golf carts in grassy areas or through other Campsites. The golf cart can be covered with a brown or black tarp or a golf cart cover.

Every rider in a golf cart must have a seat. Riding on the back of golf carts or on the top of golf carts is prohibited.

Golf carts will be allowed this year at the events, however there may be additional rules and time limits announced before the event.

The maximum speed limit for golf carts on the Campground property is 10 MPH.

Liability insurance is required for the golf cart and must be supplied annually and upon renewal if during the season.

- 17) **Vehicles:** Each site will be given two parking passes. If you have two cars and they don't both fit on your site, we will direct you to where you can park the second vehicle. No parking on Campground roads or other sites that do not belong to Camper even if the site is empty. There is no storage of extra unused cars on the lots. There should be no vehicles on blocks and major mechanical work on your vehicles should be done off the campground property. Any vehicle kept on a site must have a current state registration.

Vehicles should not be parked within the four-foot perimeter that must be maintained around the camper, per state law.

- 18) **Charging of Electric Vehicles:** Charging electric vehicles (EVs) at our pedestals is STRICTLY PROHIBITED as our electric system is not designed to withstand the constant electrical draw that occurs with such use. Doing so has the potential to damage our electrical infrastructure, your vehicle or both. Violators will be directed to immediately unplug their vehicle, are subject to a \$100 penalty, will be held liable for any damages to the electric system, and may be evicted without refund. Golf carts may be charged at the site.

- 19) **Extra Camping Units, Trailers, Boats, etc:** Extra Camping Units, boats, trailers, etc. cannot be stored on sites, without written permission from the Campground. If you have storage needs for those times, we will provide storage rental in a dedicated area that can be purchased on a reasonable monthly or seasonal basis. Small boats such as kayaks may be kept on the site so long as they are neat and placed behind or under the Camping Unit, or in another location with written consent from the Campground.

- 20) **Grey or black water tanks and Septic Pumping:** There is no dumping of grey or black water tanks onto the site either onto the ground or into a storage tank held under the ground. Grey and black water should be held in your RV holding tanks or portable holding tanks specifically designed for such purpose.

Portable tanks should be placed under the camper where they aren't overly visible and where they are close to the RV septic terminals. Hoses designed for RV sewage are preferred over PVC piping to connect the Camping Unit's waste lines to the portable tank.

Sewage pump-out services are provided at the rates posted from time to time in the office/store and shall be paid online in advance of services rendered.

All pump-out services shall be made by 8:00 on the night before the posted pump out service. If request is received late, or as a "rush" it shall be deemed a special request and subject to special request fees.

Prior to pump-out, Camper shall inspect and warrant that all valves, drains, hoses, holding tanks and related equipment on the Camping Unit are in proper working order. If the same are not in proper order, Campground shall have the right to refuse to pump out Camping Unit until Camper notifies the Campground that all necessary repairs are made.

Campground assumes no responsibility for the condition of the holding tank on any Camping Unit or for any damage caused by or arising from said pump-out services. Camper may haul their own waste in an acceptable waste transfer device.

- 21) **Digging in Site:** Campers are not permitted to dig in the Campsites. Not all water lines are buried far beneath the surface. If a Camper digs in the site and an electric or water line is hit, Camper will be responsible for paying any and all costs associated with the repair including unforeseen costs due to code changes, etc.
- 22) **Camper Behavior:** Fighting or being verbally abusive with other campers or staff, and obnoxious public behavior (such as excessive drunkenness), or other behavior that results in a Rule violation, or authorities being called to the Campground, will not be tolerated and will likely result in immediate and permanent exclusion from the seasonal camper program.
- 23) **Dogs:** Each Camping Unit can have up to two dogs that must be registered with the campground annually. Vaccination records must be provided with the seasonal application. Dogs that are not registered should not enter the Campground.

While dogs can be expected to bark from time to time, be observant of your dog(s)' barking and try not to disturb other campers. Dogs that bark excessively, as determined solely by management, will not be allowed at the Campground.

There currently aren't any breed restrictions, but dogs that exhibit aggression, as determined solely by management, will not be allowed at the Campground. Dogs that have a history of aggression toward other animals or humans should not be brought to the Campground.

Refer to the Campground Rules for other dog-related rules.

Your animals are your responsibility. You are liable to indemnify the Campground for any costs or damages incurred as a result of your animals whether the damage was foreseeable or not and without any consideration of other circumstances.

- 24) **Fences:** Permanent fences are not allowed on your Campsite. Small portable dog play areas and small dog kennels that are properly maintained are allowed. However, dogs should not be left outside unattended in the play areas or kennels for long periods of time.
- 25) **Site Decorations:** Sites may be decorated tastefully with a few items. Maintained flower and vegetable beds are allowed. Sites can contain a reasonable number of signs or other items so long as they are not cluttering the site. Signs or other items that are political in nature or mean-spirited or not appropriate for a family campground should be kept inside your Camping Unit or left at home. Nothing in the Campsite should be attached to trees. Other than Race week, keep racing tires inside your Camping Unit or shed - they collect rain water and are an attraction for mosquitoes and other critters.
- 26) **For Sale Signs:** For sale signs cannot be posted on Camping Units, cars or any other items. There is no selling of goods or services by campers at the Campground without written permission from the Campground.
- 27) **Outdoor lighting:** Sites may have outdoor lights that are plugged directly into the Camping Unit or to the regular outlet in the site power box. These lights should only be on during evening hours and should be turned off when you go to bed and throughout the day.
- 28) **Sprinkler Systems and Lawn Watering:** Sprinkler systems may not be installed on campground sites. If you have a lawn area that needs to be watered, please refrain from doing so if the campground has announced that it is in a water-shortage situation due to drought conditions.
- 29) **External Storage Under Camping Unit:** There should be limited storage under Camping Units. Items such as portable septic tanks, bikes and kayaks that are stored neatly under the Camping Unit are acceptable. If you put a fence/skirt up around the bottom of your Camping Unit. Make sure it is in good condition and not falling over.
- 30) **Firewood Stacks Stored on Site:** Each site should have no more than roughly one face cord of wood stacked in the site. If firewood stacks are covered, a brown or black tarp should be used.
- 31) **Firewood and Firewood Deliveries:** All firewood must be purchased from the Campground. Outside deliveries of firewood, and the use of outside firewood, will not be allowed. The Campground will sell small and medium bundles of firewood at the store as well as deliver a face cord of firewood to your site. (A face cord is 8 feet by 4 feet tall by roughly 16 inches deep.) Until further notice, we will allow seasonal campers to use fallen branches in the woods that are less than 8 inches in diameter. If you find Hickory or Cherry wood branches, please bring them to the store, we will need those for the wood fired pizza oven.

- 32) **Use of Tarps on Site:** To make the campground more attractive, tarps used for wood piles, golf carts, and other permitted exterior uses, should be brown, black, dark grey or camo – not blue. Tarps should not be hung in trees or from Camping Units or decks during the camping season. Any color tarps may be used during winter storage.
- 33) **Additional Health Department Requirements:**
- a. A backflow preventer is required on hose connections for water supply. You must verify that your site has a backflow preventer on it. Any replacements will be at your expense. Notify the Campground if you see a connection without a back flow preventer.
 - b. Water lines and hoses may not be buried.
 - c. Holding Tanks, sewage storage & treatment: All holding tanks must be approved portable RV waste tanks located on top of ground. Terminal ends (Sewage and Water Access) must be capped. Any leaking tanks will result in extra fees being assessed to your account.

Terminal ends must be accessible from the road to eliminate lawn damage, etc. when your tanks are pumped or they will not be pumped. Terminal connections should conform to the sanitation wagon connections. Holding tank systems should be treated with the proper chemicals for sanitary and odor control.
 - d. Electric connections and cords must be an approved type for safety. No undersized cords, extremely long cords or buried extension cords are permitted. Electrical wire is not to be used on the site other than properly installed in your RV unit.
 - e. Propane tanks must be secured in an upright position with straps or brackets. The tanks must be checked for safety, kept painted a light color, leak tested, and certified safe, as the law requires.
- 34) **Intent of Rules:** The intent of the site standards is to have an attractive, safe, fun, family-oriented and welcoming environment at the Campground. Not every standard can be specifically stated, and the Campground will enforce unstated rules and site standards that further this intent. Consider how your site looks not only from within the site, but also from your neighbors' views and from other campers walking around the Campground.
- 35) **Failure to Follow Standards or Rules:** Failure to follow Site Standards or Campground Rules will result in fees being assessed and is grounds for your exclusion from the Campground. If you are excluded from the Campground for failure to abide by Rules and Standards, you will not be entitled to a refund for unused fees.

Camper agrees to follow these Site Standards and they are incorporated into Camper's Seasonal Agreement.