

Fees for Seasonal Site Agreement

The Groves of Michigan - 2023

Seasonal Site Fees are as follows:

Seasonal Site Fee: The annual fee for a standard Campsite is \$1,950 in 2023. This fee includes winter storage of your Camping Unit on the Campsite if Camper is continuing to the next season. Certain premium sites have higher annual fees.

Site fees should be expected to increase annually by approximately \$75 (3-5%) each year. The addition of a major amenity in the future (e.g. a swimming pond or pool) may lead to a slightly larger increase.

Seasonal Electricity Charge: Each seasonal Campsite will be assessed a charge of \$250 per season for electrical use. Electrical usage will be monitored for the 2023 season and Campground may change to metering electric going forward. Seasonal sites with 50 Amp service (limited sites available) will be assessed an additional \$100 electric fee.

In the event that Camper has prohibited uses of electricity on Campsite (air conditioners in sheds, electrical service wired into the box), an additional \$50 per month will be assessed until such condition is corrected.

Charging electric vehicles (EVs) at our pedestals is STRICTLY PROHIBITED as our circuitry is not rated nor intended to withstand the constant electrical draw that occurs with such use. Charging a vehicle will result in an automatic fine of \$100 *per occurrence* plus other potential damages. In the near future, we hope to be installing charging stations near the shop for those of you with electric vehicles.

Due Dates for Payments:

First Year for New Seasonal Campers: Payment of the seasonal site fee for new campers is due in full if applying after March 1st. Before March 1st, new campers can elect to do two payments, one at application and the second on or before March 1st.

Ongoing Seasonal Campers: Each year, for the following season, the annual application, the seasonal site fees and the electric fees are due October 15th. The seasonal fee and electric charge can be split into 2 equal payments with the second payment due March 1st. Any late payments will be assessed a \$25 late fee *per month*.

If Camper isn't renewing, or circumstances change during the off-season, the winter storage fee of \$600 will be due (in order for Camper to pick up the Camping Unit upon reopening the following season). If Camper has paid more than \$600, the excess will be refunded once the site is cleaned up and the Camping Unit removed.

Camping Units not picked up between May 1st and May 7th of the new season will begin to be assessed the then-going rates for non-seasonal campers.

After May 7th, Campground may remove the Camping Unit from the Campsite and move it to another site, at our sole discretion and without notice to you. Any personal property in the Campsite outside of the Camping Unit will be removed and you will be assessed a reasonable fee for the removal and any third-party charges.

Payment Method: Seasonal site fees will be payable via cash or check. Credit cards will be accepted but will be subject to a 2.9% surcharge.

Honey Wagon Service: Honey Wagon service will be available weekly and will typically be midweek. A monthly schedule will be posted at the beginning of each month. Service will be ordered and paid for, in advance, online. Each service for the 2023 season will be \$20. Service during event weeks will be at the event week prices. Emergency service during non-scheduled times will be \$50.

Guest Fees: Daily and overnight guests will pay \$5 per day/night during regular camping and event rates for events. Extra vehicle passes will be available for guests. Extra vehicles during events will pay event vehicle prices.