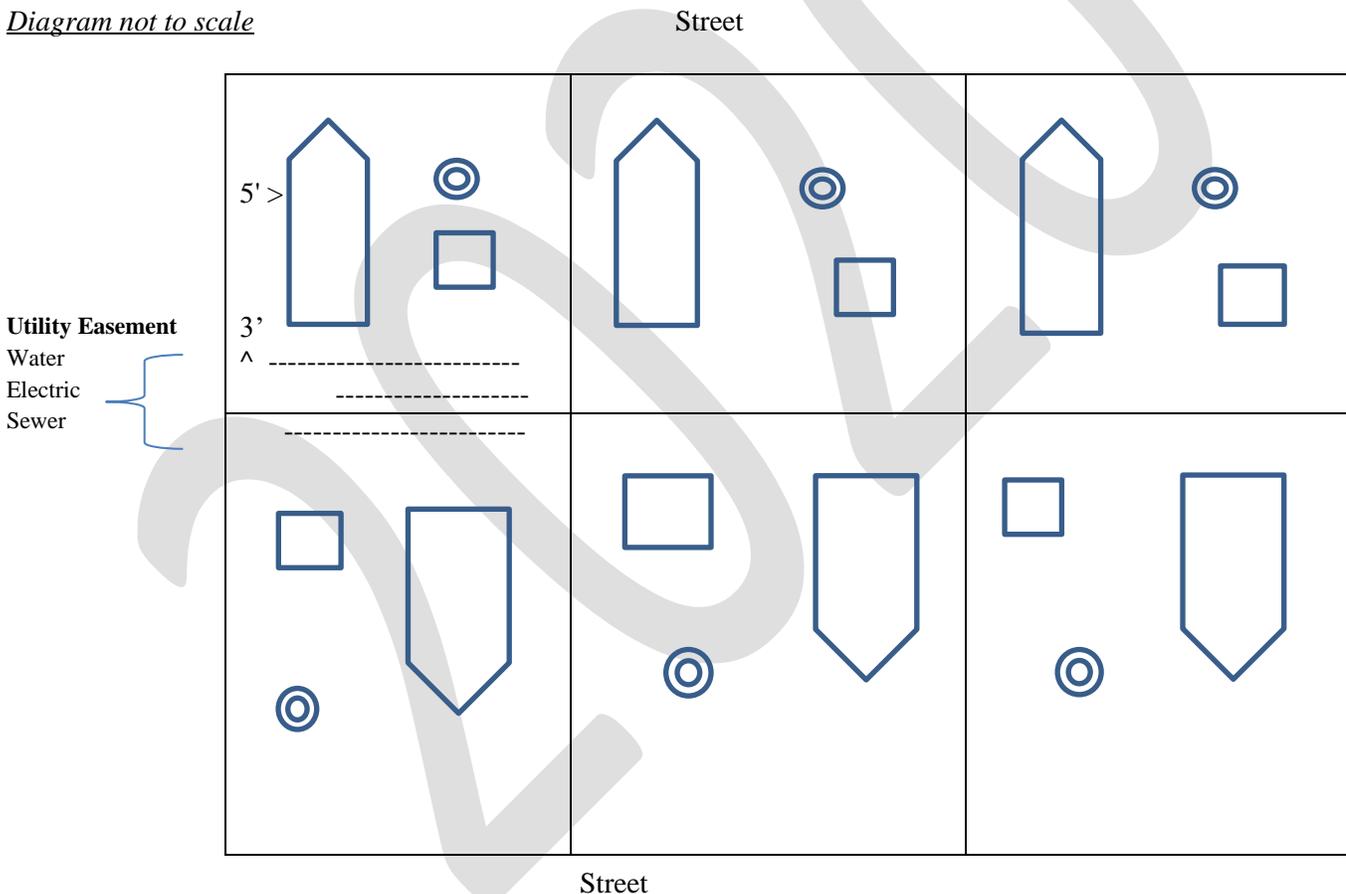


## 2020 SITE SET-UP FOR SEASONAL CAMPSITES (REVISED 5/20/2020)

### TRAILERS

Trailers must be 24 years or newer to park seasonally. This means in 2020, the year must be 1996 or newer. Bring a copy of your trailer title and proof of insurance. Your trailer must be plated or the township may assess a \*personal property tax on the trailer. Your seasonal site must be next to another seasonal site. Your water, electric or sewer lines to or from your trailer cannot be buried. Your sewer must be connected to your trailer with 3" thick wall PVC. In some areas, each water pedestal accommodates four sites. **When parking your trailer**, be sure it is five feet (5') inside the lot line (indicated by electric pedestal), with your trailer door facing the majority of your site and the hitch pointing to the street. Nothing may obstruct the view of your electric pedestal from the street. When backing your trailer in, park it no less than three feet (3') in front of the water, electric or sewer lines. All utilities are underground. You cannot park anything on this easement. Please get approval from management before leveling your trailer. Trailers must have lot number displayed on front of trailer with minimum 3" reflective numbers. Please call in advance to bring in your trailer.

*Diagram not to scale*



### SHEDS & DECKS

Decks and sheds will be considered your \*personal property. You must have permission from GWA management and a permit from Leoni Township before building a shed or deck. Township phone is: **(517) 764-4694** or write to **Leoni Township 913 5<sup>th</sup> Street, Michigan Center, MI 49254**. We have permit applications in campground office. Shed size can be no larger than 8'x 10', wooden barn style with gambrel (barn) roof only. Sidewalls can be no taller than 4'. No windows or no sleeping in sheds. Your wooden shed must be painted. No Rubbermaid, aluminum, plastic or vinyl sided sheds. Floors can be wooden deck or patio blocks but no poured cement floors or pallets allowed. **Sheds** must be five feet (5') inside lot line in the corner opposite your trailer unless pre-approved by GWA management. No building on or over the utility easement.

Sheds must be a minimum of three feet (3') from your own trailer or deck, ten feet (10') feet from all other structures. **Decks** are a maximum width of ten feet (10') and no longer than the body of your trailer. Use treated lumber. No posts in the ground. No pallets. Build it in sections that can be easily moved, if necessary. Decks that are off the ground 30" or more will need a 36" high railing. You may have one additional deck **ONLY** to accommodate a gazebo or screened in gazebo. No solid windows, 12'x12' maximum size. You may have a small gazebo 3'x5' over your grill on your deck.

### **AWNINGS & SCREENROOMS**

Awnings and screen rooms are considered your \*personal property. You may have the Silver-Top R.V. Two-way 8' wide aluminum awning and/or Chesapeake screen room purchased through our GWA office. Pricing is available at the office. Please place your order and allow 4 to 6 weeks for delivery. For consistency in appearance, no other aluminum awnings or screen rooms are allowed to attach to your trailer.

### **WOOD**

Wood must be purchased from Greenwood Acres Campground at the GWA store or from one of our authorized wood vendors. Please call the office for the authorized wood vendors' phone numbers for delivery to your campsite. Wood must be stacked neatly in a wood rack up off the ground. Pile size is restricted to a maximum of 8'x 4' x 2'. Your wood stack must not block electric pedestals or other utilities.

### **FIREPITS & PICNIC TABLES**

Picnic table and fire rings are not provided on seasonal campsites. You may have a fire pit toward the front and center of your site as shown in the diagram. All campfires must be in fire pits only.

### **OTHER LOT IMPROVEMENTS**

Please check with management before making any improvements. Your trailer hitch must remain barrier free. Digging is not allowed without permission from management. You may have potted plants or flowers. Trees, shrubs and other permanent plants must be approved in advance by management before planting. Once a tree or bush is planted, it becomes property of Greenwood Acres and may not be removed without permission. To protect trees and shrubs, do not trim, nail, attach, or hang anything from them without prior approval from management. Notify the office about limbs or trees/bushes needing trimming or removing.

**Fences, rocks, gravel or decorative stones are NOT allowed.** No posts in the ground for any reason. Attach any posts or satellite TV dishes to your deck, trailer or shed. If you would like mail delivered to your site, put a mail box on your porch. You may use plants/flowers to determine lot line with pre-approval from management.

### **PARKING**

Leave space in front of your site for both your vehicles to park. Leave space for a visitor car, if you wish them to drive to your site. Parking on vacant lots or open fields is prohibited. All other cars must park in visitor/ (A) sticker parking area. **You may not store cars or utility trailers on your campsite.** Trailer, shed, deck, golf cart and boat are allowed on your lot over the winter if registered with current year sticker.

*\*Personal Property tax: This is not land tax. This tax is assessed by Leoni Township and State of Michigan on **your** personal property depending on the value of your personal property, (shed, deck, screen room and trailer if not plated). Greenwood Acres is not responsible for this tax. Greenwood Acres is not responsible for personal property tax of the previous occupant of your campsite.*

**Greenwood Acres reserves the right to revise or give variance to these rules as deemed good and sufficient by Management**