

2021 Seasonal Camping Terms and Agreement

- Campsites** are rented in “as is” condition for the purpose of camping and winter storage of occupants RV, shed, deck, golf cart, and or boat. Campsite set up must be approved by management and meet all **“Site Set Up”** guidelines. RV’s are required to be in good condition and under 25 years old. Existing sites with an older RV may be permitted to stay, upon management approval. Greenwood Acres is not responsible for damage or loss of occupant’s personal property. *Current* proof of liability, fire, theft and comprehensive insurance for any RV, golf cart and motored boat is required to be provided and maintained on each occupant account/file. **Each fully paid seasonal campsite will accommodate up to 2 adults and 6 minor children.** All vehicles and vehicle information must be registered with the campground by April 1 to enter the park. Two vehicles maximum allowed in the campground per site.
- Additional Pass (for teens and young adult children living at home) “A Pass”** is free to teens living at home. “A Pass” is \$50.00 per season for adult children age 20 to age 24 still living at home. Vehicles with an “A Pass” must park in the visitor parking area. One of the two (parental adult) agreement holders must be on site. Any other adult children and or guests are considered “visitors”. Visitors pay by day and must depart by 11:30pm. Visitors wanting to spend the night must register as a “seasonal overnight-guest” for \$25 per night, or reserve their own campsite.
- Sites must be kept clean, safe, and in presentable condition.** Grass must be kept mowed and trimmed. In the event park management determines that it is necessary to mow or clean up a campsite, the **minimum** clean up fee is \$40.00. It is the responsibility of the occupant to take their trash to the trash compactor. Only “standard bagged trash” is permitted. No burning of trash. Campfires are allowed in fire pits only and must be attended by an adult. Picnic tables and fire pits are not provided for seasonal camp sites. No kennels or fences permitted. Campground will pump sewer tanks weekly with advance payment or the occupant may use the dump station at no additional cost. **Improper disposal or leakage of waste, including grey water may result in immediate eviction.**
- No subletting will be permitted.** One RV and one family per site. Your minor children may stay in one tent on your site a maximum of 3 consecutive nights. Unoccupied tents are not permitted. One visitor vehicle is allowed on your site (if you have space on your site). Visitors must pay the visitor fee upon entering the park. Visitors must leave by 11:30pm and turn in their pass (if applicable) upon leaving. Visitor access will not be issued between 11pm and 6am. Seasonal occupants are responsible for the conduct of family members and visitors. Large groups of visitors must be pre-approved by management.
- Open for camping April 1 to October 31.** Water is typically turned on in mid-April and turned off mid-October, weather permitting. Staff is onsite 24 hours a day from April 1 thru October 31. *If you choose **“Diamond Seasonal”** camping fees are included from our open to close dates. *If you choose **“Standard Seasonal”** camping fees are included from Memorial weekend to Labor Day (Pre Memorial Day and Post Labor Day) there will be an \$8.00 per day charge when you are on site or plugged into the electric.
- All occupants are subject to the rules of the park.** Persons 11 years old and under must be on their camp site by 10pm or dark, whichever comes first, unless accompanied by a parent. 12 year olds, teens and singles under 25 years of age must be on their own lot by 10pm weekdays, and by midnight on weekends and holidays, and at dark at all other times. Quiet time is 11pm-8am for everyone. Keep noise levels down and refrain from foul language. Loud music or entertainment is not allowed on your lot or golf cart. No music allowed during quiet time. No skateboards, scooters, rollerblades, hoverboards, rip Stix or kid’s electric cars allowed. No bike riding after dark. **No fireworks, firearms or weapons of any kind are permitted in the park.** Hunting or target practice is expressly prohibited.
- You must be at least 25 years of age and have a valid driver’s license to reserve a campsite and operate any motorized vehicle in the campground.** No more than two golf carts are permitted to a site. Each golf cart must be insured and pre-registered with the campground. All golf carts are required to display a current year permit with your lot and street number to enter or operate within the park. Golf carts must be registered for a fee of \$75.00 for gas and \$150.00 for electric carts. You must have headlights on all golf carts after dark. All golf carts must be quiet, in good repair and not produce visible exhaust. No golf carts shall be operated between 12am and 6am. Speed limit is 10mph. Stop at all stop signs. **DRINKING AND DRIVING OF ANY KIND IS STRICTLY PROHIBITED.** (Including golf carts). Unsafe driving will result in loss of driving privilege in the campground. Motorcycles or mopeds are not allowed. Only standard bicycles, standard golf carts, and standard cars, trucks and SUVs are permitted to be driven within the campground. No Parking on vacant campsites.
- “Diamond Seasonals”** who pay their entire balance by January 31, 2021 will receive a **PREMIUM EARLY PAY CREDIT** of \$100.00. All seasonal occupants (Diamond and Standard) who pay their entire balance by **March 1, 2021 will receive an early pay credit of \$50.00.** Seasonal camping fees are due in full by April 1, 2021. **Occupants who pay between March 2 and April 14 will not be given the early pay credit. Late Fee: Starting April 15,**

a 10% late fee will be added to any balance owing. NSF checks returned by the bank unpaid will be charged a \$35.00 fee.

9. **All Boats** must be registered with the campground and display a current season permit on the front. Please refer to Greenwood Acres **"Boat Policy"**. Registered boats may be stored on your own lot in the off season from Labor Day to Memorial Day weekend. The speed limit on the lake is 5mph. Water skiing, jet skis, speed boats, deck boats, bass boats, jet boats, etc. or tubing are not allowed. Boating is restricted to the south half of the lake. Management reserves the right to remove unregistered boats and/or docks in poor condition, unmarked or abandoned.
10. **ALL PETS must be non-aggressive, on a 6' or shorter leash, attended to at ALL times, and be picked up after.** Pets that display any aggressive behavior (as deemed by campground management) will be required to leave immediately, without exception, in the best interest of your pet and all campers. You must provide the campground with proof of current vaccinations. No pets are allowed at the pool, on the beach, playground or at campground activities. Management reserves the right to require any pet to be removed from the campground at any time.
11. **Most recreation facilities close at dark, unless otherwise stated.** While most recreation facilities are free, you must supply your own equipment. It is expressly understood that the use of all facilities and rides are at the occupant's own risk. Greenwood Acres is not responsible for any injuries to occupants' or guests. No lifeguard is on duty at the pool or beach. Glass and alcohol is prohibited at the pool and at the beach. No driving on the beach or near the swimming area.
12. **Returning campers must notify Greenwood Acres Family Campground in writing by March 1, 2021 of their intentions to renew as a seasonal occupant. Failure to do so may result in the loss of the occupant's right to renew.** Management reserves the right to decline renewal for any reason within the sole discretion of management. If your renewal is declined by management, you will **not** be allowed to visit the campground and will be considered a trespasser. Management has the right to clear any campsite of personal property for any balance that remains unpaid for 30 days, termination, or non-renewal of a seasonal agreement. Seasonal balances are due April 1st. A fee will be imposed for removal, cleanup and storage for a terminated or non-renewed occupant, who fails to clear their campsite. Greenwood Acres has the rights to re-register the cleared campsite immediately.
13. **Sale of personal property onsite** must be approved in writing by management. Please see our website for our "For Sale Policy" The campsites are owned by Greenwood Acres and will be made available at the sole discretion of Greenwood Acres management. Occupants may NOT negotiate, guarantee, or transfer campsite, storage or boat space usage rights. The right to camp on any and all campsites is at the sole discretion of Greenwood Acres management. Occupants may not sell or transfer names on lakefront campsites.
14. **One electrical outlet is available for each campsite.** Electric usage may or may not be metered. When usage is not needed, any energy conservation is appreciated and may assist in minimizing future costs. The connection fee covers the installation and maintenance of the pedestal. The fee is based on the highest amp on the pedestal that is available at your site whether or not the connection is used. **Additional electrical items (including golf carts) at your site are to be plugged into your RV outlets, not the electrical pedestal. Electric cords or hoses shall not be buried.**
15. **Additional charges include, but may not be limited to:** (Per season) electric to shed \$100.00, state tax \$36.00, gas golf cart \$75.00, electric golf cart \$150.00, sewer maintenance \$150.00, and occupants with add-a-rooms or enclosed screen rooms will be charged \$150.00. (First year/One time) Mainline sewer fee of \$70.00. Seasonal site security deposit of \$25.00, that is refundable when the campsite is cleared.
16. **Leoni Township personal property tax.** There may be a personal property tax imposed by the State of Michigan or Leoni Township by separate billing. The campground is not responsible for any taxes assessed on the occupant's personal property including RV, deck, shed, regardless of type or nature.
17. **Greenwood Acres management reserves the right to change these rules** at any time and for any reason in the sole discretion of management to be good and sufficient. Greenwood Acres makes no representation or warranties about the facilities or their condition.

Occupant shall indemnify, defend and hold Greenwood Acres harmless from any and all claims, damages, losses, liabilities, or expenses (including, Occupant's family, friends, guests, or other invitees, causes damage to Greenwood Acres or to any other camper, person, or property, Occupant shall be liable therefor and shall reimburse Greenwood Acres for any such damages incurred by Occupant, including actual and consequential reasonable attorney fees and costs), of any kind or nature, arising from occupant's use of the campground, its facilities, improvements, and/ or any activity permitted or done by occupant or the family, friends, invitees or guests of occupants.

Further, in the event that any action or omission of Occupant damages. General Terms and Conditions. Greenwood Acres may not be deemed to have waived any requirement of this agreement or of these rules by failing to enforce terms set forth herein. This agreement and the rules adopted by Greenwood Acres is between the campground and Occupant. No oral modification thereof will control. If any provision herein is invalidated by law or court order, the remaining, unaffected terms and rules shall continue to apply. This agreement and these rules are governed by the laws of the State of Michigan and all disputes arising from this agreement, these rules, or otherwise relating to these parties shall be resolved in the courts for the County of Jackson, State of Michigan. I have read and agree to comply with all of the campground rules and regulations as stated above or as posted in the office and/or grounds and understand that I am responsible for the payment of the seasonal charges reflected on the statement attached, by April 1, 2021. Occupant agrees to comply with and obey all federal, state, and local laws, and all other applicable statutes, regulations, and/or ordinances.