

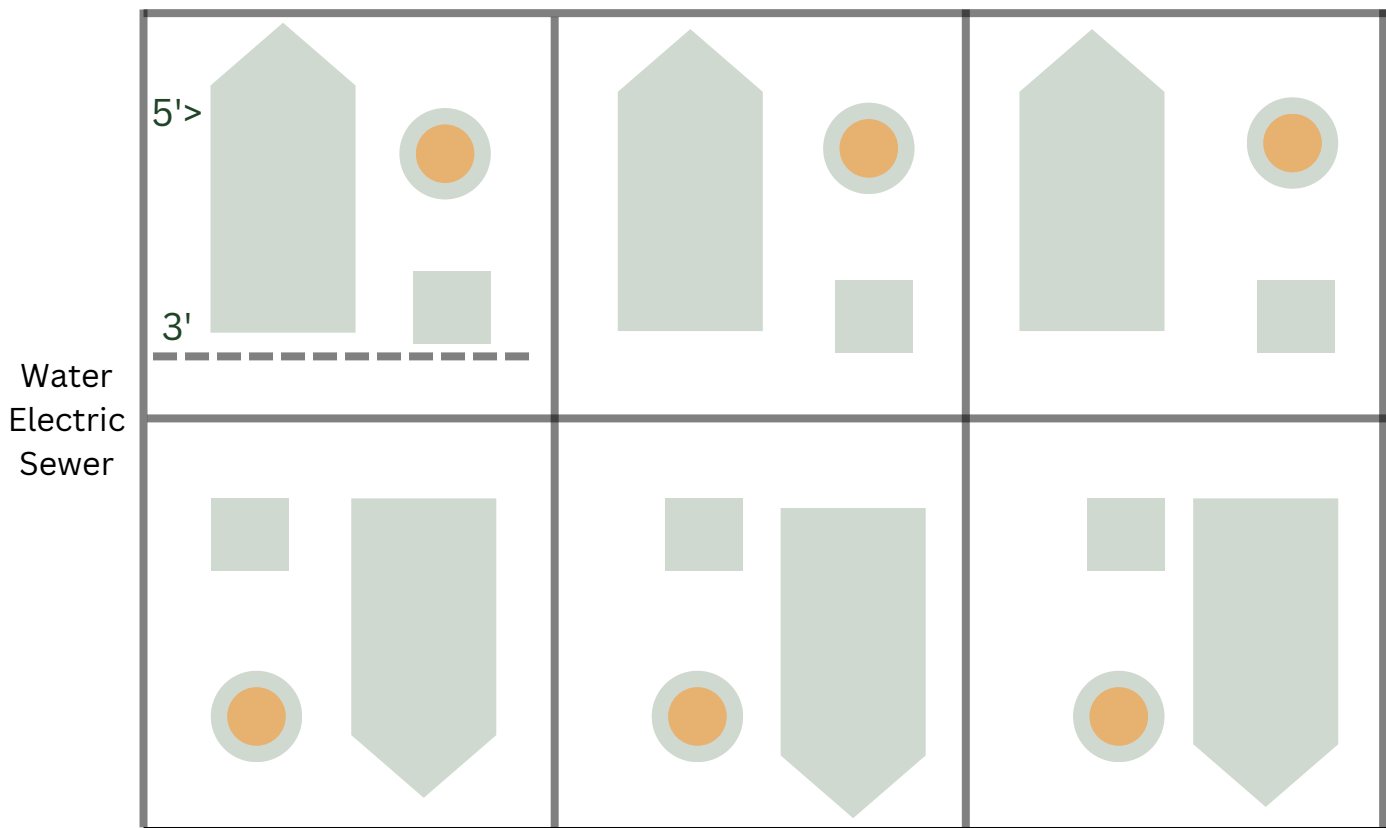


# 2024 SITE SET-UP FOR SEASONAL CAMPSITES

## RV's

RVs must be 24 years or newer to park seasonally. This means in 2024, the year must be 2000 or newer. Bring a copy of your RV title and proof of insurance. Your RV 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. Campsite designated water, electric and or sewer lines to or from your RV cannot be buried. Your sewer must be connected to your trailer with 3" thick wall PVC. Most water pedestals are intended to accommodate four campsites. When parking your RV, be sure it is five feet (5') inside of the campsite line (typically indicated by electric pedestal), with your RV 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 RV 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 RV. RVs must have designated campsite address displayed on the front of the RV with a minimum 3" reflective numbers. Please call in advance to bring in your RV.

## Street



## Street

## **Sheds & Decks**

Decks and sheds will be considered your \*personal property. You must have permission from GWAFC 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 th 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 other sheds are permitted. Floors can be wooden deck or patio blocks but no poured 5' > 3' 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 RV 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 RV. 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 & Screen rooms**

Awnings and screen rooms are considered your \*personal property. You may have the Silver-Top R.V. Twoway 8' wide aluminum awning and/or Chesapeake screen room purchased through our GWAFC 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 RV.

## **Wood**

Wood must be purchased from Greenwood Acres Family Campground, at the GWAFC 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. All campfires must be in fire pits only.

## **Other lot Improvements**

Please check with management before making any improvements. Your RV 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 Family Campground 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, RV, 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 campsites or open fields is prohibited. All other cars must park in visitor/ (A) pass parking area. You may not store cars or utility trailers on your campsite. RV, shed, deck, golf cart and boat are allowed on your campsite over the winter if registered with current year sticker.

## **Personal Property**

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 RV 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 Family Campground reserves the right to revise or give variance to these rules as deemed good and sufficient by Management.