

Long Lake Campground Inc.

D.b.a. Steinke Resort

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a. Park Description

Steinke Resort is located in Colon Twp. of St. Joseph Co. Michigan. The mailing address is; 31500 Steinke Landing Rd., Burr Oak, Michigan 49030, telephone 269-432-3390, e-mail; camp@steinkeresort.com. The park is roughly eight acres in a primarily wooded setting abutting the south east shore of Long Lake. Park boundaries follow the south edge of the boat storage area to the south, along the wood line to the east edge of boat storage continuing north along the natural wood line on the back edge of east lots to the north edge, west along the north edge of property delineated by fence posts with yellow tops to the lakes edge, south along lake to the chain link fence on south side of channel, south along said fence to south edge of boat storage. All areas beyond said boundaries are strictly off limits. All open areas within the park boundaries are considered commons areas to be used by everyone and are to be kept boat and trailer free. The Resort is licensed by the State of Michigan to operate during April 15th through October 15th. Steinke Resort rents camp sites on a seasonal and daily basis providing certain services depending on site location, cottages, boats, boat & trailer storage sites, and dock slips. All park amenities will be available mid-May through mid-September. It is the intent of the Resort to provide a safe, clean, quiet, and relaxing environment for all patrons.

b. Rental Site Description

All rental sites are numbered for their identification purposes, the site number should be clearly displayed on the front of your camper so you can be located in the case of emergency. The sites vary in size and shape depending on their location within the park and relationship to roadways, existing trees, etc. In general the sites are 30' in width with depth determined by park boundaries, roadways, and abutting sites, with the exception of the channel sites which are primarily 20' in width with depth determined by roadway and a six foot easement along channel. Channel sites have a boat slip of 20' max length available, but not necessarily adjacent to camp site. Most sites have water, sewer, and electric services available. These service hookups are the property of the resort and are maintained by the resort. The site is to be used for a single family mobile home or camper. All activities associated with the camping experience are to be confined to the boundaries of the rental site, such as; Utility buildings, one boat if space is available, parking, campfires etc. Additional tents or campers are not allowed on rental patron sites. The resort does not furnish picnic tables for sites with sewer service.

c. Rental Period and Fees

All annual rental fees must be paid in full by May 15th. The campground is licensed by the State of Michigan to operate during April 15th to October 15th, with park services of garbage pickup, sewer, and water (weather permitting) provided during the State licensing period. We do not charge a storage fee to leave the camper on site during off season providing you are current with rent and planning on coming back. Failure to meet the May 15th deadline will incur a \$50.00 late charge and additional late fees will accrue at the greater of \$5.00 or 1% per month on all unpaid balances as of the 1st of June. In addition to monetary penalties the rent must be at least 50% paid with arrangements made for the balance by July 1 or you will not be welcome to use the campsite or any other park amenities. Incremental payments are encouraged if that fits your budget better. If the previous year's rent is not paid in full before the 15th of April, start of new season, you will not be able to use your campsite until back rent is paid. Steinke Resort may exercise the right of eviction after 90 days of late payments, or if you are late two years in a row, after 30 days. Any partial year payments due to site turn over must be worked out with management and buying and selling parties. The site rental fee is based on a family of (6). An additional charge of \$2.50 per person per day is imposed when there are more than (6) occupants. If there are more than six people in your family talk to management. It is the responsibility of the patron to notify management and pay this fee when the condition arises. All additional rental fees; dock rental, boat storage,(summer and winter) are all due in full on May 15th and are subject to same late fees and penalties as annual site rental.

d. Site Maintenance

Site upkeep is the responsibility of the rental patron. The site is to be kept neat and free of all trash and garbage at all times. All campers or mobile homes must be maintained and in a neat state of appearance. The lot must be kept free of weeds with the grass mowed and in a presentable state of care. All sites are subject to inspection at any time, and if deemed to be out of compliance the patron may receive notice of such noncompliance and or corrective measures may be enforced with cost of

such being charged to patron. **Winter maintenance means** cutting down and disposing of all flowers, flower pots, cleaning out and putting away your fire ring, putting all lawn furniture, grills, hoses, electrical cords, fire wood, bicycles, swings etc. inside your storage shed, in your camper, or under a skirted camper. **The only thing that is to be left outside on the lot is a picnic table.** **If you cannot get it all inside you either need to take it home with you or properly dispose of it.** Winterizing of your camper must be completed on or before October 15th. All water connections are to be disconnected for the winter. The site should remain free of all outdoor items until the opening, April 15th of the following season.

e. **Site Landscaping**

All sites have been landscaped for ease of maintenance. Any alterations of landscape must be cleared with management. The use of rocks and crushed stone is prohibited for use as landscaping, due to the difficulty of fall cleanup, and the danger that they present going through the mower, leaf vacuum, and blower. Any flowers need to be trimmed back in the fall and flower borders should be kept even with ground level. Fencing is not permitted for year round landscape.

f. **Storage buildings**

There is a limit of two utility or storage buildings per site, with a combined total size limit of 110 sq. ft. The storage buildings must be kept in a good state of repair and aesthetically pleasing. They must be placed so as not to interfere with access through the site or adjoining sites. The storage sheds can have water for purposes of cleaning fish with a stone, grey water, drain only. Stool, washer, or shower facilities are not permitted.

g. **Additions, Awnings, Skirting, Decks, etc.**

Permanent Additions are no longer allowed due to changes in the State Rules and Regulations for Campgrounds. Those additions that are in the park now are grandfathered in so long as they are kept up and the existing mobile home is not replaced. They cannot be altered in anyway. Any and all alterations to the exterior must be approved by management. Awnings cannot be permanently attached to the ground or camper; state regulations require that they be removable within an hour's time. Decks follow the same guide lines with no concrete footings or buried posts. Skirting of the mobile home or camper is encouraged. Enclosing of step risers and sides is strongly encouraged.

h. **Mobile Home or Camper Condition & Replacement**

We do not have a requirement that the mobile home or camper be of a certain vintage as many parks do; however they must be in a good state of repair and be an asset to the park. The State Campground Regulations require that all campers be of park model size or smaller. If a mobile home is not maintained, and removed from the park, the replacement will have to be of the park model size of 400 sq. ft.

i. **Subletting**

Subletting is strictly prohibited!

j. **Sales of Mobile Homes**

All mobile home sales must originate with and be approved by management if the mobile home is to be left in the park! You must furnish us a list of what is staying with the unit, an asking price, and phone number where you can be reached. A set of keys to let interested parties inspect and make informed offers is helpful, but at your discretion. We often know of interested parties looking for good quality mobile homes on site. As a seller you need to realize that a well maintained mobile home will certainly help to retain its value, but it will not appreciate in value. You cannot expect to recoup the cost of additions, awnings, roofs etc. a lot of which are normal maintenance to prevent degradation. You also need to realize you are selling the mobile home only, not the lot it is setting on! Mobile homes must be sold on their own or in combination with utility sheds, and not lumped together with boats. If a mobile home does not sell within (6) months, you are probably asking too much. If it is left vacant and rent is not current it may be moved off site, and you will be charged both moving and storage fees. If management feels you are asking too much for the mobile home you may be asked to remove it from the park, or it may be moved off the

site with moving and storage charges assessed. If upon inspection, a mobile home has been deemed to be not sales worthy due to age and or deterioration, it must be removed from the park. It cannot be sold or given away and remain in the park.

k. Taxes

The mobile homes that have additions, awnings, decks, large steps and or sheds may have a personal property tax liability to the Township of Colon. This tax is usually not that significant and current administration is working to depreciate it out as rapidly as possible. In the mean time you will be receiving a summer and winter tax bill that are payable to the Township of Colon. This tax will need to be transferred to the new owner in the event of a sale, which can be done at the Township Hall in Colon.

l. Bulletin & Message Boards

The campground bulletin board is located just south of the office. Events, lost and found items, sale items, etc. may be posted at this location. Message board is located as you enter the park on south side, current and upcoming events and messages are posted there. We encourage everyone to check these locations on a regular basis.

m. Guests

Guests are welcome to visit at any time so long as they abide by all campground rules. You are responsible for any guests that you may have. If the total number in your party exceeds (6) and they are staying overnight, then there is a charge of \$2.50 per person per day for all people exceeding (6). This needs to be paid as charges incur. We will need authorization to give out your key to someone when you are not here.

n. Pets

There is a limit of two pets per site, and that is only providing they are well behaved. Dogs that bite, fight with other dogs or bark excessively are prohibited. If your pet is a nuisance, and we receive complaints you may be asked to leave with the pet. The pet will not be allowed in the park if we have to notify you more than once. You are responsible for cleaning up after your pet, and for any damages that it might do. Dogs should be on leash while walking around the park. If attended at your campsite they can be off leash, but they cannot wander off your site. Please don't leave pets unattended at campsite as it often leads to them barking excessively! The above stated leash rules do not pertain to the campground dog, as it is its home.

o. Campfires and fire rings

Campfires must be confined to your lot and in such a location as to not disturb your neighbors, and provide access to any utility that may be on or near your lot. All campfires should be made in a fire ring of some type to limit the chance of it getting out of control. They should have a cover over them, if at ground level, when not in use to avoid someone tripping in them. Fire rings are not trash receptacles, so don't throw trash in them and keep them cleaned out. Campfires are for burning wood products only; all other materials are prohibited as people are allergic to the smoke from them. All wood for campfires must be used up or put inside, and campfire rings cleaned out and put away upon fall closing.

p. Fireworks

All fireworks are prohibited at the campground! Thank you for your cooperation.

q. **Parking**

You should park on your lot if at all possible. We realize that on busy weekends and or when you have company that may not always be possible. Please extend some common courtesy when extreme parking conditions exist. Areas that are strictly prohibited from parking are; between west side of drive and seawall south of boat ramp, within 50' of seawall north of the boat ramp, the playground area, on any septic tank or drain field area, and the commons area of south circle unless extreme overflow parking conditions exist. Do not park in roadway so as to impede traffic. Avoid parking or driving in the grass during major rain events. There is a limit of two vehicles per site, if you are going to have more than two you need to make arrangements at office.

r. **Speed limit**

The speed limit within the park is 15 mph! Please help maintain a safe environment for everyone.

s. **Motorcycles, scooters, golf carts, ATV's etc.**

All such vehicles are prohibited for recreational use within the park. A special request may be made, check with office, providing a person is severely handicapped and that is the only means by which they can get around. The handicapped person, only, may use the device to get around within the campground.

t. **Boat ramp**

The boat ramp is available for use by Resort patrons at any time. Guests who use the ramp to launch their boats are expected to pay the ramp use fee. Please do not leave your boat trailer and vehicle on the ramp when others are trying to use it.

u. **Boats & Pontoons**

All water craft are the responsibility of the patrons whether in the water or out. A size limit of 20' from bow to stern motor included and 8' wide is the absolute maximums allowable. Pontoons are not allowed in the channel. Boats should not be left in the water when you are not going to be here to take care of them. Storms and even excessive boat traffic can be very damaging to them and the docks when left unattended. Boats should be tied so as not to damage the docks at all times. You are responsible for excessive wear to the docks. When boats are out of the water they need to be parked on your lot, limit of one if room, or in boat storage area. No boat can be left unattended on the grass along the seawall. Between October 15th and April 15th boats and or boat trailers cannot be left in park. They must go in the winter boat storage or be taken home.

v. **Boat Storage Area**

Boat and trailer storage sites are available for rent for the camping season and the winter. These sites are a minimum of 12' x 25'. If your boat and trailer will not fit on your campsite and allow for parking of your vehicle you must rent a storage site, or if you are not going to be here on a regular basis you must rent a storage site. Parking on the sites is between the signs and as far back off roadway as possible so others are able to access their sites There is a limit of **one** trailer or lift per site.. You are responsible for keeping your rented site maintained. Sites can be rented by the year, summer, or winter seasons, or daily. Summer storage season is from the time docks and lifts are installed, around the first of May, until the first day of Autumn, September 23. Winter boat storage runs from the time lifts are removed until reinstalled. Please don't park your trailer on someone else's site.

w. **Docks & Boat docking**

Dock slips are available for rent by the year or the day. All sites other than channel sites must use the dock slips. If renting by the year you will keep your same slip the following season, unless you request a different one. Docks will go in the water around the first of May and will be removed from the water any time after the 15th of September. You need to remove all ties, bumpers, pipes, tires, etc. from your dock slip prior to the docks being removed from the water. If items are not removed before

dock removal crew arrives you will be charged for removing them, and they may be discarded. All such items are very dangerous to the removal process. When docks are not in, boats can be parked in the channel at unoccupied sites on a priority basis to those who have rented a dock slip.

x. **Boat Lifts**

Boat lifts may be used, and are encouraged, in your dock slip if the slip is large enough to accommodate one. Check with management prior to purchasing a lift as all sites will not accommodate them, and controls need to be on the correct side. Lifts cannot have canopies because of view obstruction. If the lift is to be left in the park it must be stored in the boat storage area.

y. **Garbage Dumpsters**

There are dumpsters placed throughout the park for your convenience to use. Service will be provided from April 15th through October 15th on a twice a week or as needed basis. Dumpsters are to be used for household waste only; appliances and furniture are not to go in the dumpster. All items must be put in the dumpster not set on the ground beside it or on top of the lids. **Fish cleanings, dog litter, and all household wastes must be placed in an airtight plastic garbage bag and tied securely to control odors before putting in the dumpsters.** If one dumpster is full take your items to a different one. There are barrels beside each dumpster for aluminum cans, please use these to recycle your aluminum cans only. Yard waste is not to go in the dumpsters; it must be taken to the compost area behind lots 24 & 99. Items are not to be set around or next to the dumpsters with free signs on them, if you wish to give away items do so at your lot.

z. **Drinking water & supply connections**

The water for the park comes from several wells within in the park and is tested routinely to be sure it meets public health standards. The ground water is high in iron which doesn't present any health hazard, but does give the water an orange coloration especially during high use conditions. Most any water filter will remove the iron deposits and can be installed between the water supply connection and the water line leading to your camper. The water service connections need to be marked and accessible for service and repair. The water supply stand pipe and valve are the property of the resort, your supply connection to that valve must be disconnected at closing in the fall for water system winterizing. All water lines that are not under the camper need to be buried. Garden hose is not acceptable for burying or permanent water connection.

aa. **Sewer connections and disposal**

Sewer connections are available at each seasonal camping site. We have a dumping station available for the transient sites. The park is serviced by a multi-system of gravity feed lines, lift pumps, and drain fields. **The system will not handle feminine products, wash cloths, cigarette butts etc.** Please do not flush these items down the toilets!!

bb. **Electricity**

The electricity for each of the seasonal sites is available at a metered and breakered service pedestal with corresponding lot number. The service is provided by Consumers Energy, our electric service provider, and will be billed to you monthly at your home address. All electricity supply lines need to be buried and in conduit from the pedestal to the camper. Extension cords are not acceptable for permanent electrical supply. Electricity for the transient campers is provided by the campground at conveniently located pedestals near each lot.

cc. **Telephone**

The park is serviced by Frontier with underground telephone cable. You can request a service be installed to your camper by contacting Frontier. This service is not currently capable of providing internet dsl service.

dd. **Swimming**

Swimming is allowed in the beach area north of the boat ramp and for the more advanced swimmers on the anchored swim raft out from the beach. Swimming is at your own risk as no life guard is on duty. There are life rings present and should be used in the case of emergency only.

ee. **Play Area**

The play area between the north restroom building and the boat ramp is available to everyone, except the wooden play structure is for children less than 75 lbs. Basketball can be played from 8am till 10pm. There are outdoor play toys at the office that can be checked out for your convenience, all we ask is that they be returned when you are finished playing with them.

ff. **Lawn mower & mowing**

All patrons are responsible for keeping the grass mowed on their campsite and boat storage site, as a convenience to you we will try to keep available a push mower. Ask at the office. The commons areas will be kept mowed by Resort management. We ask your cooperation in keeping parked vehicles off these areas while mowing.

gg. **Fishing**

Fishing is permitted on all the docks and along the sea wall in the dock area. The channel area is reserved for those patrons with abutting lots when present. Please remind your children to stay out of other peoples boats while fishing in these areas.

hh. **Quiet hours**

There are no set quiet hours; however we ask that you respect your neighbors at all times.

ii. **Alcoholic Beverages**

We do not condone the excessive consumption of alcoholic beverages in the park. They are strictly prohibited to be carried or consumed off your individual campsite uncovered. Any complaints of drunk or disorderly conduct are grounds for eviction.

jj. **Trees**

The use of nails and screws in the trees within the park is **prohibited!**