

Camp Thornapple, Inc. (CTI) Policies and Procedures for 2020

ADDENDUM

1) Changes to the Policies and Procedures are to be presented to the Board of Directors at the monthly Board meeting. An Addendum will be published for distribution to all renters after Board approval. Updated Policies and Procedures will be published and distributed yearly.

APPROVAL FORMS

- 1) Approval forms must be turned into the office for the Construction Committee's approval. The Construction Committee will review and notify the person placing the request upon approval/disapproval. Approval Forms are good for one (1) year or expiration date stated on form. All approvals will be listed in the Board of Directors minutes.
- 2) A seasonal renter may be on the Construction Committee.

BLUE PRINTS

- 1) Two copies of the park's blue prints should be kept, one in a safety deposit box and one in the park office file.

BOARD OF DIRECTORS

- 1) The Board of Directors shall hire/designate a manager or person to be in charge of the campground.
- 2) Individual Board members cannot overrule the Manager's day to day operational decisions.
- 3) A shareholder may be on the Board of Directors or be Park Manager, but not hold both positions at the same time as this is considered a conflict of interest.
- 4) No park employee may run for the Board of Directors. This excludes the Board Secretary and Treasurer.
- 5) One (1) Seasonal Representative (elected by the seasonal renters) is welcome to attend the regular monthly Board of Directors meeting. Only during the 3 minute mic time will they be able to speak of their ideas and concerns.
- 6) The Board of Directors or their appointed committee is responsible for a yearly evaluation of all park employees.
- 7) The first official meeting of the new Board of Directors will be held after the Annual Shareholders meeting.

BOATS/PONTOONS

- 1) If a renter sells during the open season and is leaving the park and has a watercraft site that was paid for, the person buying has the use of that watercraft site for the remainder of the same season only. At the end of that season they will lose the watercraft site and it will go to the first person on the watercraft site waiting list.
- 2) If a boat/pontoon site is relinquished after payment is made by September 30 and prior to May 1, a refund will be issued.
- 3) All fees for pontoons and boats are due on September 30th for the next season. If the payment is not made by the scheduled due date, boat/pontoon site will be forfeited.
- 4) No shoreline access dock shall be wider than five (5) feet and extend into the water more than necessary. Total boat space and dock space shall not be wider than allowed space.
- 5) It will be the pontoon/boat owner's responsibility to remove the mooring posts at the end of the season. There will be a \$10.00 fee per pole removed from the water by management. This fee will be added to your CTI account.
- 6) There is a waiting list and a transfer list for shoreline, pontoon and dock sites. No one is allowed to "jump" ahead of those on any of the waiting list. You will be allowed to transfer sites one (1) time when your name comes up on the transfer list. The transfer list holds priority over assignment of sites.

Shoreline

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1) No cinderblocks, pavers, or cement of any kind may be used along the shoreline. Not for mooring or doc support. If found, it will be removed by management.

CAMPSITES

- 1) Any walkways or driveways that have lose stone must have some type of board to contain the stones.
- 2) The Corporation is responsible for improvement of the whole park, to upgrade all campsites, as required by the Board of Directors.

- 3) Two copies of the park's blue prints should be kept, one in a safety deposit box and one in the park office file.
- 4) If a shareholder/seasonal renter wants to mow their own site, they should place a red reflector on their lot post. The reflectors are available in the office for your use.
- 5) RV's must be parked in accordance with the layout of the pad.

- 6) Site lines are from "post to post". There must be an open two (2) foot space around the perimeter each camp site.
- 7) Family size to be stated at the time of renting. Immediate family is: husband, wife and unmarried children under age 21.
- 8) A site shall be occupied by not more than one (1) family or one (1) camping unit consisting of not more than eight (8) persons. The licensed capacity of the campground shall not be exceeded.
- 9) When a shareholder or seasonal renter are not present at camp, RV's may be used for overnight sleeping only by the following guests:
 - a) Unmarried children more than 18 years of age
 - b) Married children and their immediate family.
 - c) Parents, brothers and sisters

- 10) Barry/Eaton County Health Department requires markers be installed on the post to the right side of each site.
- 11) State law prohibits more than one recreational vehicle parked on a site. A recreational vehicle is one that has cooking and sleeping facilities of any kind.
- 12) Fencing of any kind must be approved by Construction Committee prior to being installed.

CEMENT PATIO

- 1) If a campsite needs a new patio, the corporation will put a standard size (10'x20') on the site. If this is a shareholder or seasonal site and shareholder/seasonal wants a larger patio, this can be done with prior approval by the Construction Committee. **The Shareholder/seasonal renter must absorb the difference in the cost.**

CLUBHOUSE/PAVILION

- 1) The clubhouse is available for social functions for \$80.00. This includes a \$30.00 cleaning deposit which will be refunded if the clubhouse is left clean after event. Virginia DeLong, from the office, is in charge of the clubhouse after rental inspection.
- 2) There is no charge for using pavilion but it must be reserved in advance.
- 3) Teenagers may use the clubhouse with parents being responsible.

COMPLAINTS

- 1) A written Complaint Form must be completed for any complaint to be addressed by the Manager. Complaint Forms are available from the office. Turn the completed form into the office and the Manager will address the complaint. If the renter feels they have exhausted their means of communication with the Manager then they should go to a board member to have complaint brought to the board as a whole, to be address at the next regular or special meeting.

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LENGTH OF SEASON

- 1) Three (3) months constitutes a season.

MANAGER

- 1) There will be a sign posted outside the office as to where the manager or person in charge of the campground can be contacted when the said person is not on duty. A Manager or person in charge shall be available when the campground is occupied. (This is a requirement of the State of Michigan Campground Rules).
- 2) The Manager is expected to enforce the rules of Camp Thornapple, Inc.
- 3) Manager, when accompanied by a witness, has authority to take immediate action to expel any person from the park who refuses to comply with camp rules.
- 4) Manager is to report to the Board of Directors those persons who refuse to comply with camp rules.
- 5) Manager will meet with the Board of Directors each month for a period of time during their meeting to discuss his work, the needs of the park and to clarify communication with all board members.
- 6) A shareholder may be on the Board of Directors or Park manager but not hold both positions at the same time as this is considered a conflict of interest.

MILEAGE REIMBURSEMENT

- 1) Mileage will be paid to anyone on approved Camp Thornapple, Inc. business. The paid mileage rate is to be adjusted to meet the Federal Tax Exemption standard.

OFFICE EQUIPMENT

- 1) Office equipment is for official park business only. Please check with office personnel before using any equipment/devices.

PRIVATE PROPERTY

- 1) Private property (5633 Thornapple Lake Road) will only have legal easement from Thornapple Lake Road to their property.

REFRIGERATORS

- 1) All refrigerators/freezers must be in an enclosure.

REVISIONS

- 1) The Policies and Procedures shall be published and distributed on a yearly basis only. An Addendum can be made by the Board of Directors as needed and distributed to all renters. The Addendum will be incorporated into the Policies and Procedures which will be published and distributed at the end of each season for the following season.

RULES AND REGULATIONS

- 1) Repeated or serious violations to the Rules and Regulations of Camp Thornapple, Inc. may result in expulsion from the park by the Manager (accompanied by a witness) and/or the Board of Directors. Violators may appeal to the Board of Directors *and* Manager.
- 2) Office personnel responsible for the issuing of yearly rental contracts and shareholder charges will enclose a copy of Camp Thornapple, Inc. Rules and Regulations at the time of billing. A signed separate statement will be returned with the contracts or remittance attesting the Rules and Regulations have been read, understood and agreed to be followed by the seasonal renter/shareholder. The seasonal renter/shareholder is responsible for informing their family and guest of these Rules and Regulations. A copy of this statement will be kept in the renter/shareholders file. Persons who violate the rules will be dealt with according to the Rules and Regulations of Camp Thornapple, Inc..

Revised and Approved July 14, 2019

*Addendum approved June 14, 2020

**Addendum approved July 12, 2020

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RV'S

- 1) Maximum park model size will not exceed 12' x 33' x13'. This size is to include slide outs and/or tip-outs.
- 2) Maximum RV size is 12'x35'x13' including slide-outs. Exception to this is sites 61 and 71.
- 3) Maximum height of an RV being raised off the ground is limited to a 4 cement block height or 32" plus shims to level the RV. Cement blocks must be stacked two wide and each set stacked alternately of the ones below. You must have Construction Committee approval before raising your RV.
- 4) Any RV that sells in Camp Thornapple, Inc. or is brought into Camp Thornapple, Inc. has to be approved by the Park manager based on overall condition of the RV.
- 5) The movement of RV's within the park by campground equipment and personnel will be at the RV owner's risk. The owner must be present. No liability is assumed by Camp Thornapple, Inc. for damage done during this move. There is a waiver available in the office to sign prior to the moving of any RV.
- 6) There is no subletting of RV's or sites. If the RV is to be used by someone other than the registered renter/Shareholder, the park Manager MUST be informed. The Board, through communication with the Manager, is to be fully informed of extended visits, etc.

SEASONAL RENTERS

- 1) There will be an annual meeting with seasonal renters and the Board of Directors representatives to get their opinions and to give them the plans of the camp. Seasonal renters should receive other information on a regular basis.
- 2) If a seasonal renter sells their trailer and is leaving CTI the buyer will have first option to seasonal rent any open site over seasonal renter waiting list. If the seasonal rent is not leaving the park and the park is full, the sold trailer must leave the park unless it is bought by someone already in the park.

SHAREHOLDERS

- 1) All financial arrangements in connection with the sale of shares should be between buyer and seller and not the responsibility of the Corporation. This includes yearly rent.
- 2) A share can be owned by a single person or a married couple. A share can also have (1) additional family member named on it. Additional names must be approved by the Board of Directors.
- 3) A Shareholder that has more than one share can only have one pontoon site and only one dock **or** shoreline site.
- 5) A Shareholder that wishes to change sites may take any vacant Corporation site. New Shareholders buying in have the option of choosing any Corporation site not occupied.
- 6) A Shareholder may be on the Board of Directors **or** Park Manager but not hold both positions at the same time as this is considered a conflict of interest.

SITE PAYMENT

- 1) All renters not renewing their Rental Agreement for the next season must remove all their property from their site by October 1. Published daily rates will be charged starting October 1 unless the renter has made other arrangements with Camp Thornapple, Inc.
- 2) Rent payments must be made in accordance with the current year payment schedule. Payments not received in accordance to that schedule will be charged a \$10.00 late fee per month. If a shareholder or seasonal renter has not paid their current season rent or electric from the prior season in full by May 1 there will be a lock installed on the electrical box. Said person will not be allowed to use their site or any facilities at CTI until paid in full.

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3) **Seasonal Renters** may lose their sites and may be asked to remove their property

from the park if they do not follow the payment schedule. Deposits are non-refundable. Additional seasonal rent payments made for same season may be refundable when a new Rental Agreement is signed by a new seasonal renter.

4) **Shareholders** who fail to follow the current year payment schedule may lose all park privileges until payments are made in full. If payment is not received their site must be cleared of Shareholders personal property and their site will revert to being a Corporation site for nonpayment of rent. Shareholder will retain their share only.

5) A certified letter is to be sent to all delinquent renters April 1 of the current year and if payment is not received in full by May 1 of the same year, legal action will be taken.

6) When renters leave the camp before the end of the season they will be charged at the monthly/weekly/daily rate for the time spent in the camp and may be refunded the difference between that rent and what they paid for the season.

7) A fee will be charged for checks written to Camp Thornapple, Inc. and returned due to insufficient funds.

8) Office personnel will make two attempts to contact future renters from the season renter's waiting list. After two attempts have been made with no response that name will be removed and the next person contacted.

9) *All deposits are non-refundable.* Deposits made for the next season are non-refundable. Even if you have paid and then chose to not return to CTI the next season. Deposits made for current season are non-refundable. Even if you have paid and then chose to leave CTI prior to completion of full season. *

BACK GATE

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1) The back gate will be open for use as approved by the Board of Directors.

STORAGE SHEDS (also see "Structure Policy" below)

1) There is only one (1) storage shed allowed on a site.

2) Storage shed size maximum is 10'x12'x13' from ground, upon approval of the Construction Committee. Sites must be inspected by three (3) committee members to see if site can handle this size shed before approval is given.

STRUCTURE POLICY

1) There will be NO permanent structures allowed on campsites.

2) The Michigan DEQ Campground rules require all structures on campsite (three season rooms, sheds, decks, and porches) to be on skids or wheels that are on the ground.

3) Existing structures must be brought into compliance with the Michigan DEQ rules when any of the following occur:

- a) Ownership of the structure changes,
- b) Structure is moved from one campsite to another,
- c) Major renovations are made to a structure,
- d) A change of name on the rental contract occurs,

4) Drawings for all additions must be submitted to the Construction Committee for approval before construction begins. If addition does not conform to the design submitted, addition must be corrected. Drawings are to include framing design and material. For details see Approval Forms available in the park office.

5) Once started, the outside construction must be completed within the season started.

TRASH

1) Garbage only in the dumpster.

2) No yard waste in dumpster.

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VACANT SITES

- 1) A site is vacant if no deposit is received by October 1, or any payment is more than 30 days late.

VEHICLES

- 1) No motorized vehicles, gasoline powered, other than currently licensed automobiles and trucks, shall be brought into the park or used in the park for transportation without approval of the Camp Thornapple, Inc. Board of Directors.

WATER HEATERS

- 1) Outside water heaters are not allowed.

WATER PRESSURE

- 1) The State of Michigan law requires water pressure to be a minimum of 45 psi at the well head.

WINTER STORAGE

- 1) Shareholders and seasonal renters can store one (1) automobile or one (1) small truck on their site during the off season, on an individual basis. An Approval Form must be submitted every year to the Board of Directors for approval.
- 2) There is no storage of any RV during the off season that does not belong on a site in Camp Thornapple, Inc.