



Harbor Cove RV Resort
632 Race Street
Coldwater, MI 49036
Phone: 517-279-COVE
Fax: 517-278-8456

E-mail: harborcovervresort@yahoo.com
www.harborcovervresort.com

RULES AND REGULATIONS

- **The “annual” season** is April 15-October 31 — weather permitting
- **Check-in time** is 3 p.m. (unless otherwise agreed).
- **Check-out time** is 12 p.m. (unless otherwise agreed) – failure to check out will result in additional daily charges.
- **Log Store/Office hours** are Monday-Wednesday 9 a.m. to 7 p.m., Thursday-Saturday 9 a.m. to 9 p.m. and Sunday 10 a.m. to 6 p.m.
- **Year-round storage** of your unit is permitted if renting a site the following season and a 50% non-refundable deposit is received by due date of October 31. Guests are prohibited from entering the premises during the off-season (November 1- April 14), and entrance will be gated. Entrance is allowed only with a pre-arranged appointment and escort by the owner or representative of Harbor Cove RV Resort. Seasonal guest is responsible for any winterizing of his/her RV. All outdoor decorations and furniture must be stored away for the winter season and must not be visible. If the 50% non-refundable deposit is not received by October 31 or site rental is canceled, RV unit will be removed by owner at guest’s expense. Boats/trailers are allowed to be stored at park in storage lot for a \$20 per linear foot fee during the off season. Shrink wrap \$5.50 per foot additional fee.
- **Seasonal payment schedule:**
 - 50% non-refundable deposit due October 31
 - 25% due January 31
 - 25% (final site balance) due April 1
- **Termination of contract:** Contracts can be terminated without a refund by owner for violations of Harbor Cove RV Resort rules, such as, but not limited to: non-payment, unruly behavior, fighting and domestic activities. RV units will have to be removed from park within 10 days of eviction notice. After 10 days, there will be a \$50 per day charge for storage. Payment of \$50 per day storage charge will be paid before RV unit leaves the park. If you choose to quit camping, or move your unit out, you are responsible to pay any remaining seasonal fees due on contract. There will be no refunds.
- **Harbor Cove RV Resort reserves the right to inspect all sites and refuse service to anyone.**
- **Guests will receive car passes** (2 per site). This is for your protection so that our managers will recognize when unauthorized vehicles are on the premises. Car passes must be displayed on your vehicle. Passes will be given to you upon your arrival and check-in at the registration office. No unlicensed vehicles are allowed. Speed limit within Harbor Cove RV Resort is 5 mph. The testing, repair (other than minor repairs) or tuning of vehicles is not allowed in the resort. Guests without a current driver’s license may not operate **any** motorized vehicles in the RV resort.
- **Guest is responsible for** placing RV on site. Guest will keep lot neat, and the exterior of his/her RV in good repair. Only lawn furniture outside (no couches, recliners, etc.). No garbage or misc. items left outside. Harbor Cove RV Resort will trim and mow the lawn at your site. Mow schedules available at the office. Site improvements for seasonal guests such as planting of flowers are allowed at guest’s expense, but must be approved by Harbor Cove RV Resort. Clotheslines are not allowed.
- **The seasonal rate is only for seasonal guests approved by owner** and registered at the office as a seasonal guest for your site. A “seasonal guest” shall mean the nuclear family: members of the lessee’s immediate family (husband/wife and their children under the age of 18). Siblings, adult children, parents and/or grandchildren of the seasonal guest do not qualify as registered seasonal guests and would be required to lease his/her own site or register as a visitor. Harbor Cove RV Resort shall determine who will be listed as a “seasonal guest” or deemed a “visitor” based on family circumstances. The site cannot be used by anyone not listed on the seasonal contract. Unauthorized use of your site may be subject to penalties and/or may result in termination of your contract with no refunds. Parents must accompany children under age 21 who are staying at their seasonal site. No student groups or parties of any kind permitted. Names of guests approved to use site indicates seasonal guests from which all written or oral correspondence must be received.

- **Quiet hours** are from 10 p.m. to 8 a.m. each day and will be strictly enforced. Please be considerate to other people staying at Harbor Cove RV Resort and respect the privacy of other guests in cabins or RVs.
- **All visitors** must register at the office and receive a car pass prior to admittance. A visitor car pass is \$5 per visit. Visitors will need to park in the overflow parking area. No additional charge for accessing camp store. Please do not use empty sites for any purpose. You must be present and are responsible to register your visitors. Day visitors allowed 8 a.m. to 10 p.m. Overnight visitors allowed 3 consecutive nights only. No large parties, loud music or unruly behavior will be allowed. Harbor Cove RV Resort reserves the right to limit the number of visitors. Seasonal guest is responsible to ensure that his/her visitors are aware of Harbor Cove RV Resort rules and will abide by them.
- **Pets are allowed** (2 maximum per site). Must be kept on a leash, cleaned up after and not left unattended at sites. If your dog displays dangerous behaviors you will be asked to remove your dog and/or leave the resort. Barking dogs will not be tolerated. No pets, except for service animals, are allowed in beach area, office, bathhouse or other resort buildings. Pets must be kept inside at night. A current rabies inoculation certificate must be presented for each pet on the site.
- **RV must be portable** and remain portable in the event that it must be removed off the site for maintenance purposes. RVs must be no more than 20 years old. Harbor Cove RV Resort shall be the sole determining entity as to which RVs are acceptable, regardless of age. Seasonal guest is responsible to inform office if RV is to be temporarily removed for travel or repairs. If RV is off-site without proper notification, the seasonal guest may be deemed to have abandoned the site and the site may be released to other individuals. Only one RV per site. Tents for camping purposes and truck campers are not allowed.
- **Sheds** will be provided to seasonal guests by Harbor Cove RV Resort for a fee of \$300 per season if you so choose. All sheds throughout the resort will be uniform and 8' x 4' in size.
- **No fireworks** or firing weapons of any kind allowed.
- **No refunds** for weather or early leave.
- **Trash** is to be placed at the end of your site and next to the road by 10 a.m. for daily pickup.
- **Dumpsters are provided** for normal garbage generated at our resort. Please put trash in strong plastic trash bags that are closed at the top. Do not store food or garbage outside your RV as it may attract unwanted animals. Cut and flatten boxes. Appliances, building materials, lawn chairs, grills, equipment, and similar items may not be placed in the dumpsters. Such items should be taken with you when you leave, or if necessary, arrangements can be made at the office for a \$50 disposal fee.
- **Our beach/swim area** is for registered guests/visitors only. Hours are from 10 a.m. to 8 p.m. Children under 13 must be supervised by an adult of at least 18 years of age. **NO** lifeguard is on duty. Swim at your own risk. Obey all posted swim rules or you may lose your beach/swim privileges. No glass or food is allowed in the beach/swim area. Diving is not permitted. Children who are not potty trained must wear swim diapers. No fishing in swim area. The playground observes the same hours as the beach/swim area. No smoking is permitted in any of these areas.
- **Alcohol permitted only at your campsite.** Excessive use will not be tolerated. Underage drinking or drug use will be reported to law enforcement officers and offenders will be banned from the resort. We reserve the right to remove you from your site without any refund. Smokers must dispose of cigarette butts in trash containers. No smoking in or around any Harbor Cove RV Resort structure such as camp store, bath house, etc.
- **Decks** for seasonal guests are allowed but must be approved by Harbor Cove RV Resort. They should be of high quality and in good condition. Deck will not be attached to RV unit in any way and must be installed with the ability to be disassembled and removed if deemed by owner to be unattractive, unsafe or not maintained. Owner shall inspect at his/her discretion. No roof structures, additions to RV unit or enclosures permitted unless they are commercial portable screen rooms that can be removed or taken down quickly. No skirting or enclosed area below RV unit.
- **Electric meters** will be read at the end of the month for seasonal guests. Payment for electric is due the 15th of the following month. A 10% late fee is charged after the 15th. Advance payments accepted on account to avoid late fees. Seasonal guests are responsible to pick up electric bills at the office. You will need to make arrangements with the office if you would like your bill sent to you in the mail. Payment for weekly and monthly guests will be due upon leaving resort. Day rate includes electric.
- **Water** is for household use only. There is no washing of vehicles (cars, boats, etc.) permitted without checking in at office. There is a fee for this use. Seasonal RVs may be washed once per month (at no charge) using resort water supply. Office must be notified each month before washing.

- **Golf carts are allowed** (one per site). No off-road travel is allowed. No ATVs or mopeds. Electric scooters, bicycles and rollerblades are allowed and may be used during daylight hours only. Cannot be used on basketball court or store/office parking area.
- **Fishing** is allowed. Must abide by all state and federal laws.
- **Campfires** are permitted in fire rings only. Do not move fire rings. Do not leave fires unattended. Extinguish fire before retiring. Please do not put trash in fire rings. Do not burn any items containing nails or staples. No outside firewood is allowed. Firewood can be purchased at the office for \$5.50 per bundle. No cutting of any trees.
- **Boat docks** will be provided to seasonal guests by Harbor Cove RV Resort for a fee of \$800 per season if you so choose. Docks will be installed and removed by Harbor Cove RV Resort. Waterfront guests will have a private dock and allowed one boat at his/her dock. There is a storage lot for one additional boat/jet ski to be stored on your trailer storage rates are listed below. Docks for off-water seasonal sites are on a first-come first-served basis. If space allows, monthly, weekly, or daily guests may dock their boats for a fee (listed below). If no space is available, boats will need to be kept in the storage lot (rates below) and put in each time at the private boat launch. Your boat leaves when you leave. Visitors may dock their boats for an \$8 daily fee so long as space is available. Visitor boats must vacate by 10 p.m.
- **Private boat launch** provided. Absolutely no power loading allowed. No swimming or fishing at or around the boat launch area. No lifeguard on duty. Private property/no trespassing. All boats/jet skis/trailers will need to be registered with the office upon arrival and issued passes for each. Guests will receive 2 passes for one boat /one trailer upon registration. Additional passes for storage boat/jet skis and trailer are \$5 each. Passes should remain with the recreation vehicle so managers may determine unauthorized vehicles on the premises. Storage rates are listed below.
- **Sale of your RV on-site** is allowed. A seasonal guest with a valid, paid-in-full reservation may sell his/her RV. You must get prior approval to sell RV and there will be no guarantee that the RV can stay on site. No "For Sale" signs allowed on lot or RV. All sales must be posted in the office. Seasonal guest must notify the office if replacing RV.
- **Cabins (coming soon).** – **No linens provided. Basic pots and pans will be stocked in cabin. You must bring your own silverware.** Do not burn plastic silverware in fire rings. Absolutely **NO** alterations or attachments to cabin structures. One example, for instance, **NO** nails in walls.

RATES, FEES AND DEPOSITS

- **Rates, fees and deposits** are due upon booking as follows:

RV sites

- Day rate: \$50 on water and \$45 off water—Deposit equal to at least your first night.
- Weekly rate: \$350 on water and \$300 off water—Deposit 50% of total cost.
- Monthly rate: \$1,350 on water and \$1,200 off water —Deposit 50% of total cost.
- Seasonal rate: \$4,500 on water and \$3,950 off water.

****From time to time we do run specials****

Cabins—coming soon

- 1 bedroom: \$99 per night—Deposit 50% of total cost.
- 2 bedroom: \$119 per night—Deposit 50% of total cost.

Boat rentals — available to RVers and the public

- Pontoon boats
 - *2000 Sweetwater Pontoon—16 people or under 2,160 lbs.*
 - *1999 Suncruiser Pontoon—13 people or under 1,350 lbs.*
 - Half day (10a.m.-3p.m. or 3-8p.m.)—\$175
 - Full day(10a.m.-8p.m.)—\$250
 - \$100 security deposit required for pontoon rentals
- Paddleboats and kayaks (1 person)
 - Daily: \$25 with \$25 security deposit
 - Weekly: \$145 with \$50 security deposit
 - To reserve a boat in advance, please call us at 517-279-2683 (COVE)—security deposit due at time of reservation

Dock usage (for daily, weekly, monthly guests)—Due upon arrival/registration

- Day rate: \$8
- Weekly rate: \$35
- Monthly rate - \$135

Storage (boats, trailers, jet skis)

- Due upon arrival/registration
- Seasonal rate: \$500
- Daily rate: \$5
- Off-season winter storage: \$20 per linear foot
- Shrink wrap: \$5.50 per foot additional fee

Off-season RV storage

- Seasonal rate: \$500

Electricity—*in addition to the metered electricity usage*

- Administrative fee: \$10
- Meter fee: \$20

Wi-Fi

- Daily rate: \$3

Cable TV

- Coming soon

- **Cancellation and refund policy:** please call 517-279-COVE before the deadlines listed below to receive your deposit refund, minus a \$10 cancellation fee. Text and e-mail notifications of cancellations are not acceptable. Reservations made after these deadlines require non-refundable deposits. Cancellations made after deadlines will result in forfeiture of all deposits. No refunds on or after arrival.
 - RV sites: 48-hours cancellation notice is required. Notify the office by 10 a.m. two days before your scheduled arrival.
 - Cabins: 7-days cancellation notice required.

8/5/16