

Seasonal Rental Site Rules, Regulations, and Policies

ADMISSION STICKERS

- Every TV2 lease agreement includes the registration of two vehicles for visits to the Camp and entrance to TV2 during the operating season. Each registered vehicle will receive a Camp sticker from the Milford Camp Office.
- At least one sticker must be reserved/used by the owner of the trailer with the address on the registration matching the lease. This applies to Dearborn/Milford residents only.
- Stickers are for registered vehicles only and must be displayed on the windshield.
- Stickers are non-transferable.
- A replacement sticker can be obtained for a \$10 fee at the Milford Camp Office, providing the original sticker is returned and a current camping receipt furnished.

CAMPING UNITS

- Fabric awnings are permitted, but must be removed from September 30 through May 1 annually. Retractable awnings are allowed when attached to the camper.
- Patio decks are limited to the door side of the camping unit and cannot exceed eight feet in width or 12 inches in height. Patio decks cannot extend beyond one foot of either the front or back of the camping unit.
- Camping units entering Camp Dearborn for the first time must have the R.V.I.A. seal. A current picture of the camping unit must be submitted to Camp Management for approval prior to securing a campsite lease.
- Incoming camping units must be under 400 square feet and must be easily movable. Wheels and hitches must remain intact while on Camp Dearborn Property.
- Four-foot spacing all the around the camping unit must be maintained for fire safety. This includes when any slide-outs are fully extended.
- A responsible adult 21 years of age or older must be present at the campsite at all times. Unchaperoned parties are subject to eviction.
- No dumping of grey or black water is allowed unless hauled away by a licensed company. No direct draining of ANY liquid is allowed into an external tank or onto the ground underneath a trailer. Small portable tote tanks are permissible if emptied at the office dump station.
- Guests visiting a camper in the TV2 seasonal area must park in the visitors parking area.
- Lessees are responsible for the maintenance of their campsite and camping unit, including mowing and maintaining a neat appearance. Failure to properly care for a campsite will result in the intervention of Camp personnel at the expense of the lessee. Our grass-cutting fee is \$50 per cut.

CAMPSITES

- Overnight sleeping is prohibited outside registered camping units; tents/cabins/RVs
- Air conditioning units must be turned off when a camping unit is unoccupied. Units left on when the unit is unoccupied will result in a daily monetary fine levied to the trailer owner. Tampering with any electrical utility panel is a felony under the penalty of law. Violators will be prosecuted.
- Outside lighting on a camping unit is permitted if the lighting is placed on a timer to conserve energy.
Outside portable toilets are banned from all campsites, with the exception of small medical units which can be kept inside the camping unit with the ability of proper disposal. Disposal may be done at the dump station next to the office at no charge.

- Onsite/comfort station disposal of waste, waste water or sewage is strictly prohibited. Propane tanks must be safely secured to camping unit. Lawn mowers may NOT be stored under a trailer at any time.
- Portable basketball nets are not allowed in TV2. It is a danger to drivers and players alike. Permanent nets are available adjacent to the canteen.
- All trash is to be disposed of in the dumpsters conveniently located throughout the TV2 area. Discarded items cannot be placed in the Camp office area.
- Metal detectors are prohibited at Camp Dearborn.
- Leased sites may not be used for storage of boats, cars, or anything except the RV itself.

FEE AND DEPOSIT REQUIREMENTS

- Fees are determined by the size of the camping unit, ownership of the registered vehicles and the lessee's residency status.
- Additional fees are charged for cabanas, each air conditioner and each extra refrigerator.
- New lessees are required to pay a \$500 deposit and the remaining balance for the current season.
- Deposits are forfeited if a lease is cancelled within the first year and the camping unit is removed from the park.
- Deposits are refunded if a camping unit is sold or removed from a campsite with an account paid to date, and the site is left clean and undamaged.

LEASES

- All campsites are leased in accordance with the policies listed in the "Camp Dearborn Lease Agreement."
Campsite leases are issued only for qualified mobile camping units. Buses, mobile homes and other altered vehicles are strictly prohibited in the TV2 seasonal camping area.
- Lease Agreements are made with adults age 21 years and older. The adult with whom the agreement is made is responsible for the financial obligations of leasing a campsite, as well as the conduct and behavior of all people occupying the campsite.
- Annual camp leases are effective through the Friday prior to Memorial Day Weekend and are renewed at the discretion of Camp Management.
- Leases are not valid for year-round occupancy. Summer campsite fees are for usage and winter fees are for storage and limited recreational use. Camp Dearborn is closed from January 1-March 31, 2018.
- Failure to pay fees will prevent renewal of any lease agreement. If fees are not current, entrance into the park and/or trailer may be denied until such fees are brought up to date.
- Leases will be terminated when fees are 30 days in arrears. Camping units will be removed from the campsite at the owner's expense, deducted from deposit. Any additional debt will be forwarded to the City of Dearborn Legal Department for collection.
- Failure to comply with Camp lease policies may result in eviction, the removal of unit at the owner's expense, and the forfeiture of all fees and deposits paid.
- Leases are not transferable. A new lease must be obtained for all new arrivals, and new ownership of an existing trailer.
- Leases are automatically terminated with a sale or permanent removal of any camping unit.
- Lease holders may not rent, sub-lease or sublet a TV2 seasonal site. Any violation of this policy will result in immediate lease termination.

MODIFYING A CAMPING UNIT

- Any improvement to the exterior of a camping unit, construction of a patio deck, installation of steps, excavation of a fire pit, or erection of a storage shed, must first receive approval in writing

from Camp Management. A diagram with the proposed improvements must be submitted to the Camp Office with dimensions, materials, trailer site number, and who will be doing the work. No work may be started until the work is approved by the Camp Office.

- Any modifications must keep a required four-foot spacing all the way around the trailer from the adjacent camping units.
- Improvements are limited to non-permanent steps, patio decks, and storage sheds.
- Structures may not be anchored into the ground in any way and are limited to 200-square feet in size.
- Decks may not be enclosed or permanently covered.

PURCHASING A CAMPING UNIT

- Individuals purchasing a camping unit with the intention of keeping it on its present site must first seek the approval of Camp management to ensure the unit is in a suitable condition to enable it to stay on site.
- Some trailers may be determined to be in too poor a condition or to not meet current campground standards to stay on a Camp Dearborn site.
- Once a camping unit has been purchased, the buyer is required to provide the following:
 - Proof of purchase-application of Title obtained from the Secretary of State. If Title is unavailable, a notarized sales receipt will suffice until the Title is obtained.
 - A \$500 deposit and remittance of all fees.
 - A signed campsite lease.
- Buyers seeking to keep their camping unit on a campsite are required to conform with all existing camping units and camping site specifications.
- All repairs and improvements cited by Camp officials must be completed within 30 days of notification of sale.
- Sale and transfer of trailers must be completed in full within 60 days of notification of sale. Permanent season stickers are issued to new owners only after repairs/improvements have been completed and approved by Camp management.

SELLING A CAMPING UNIT

- Sellers must be current on lease account payments.
- Prior to any sale of a camping unit, an inspection by camp staff must be done. Any deficiencies must be addressed prior to the finalization of the lease transfer.
- Trailers that have attached cabanas and cover the trailer in any way are not eligible to stay in Camp Dearborn after a sale. Some units may not be repairable due to age or condition and may be required to be removed.
- After the inspection, Camp officials will fill out an Inspection Report form and furnish it to the owner. Camp officials are then authorized to release information to prospective buyers.
- Sellers are required to report the sale of their unit to the Camp Office and submit the name, address and phone number of the buyer.
- Sellers are also required to return all current car passes and their most recent paid receipt to the Camp office. Compliance with these requirements will help avoid incurring additional fees for the seller.

STORAGE

- Storage at a campsite is permitted in season (Saturday of Memorial Day Weekend through Saturday following Labor Day).
- Storage is limited to patio furniture, portable grills, bicycles and neatly stacked firewood.
- Items that are not labeled for outdoor use (indoor couches or furniture, etc.) may not be kept outside the trailer at any time.
- Off-season storage is not permitted on the exterior. Items stored in the off-season must be placed inside the camping unit.

- One storage shed is allowed per campsite. Sheds must be limited to an 8 ft. x 10 ft. construction of wood or aluminum. Storage sheds are to be placed on a flush-to-the-ground concrete slab with a maximum one-foot extension.