

# Camp Dearborn 2023 Season

## Rules, Regulations and Policies

(Seasonal Campsites)

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### ADMISSION STICKERS

- Every Seasonal Reservation Agreement includes the registration of two vehicles for visits to Camp Dearborn and entrance to the Seasonal Camping Area during the operating season. Each registered vehicle will receive a seasonal sticker from the Camp Office.
- At least one sticker must be reserved/used by the owner of the camping unit (trailer) with the address on the registration matching the agreement. This applies to Dearborn/Milford residents only.
- Stickers are for registered vehicles only and must be displayed on the windshield.
- Stickers are non-transferable. Moving stickers to another car voids them.
- A replacement sticker can be obtained for a \$10.00 fee at the Milford Camp Office, providing the original sticker is returned and a current camping receipt furnished.
- Making fake/fraudulent passes is against policy and a form of retail fraud and can result in prosecution.
- If a car that was stickered is sold, in repair, or stolen please contact the office.

### GUEST

- All guests must purchase a visitors day pass.
- Guests are to park in the visitors parking lot and be picked up from there.
- No drop offs or pick-ups for guests will be allowed at the site. The Camp Dearborn Office Parking Lot will be designated for quick pick up and drop offs for free.
- Anyone found in non-compliance or threatening Camp Staff over guest policy will be evicted from park and denied entrance. Campers will have to meet their guest outside of the park for further drop off or pick up.
- All Guests and/or children are the responsibility of the person who rented/leased a site. A responsible adult, 21 or older, must be on site at ALL times with a license to drive and have access to a vehicle to ensure guests can be picked up in a timely and safe manner.
- Guest Day Passes expire at 10:00 p.m. and guests must exit the park by that time. If a guest is staying the night with a camper who has a reservation, they must park their car in the visitors parking lot. The proceeding day they are to exit the park or if they are staying, must purchase a new day pass.
- The pool is NOT open to Guest Day Pass holders.
- Minors are restricted to their campsite from 11:00 p.m. to 8:00 a.m.
- Handicap guests will be allowed to go to a site with proof of a placard or plate. They will still be required to purchase a day pass regardless.

## **CAMPING UNITS**

- Fabric awnings are permitted, but must be removed from September 30th through May 1st 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 8ft. in width or 12in. 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 reservation agreement.
- 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.
- 4ft spacing all around the camping unit must be maintained for fire safety. This includes slide-outs when they 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.
- Campers 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 Dearborn personnel at the expense of the agreement. Our grass-cutting fee is \$100.00 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, wastewater or sewage is strictly prohibited.
- Propane tanks must be safely secured to the camping unit.

- Lawn mowers may NOT be stored under a camping unit at any time.
- Portable basketball nets are not allowed in seasonal campsite area. 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 seasonal campsite area. Discarded items cannot be placed in the Camp Dearborn office area.
- Reservation campsites may not be used for storage of boats, cars, or anything except the camping unit itself.

#### **FEE AND DEPOSIT REQUIREMENTS**

- New seasonal Site Reservation Agreements are required to pay a \$1000.00 deposit and the remaining balance for the current season.
- Deposits are forfeited if a reservation agreement is canceled 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 in full to date, and the site is left clean and undamaged.

#### **RESERVATION AGREEMENT**

- All campsites are reserved in accordance with the policies in the “Camp Dearborn Seasonal Reservation Agreement”.
- New Seasonal Campsite Reservation Agreements are issued only for qualified recreational vehicles.
- Reservation 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 the reservation, as well as the conduct and behavior of all people occupying the campsite.
- Seasonal Reservation Agreements are effective through the Friday prior to Memorial Day Weekend and are renewed at the discretion of Camp management.
- Seasonal Reservations are not valid for year-round occupancy.
- Camp Dearborn is closed from December 16th-April 14th.
- Failure to pay fees will prevent renewal of any reservation agreement.
- If fees are not current, entrance into the park and/or campsite including the camping unit may be denied until such fees are brought up to date.
- Agreements will be terminated when fees are 30 days in arrears. Camping units will be removed from the campsite at the owner’s expense.
- Any additional debt will be forwarded to the City of Dearborn Legal Department for collection.
- Failure to comply with all Camp Dearborn reservation policies may result in eviction, the removal of the unit at the owner’s expense, and the forfeiture of all fees and deposits paid.
- Seasonal Reservations are not transferable. A new seasonal reservation agreement must be obtained for all new arrivals, and new ownership of an existing camping unit.

- Reservation Agreements are automatically terminated with a sale or permanent removal of any camping unit.
- Seasonal reservation holders may not rent, sublease or sublet a seasonal site. Any violation of the policy will result in immediate reservation 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 Dearborn Management. A diagram with the proposed improvements must be submitted to the Camp Dearborn office with dimensions, materials, site number, and who will be doing the work. No work may be started until the work is approved by the Camp Dearborn Management.
- 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 camping units 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 \$1000.00 deposit and remittance of all fees.
  - A signed Seasonal Reservation Agreement.
- Buyers seeking to keep their camping unit on a campsite are required to conform to all existing camping units and camping site specifications.
- All repairs and improvements cited by Camp Dearborn officials must be completed within 30 days of notification of sale.
- Sales of any camping units must be completed in full within 60 days of notification of sale.
- Permanent seasonal camping stickers are issued to new owners only after repairs/improvements have been completed and approved by Camp Dearborn Management.

#### **SELLING A CAMPING UNIT**

- Sellers must be current on reservation 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 any sales.
- Camping units that have attached cabana and cover the trailer in any way are not eligible to stay in Camp Dearborn after a sale.
- Some units may not be repaired due to age or condition and may be required to be removed.
- After the inspection, a Camp Management designee will fill out an Inspection Report form and furnish it to the owner. Camp Management is then authorized to release information to prospective buyers.
- Sellers are required to report the sale of their unit to the Camp Management 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 Dearborn 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 camping unit 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 8ft. X 10ft. 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.

### **TRAFFIC LAWS**

- Camp Dearborn's speed limit is 15 mph.
- Camp Dearborn is owned and operated by The City of Dearborn therefore all traffic laws are enforced inside the park.
- Continual disregard for traffic laws can result in an immediate removal from the park and a possible ticket.

### **DECORUM**

- Physical and/or verbal harassment or assault against any staff, camper, or guest is not tolerated nor allowed for any reason and will result in removal from park and possible arrest.
- It is expected that all campers/guests hold themselves and their visitors to a certain level of decorum.

### **EMERGENCIES**

- In an emergency, call 911 first. Contact the main office or gatehouse at (248)-684-6000 to report non-emergency issues, or to summon Michigan State Police.

