



*50th Anniversary*

*1958 to 2008*

*Vining's Park, L.L.C.*

*Vining Trailer Park Rules*

*Effective May 1<sup>st</sup>, 2009*

*105 Portage Lake Road  
P.O. Box 129  
Munith, Michigan 49259-0129*

*Office: (517) 596-2155  
Cellular: (517) 914-8400  
FAX: (517) 784-3334*

## VINING'S TRAILER PARK RULES

The following rules and regulations will be in effect with the 2009 season. Any violations concerning these rules may necessitate a denial for renewal or voiding of lot rental.

### TRAILERS and LOT

- Trailers are to be used only by owner unless a permit is obtained from park management. The permit will only be issued for use by owner's parents or children 20 years of age or older at the discretion of management.
- Only one unit may be placed on any lot. No tents, campers, vans, or motor homes will be allowed for additional sleeping quarters.
- No additions of any kind may be added to trailer, mobile home or lot without permission of park management and then approval from the Waterloo Township Building Inspector after a Building Permit is obtained for the addition.
- No trailer or mobile home may be sold to remain on lot unless park management grants permission. Lot transfer will be at the discretion of park management. The park management must first approve any home that is sold.

### RENT FEES

- Rental rates will be posted by Labor Day annually. Season starts on May 1st and ends Sept. 30th.
- Deposit for the following season must be paid by October 1<sup>st</sup>, otherwise lot must be vacated. If deposit is not paid, or lot vacated, a storage fee of \$50.00 per month will be charged.
- Second payment must be made by March 15<sup>th</sup> with the final balance due by June 15<sup>th</sup>.
- Trailers having air conditioners will not be able to use them because of the limited amount of electric power provided to the park. Management may make exception for health reason and a doctor's slip must be obtained prior to approval.
- Trailers having more than one refrigeration unit or air conditioner(s) will be assessed an additional fee per season for each unit and paid by June 15<sup>th</sup>, or unit(s) removed from the park.
- Electric and water will be turned off October 1<sup>st</sup> each year until the next season opening on May 1st. No exceptions.

### GARBAGE and REFUSE

- Garbage will be picked up at the dumpsters on a weekly basis.
- All garbage must be in plastic bags and tied before being placed in dumpsters. No wood, metal, or other kinds of trash is to be placed in dumpsters. Household garbage only.
- Do not place fish, turtle, etc. remains in the garbage dumpsters after they have been cleaned. The smell on hot days goes well beyond description and those whose homes are within this range should not have to tolerate this. For those of you who do put these remains in the garbage would not do it if they had to put up with the odor. Please be considerate to others who do have to smell this.
- The general rule of thumb is if the item(s) cannot fit into a standard size garbage bag then it does not belong in the dumpster and is your responsibility to dispose of it. Please refer to the below park rule concerning garbage disposal and management action should you violate it. The dumpsters are under surveillance as with the gates.
- Anyone found to be dumping any other items than listed in the dumpsters may be assessed the cost of the dumpster for that month.
- No garbage pickup after October 1<sup>st</sup> or before May 1<sup>st</sup>. No refuse is to be placed in dumpsters during this time.
- No trash is to be deposited or dumped in or around any park area for any reason or placed outside of the refuse container. This includes the land adjacent to the park property. Littering of beach areas will not be permitted.

### PETS

- No dogs may run lose; they must be kept on lot. Pet waste must be cleaned up daily.
- When walking your dog you must always have your pet on a lead and immediately clean up any pet waste so others don't have to clean up after your pet. Pets are not to run lose or be left on your lot while you are away for extended periods of time.
- Please keep your pet off other lots and they are not allowed on either beach for any reason.

### ELECTRIC

- Electric cords to trailers must be of approved size and fastened 7 feet above ground or buried 18 inches underground.
- No electric heaters will be permitted for use at any time because of fire hazard. If you use electric heaters your electric will be cut off.
- All hot water heaters are to be gas unless an electric hot water heater was factory installed. If the unit is replaced it must be replaced with the same type. No conversions from gas to electric will be allowed.

## **SEWERS**

- All sewer lines from trailer to 4" riser on lot must be of rigid plastic pipe. The line must extend a minimum of 12" down 4" riser pipe. All fittings must be cemented and sealed at 4" riser with a donut. Any questions inquire of management.
- Do not deposit anything in sewer lines other than sink water through sink drain, and tissue in stools. Other materials result in serious sewer problems. Please be considerate of the types of items that are flushed into the sewer system. Several incidents of plugged sewers have been due to what appeared to be the wet "baby wipes" or like item. If you use this type of item or any other similar type of item I ask that you discontinue this practice unless it is made to dissolve within the waste system. If we have to visit your site and find this to be a continual problem you may be charged for any and all follow up visits.

## **SPEED LIMIT and PARKING**

- The speed limit in the park is 5 mph. Vehicles are to be used only for entering and exiting the park and not to travel from lot to lot. It is expected that vehicle traffic will be kept at a minimum. Violation of speed will be dealt with severely.
- Cycles will be permitted but only to enter or leave the park.
- Parking of cars was intended to be on lots. If roads are used for parking please be considerate of others. There is a large parking area for guests at the rear of the park. If parking is a problem you are not to block the roads. The vacant lots can be used under the following conditions. (1) If you use it then you must maintain the lot. (2) There is to be no parking on any existing concrete on a lot. (3) Only one vehicle per tenant can be on the vacant lot. (4) All vehicles beyond the one authorized as stated in items 1 thru 3 must be parked in the open area by the back lake where the winter pontoon storage is. If there is no compromise concerning vacant lot usage, or any violation of the above outline, I will prohibit any parking at all on vacant lots. All guests must park in the back lake parking area.
- There are several empty lots that have been rented by tenants adjacent to them. They will be identified and you should not use them for any reason without permission.

## **BOATS, PONTOONS and JET SKIS**

- All boats, pontoons and jet skis must be registered with park management. Be sure to inform me of your boat and pontoon MC number.
- Speedboats and pontoons must be moored at docks provided and slip fee paid.
- Fishing boats must be tied to hooks provided and fee paid. No fishing boats are allowed to be on lots or other park area during rental season.
- All fishing boats, paddleboats, canoes, etc. must be removed from the back lake hooks at seasons end and stored on your lot or removed from the park during the winter months.
- The marina parking area at Big Portage is just that. These limited spots are by permit only and the parking is intended for the loading and unloading for those tenants that have rented dock space at the lake. New parking permits will be issued each season and will void the one given for the previous season. They will be static cling permits, which are to be placed in the lower passenger side of the vehicle windshield. They remove easy and can be transferred to another vehicle if necessary. If there is a medical reason that requires usage of this parking by other tenants, I will decide on a case-by-case basis. Please be considerate and only use these parking spaces if necessary to minimize the vehicle traffic within the park. In most cases it is not necessary to drive, as the beach is not that far of a walk from any lot in the park. Be sure to make deposits for hook, pontoon, and boats by October 1<sup>st</sup> due date so you do not lose your slip space.
- Docks are intended for use only by the tenants who rent slips. All children are to stay off the docks for any reason unless accompanied by an adult who has a watercraft docked. Children are also to stay out of any staked watercraft at the back lake without adult supervision by the owner of the craft. There will be no fishing from docks, boats or pontoons while moored at docks. Fishing boats are for fishing only and not for joy riding on lake.
- All marine craft that does not have an MC number, i.e. paddle boats and canoes, must have the owners lot number on the craft for identification. All boat trailers stored on park property for any length of time must also have the owner's lot number visible on trailer. This can be done by stick on letter/numbers.
- No unauthorized watercraft is to be brought into the park for any length of time or parked in the marina parking area for any reason without approval by management. Authorized craft are those that are charged a rental fee for docking and/or storage.

## **MISCELLANEOUS**

- Children riding bikes in the park they must adhere to the same rules as the vehicles. They are to ride slow and be cautious at the intersections. If children cannot ride responsibly then management will deny use of bikes, etc. on an individual basis. A curfew for all children 12 years and under will be at dusk when the street lights come on and curfew of children 13 to 17 years of age will be 11:00 p.m. and are to be on their own lot at curfew time unless with an adult.
- All group parties must move indoors after 12:00 Midnight and fires put out if not considerate of others. To avoid problems with management, noise from late night parties must be at a minimum as to not bother other tenants.

- All property adjacent to the north and south of the park is private property and entering it is trespassing. When attending functions at the blue pole recreation building you are not to cut through lots to get there. There is a walkway for this purpose by the exit gate at the front of the park.
- No B-B guns or other types of firearms will be permitted in the park under any conditions unless permission is received from park management.
- Fires of any nature must be placed at least 10 feet from adjoining lot or structure.
- Parents will be responsible for their children, and any damage incurred by them.
- Trailer owners will be responsible for their guests following park rules.
- All leaves are now to be put in dumpsters provided by the park. The leaves are to be placed in the dumpsters in biodegradable bags only and no plastic bags will be allowed. However, you can place the leaves loose in the dumpster. No other items are to be placed in these dumpsters. They will be provided in the spring and the dates and length of time that the dumpsters will be on site will be posted during the season. Leaves will not be raked into the road and are not to be burned anywhere at anytime.
- Lots must be cleaned up prior to Memorial Day weekend. If lot is not cleaned, a park employee will clean up lot and lot renter will be charged a minimum of \$50.00 and \$25.00 an hour for time needed to do cleaning of lot.

### **RULES for GATE and GUEST**

- Electronic operated gates control the park entrance and exit.
- Each tenant will receive a proximity card to operate the entrance gate and a personal PIN number for use by family and friends. The cost of each proximity card will be \$5.00 each and you may have cards for a maximum of two vehicles.
- Only the tenant will be allowed to use cards. A tenant is the lot renter or spouse. If this is violated the card may be voided. Do not allow any other person to use your card.
- All visitors must park on your lot or in the rear of the park in the area provided. If they are unable to park on your lot they are not to park in vacant lots.
- Make sure your guest is informed of the park 5 mph speed limit and rules so they do not have to be reprimanded by the park management.
- There is to be no loitering at either of the gates. Children are to be instructed that the mechanism is not a toy and they are to stay away by using the designated walkways. Children are also not to give out your personal PIN number at the gate to people for any reason. If the children do not drive then they should not even know the PIN. If this problem continues I will deactivate the PIN number for the offenders.
- After the season ends, as long as weather permits, the gates will be operational for entry to and exit from the park. When the gate is closed for the season you must still either use your gate card or PIN number at the card reader so that your visit is recorded on the gate controller which is usually from about November 15<sup>th</sup> to April 15<sup>th</sup>. You can call or go to the park website at [www.viningspark.net](http://www.viningspark.net) to find out if entry to the park is prohibited. Both of the gates are video taped at all times for security reasons.

### **GOLF CARTS**

- Permission for a golf cart must be obtained from management prior to bringing the cart into the park. All golf carts must be electric and a fee will be assessed for all types of carts.
- The only person allowed to operate a golf cart is the lot renter or their immediate adult family of at least 21 years of age. Anyone under 21 will be prohibited from driving a golf cart for any reason within park property.
- A limit riding on the golf cart is the amount of seats that will accommodate those in the cart. There will be no hanging from or standing on the golf cart while in motion.
- All carts must have both head lights and tail lights to be operated after dark.
- Speed limit for golf carts is 5 mph like all other vehicles operated in the park.
- Unless it is a necessity to travel directly from one point to another there will be no carts allowed after 11:00 p.m. to just "joy ride" through the park.
- All golf carts must have the owner lot number on the front of the cart with a minimum of three inch alpha/numbers. Dark numbers are to be on light colored carts and light colored numbers on dark carts.
- Any violation of the above may result in the denial of golf cart usage.

Thank you for your cooperation,

Stephen D. Vining  
Park Manager