

Season 5/1 - 10/1

all sites have sewer, water & individual meters

\$1500.⁰⁰ + electric

(Average electric: \$25/month-varies by usage.)

Camping due: 5/1 (1/2) & 7/1 (1/2)

10/1: **\$50***

non-refundable deposit for following year's rent

***If deposit is received after 10/1, late charge is \$10.** No deposits will be received after 11/1. If no deposit is received by 11/1, and an individual has left behind any property, that property will be removed from lot and proper legal procedures will be taken to dispose of said property within 90 days.

5/1: **\$725****

7/1: **\$725****

****LATE FEE: \$25/MONTH**

LATE FEES ARE ADDED THE DAY AFTER THE DUE DATE & WILL BE ADDED EACH MONTH UNTIL ACCOUNT IS CURRENT. NO EXCEPTIONS.

Electric due: 5th/ea.mo.*

To calculate electric, read meter, subtract from last month's reading, multiply by .15/kw and add 6% tax.

***LATE FEE: \$10/MONTH**

LATE FEES ARE ADDED THE DAY AFTER THE DUE DATE & WILL BE ADDED EACH MONTH UNTIL ACCOUNT IS CURRENT. NO EXCEPTIONS.

Winter Storage Option:

trailer may stay on site for the winter for an **additional charge of \$75** - due 10/1.

If winter storage is paid after 10/1, late charge is \$10.

Payment Hours:

Payments will only be accepted during certain times. See front door of store, porch bulletin board or office window for posted hours.

SEASONAL OR NON-SEASONAL:

ONLY 1 UNIT PER LOT

Campsite consists of 2 adults & minor children living @ home. All others pay visitor rate.

As always, there is no charge for grandchildren under 18 years old when visiting grandma & grandpa.

VISITOR RATE

Daily: \$3.⁰⁰ or Overnight: \$5.⁰⁰

Visitor with pet: Add \$1/day

Daily visitors must leave by 9 pm.

ALL VISITORS MUST REGISTER WHEN FIRST ENTERING THE PARK!!

Upon discovery, Non-Registered visitors will be asked to leave immediately.

NON - SEASONAL CAMPING:

Check In: 1:00 pm Out: 12:00 pm
Pet Charge: \$1/day in addition to nightly fee

1 Tent - no elec: **\$20.⁰⁰** / night

Full hook up: **\$30.⁰⁰** / night

Weekly (7 nights) **\$180.⁰⁰**

Monthly **\$540.⁰⁰ + elec**

*Reservations accepted with one night's deposit/site.
Held until 6 pm.*

ALL DEPOSITS ARE NON-REFUNDABLE!!

Holidays-3 day minimum-paid in advance

Dock Rental (1 side): **\$5.⁰⁰/day**

Non-Camper Boat Launch: **\$5.⁰⁰**

Non-Camper Dump station use: **\$10.⁰⁰**

We hope you enjoy your stay and we look forward to seeing you again!

~YOUR BUSINESS IS GREATLY APPRECIATED~

DIRECTIONS

Located between Remus & Barryton: M-66 to 17 Mile. Turn (W). 1.5½ miles to 45th. Turn (S). ½ 1 mile to Madison. Turn (W) 2 miles on right.

From Big Rapids:

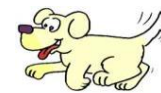
E on M-20 through Rodney. Go just past the gas station. Take first left - 14 Mile Rd. Turn left onto 80th. Follow to end of road to a T (~ 2 miles). Take a right onto Taft Go to top of hill (~ 1.5½ miles). Take a left on 65th. (This turns into Madison.) Go 2 miles. **TLR** is on the left.

We're located on the Martiny Lake Chain with seven attached lakes, which offer great fishing, and we're near many *golf courses*. Big Rapids: only 18 miles away, Weidman: 15 miles and Mt. Pleasant: 30 miles.



TUBBS LAKE

RESORT



PET FRIENDLY

With Restrictions

- Campground
- Party Store
- Launderette
- Fishing
- Gas on water
- Bait Shop

**5808 Madison Rd.
Mecosta MI 49332**

www.tubbslakeresort.com

**(989) 382-7480
(231) 349-5629 cell**

email: tubbslakeresort@msn.com

ALL RULES APPLY TO ALL CAMPERS.

◆ Only persons who rent lot can occupy trailer;

others must register & pay regular fee.

This is for the safety of our campers and the security of their belongings.

We need to be fully aware of who is in our park.

◆ Two Vehicles/Lot – Maximum

◆ **Boat Trailers** must be parked by fence.

◆ **1 Boat In Water Per Site!!!** This boat must be registered to the person who rents the campsite.

◆ **Docks must be shared.** *Shoreline is for everyone.* Each camper is responsible for putting in and taking out their own dock. (**Dock in or out service available for \$10 in or \$10 out**). Docks must be placed in accordance with the permanent stakes located on shore. If not placed correctly, they will be removed by management.

◆ **No boat = no dock.** The only exception is when the dock is for store use or is used by weekenders.

◆ **No washing cars or boats.**

◆ **Trailers/Campers must** have current license plates & may be washed once/year.

◆ **Decks** allowed: **no wider than 8'** to allow room to walk between trailers.

◆ **1 Portable shed** allowed: no larger than 32 sq.ft.(license requirement);placed behind trailer or deck.

◆ **Maintain a 4' minimum distance** from other trailers with all structures. This is **extremely** important - campground licensing requirement.

◆ **Trailer hitch must face 'forward'**. i.e. awning/entry door will be facing same direction as all your neighbors. *Fire hazard precaution & privacy issue.* (Sites currently 'door to door' with neighbor are grandfathered.)

◆ **Only small towel lines** allowed. Laundry facilities available.

◆ **Alcoholic beverages** must be consumed at campsite only!! (State law - 500 ft. from store.) **ABSOLUTELY NO OPEN CONTAINERS ALLOWED IN OR NEAR STORE!!!**

◆ **No guns allowed.**

◆ **No fireworks allowed.** (State law)

◆ **Fire containers** provided for each site. Do not move or use as a trash can. **DO NOT PUT ANYTHING COMBUSTIBLE IN FIRE PITS!!!!**

◆ **On site dumpster for bagged trash.** Only compactable garbage; company has very specific rules.

◆ **Absolutely no large items** allowed in dumpster- No carpet, deck materials or shrink wrap. Burnables should be put into large burn barrel at back drive.

◆ **Seasonal Campers:** Please mow/trim your own site. Our large mower cannot fit between trailers.

◆ **Management** assumes **no** responsibility for loss from fire, theft or accident.

◆ **Campers provide their own insurance** for all structures, boats & trailers & personal property & liability.

◆ **Minors must be at site by 10.00 p.m.**

◆ **Fish can be cleaned at fish cleaning bldg.** DO NOT PUT REMAINS IN DUMPSTER!

◆ **Do not swim alone** - no lifeguard on duty. An adult must accompany children. **No** swimming after dark.

◆ **Loud & boisterous** conduct **will NOT be tolerated** at any time. Quiet time:10 pm.

◆ **Rule Violations will not be tolerated.** You **will** be evicted from park.

◆ **NO off road vehicles.** Bicycles allowed. Golf carts allowed when **MEDICALLY** necessary. Serious Accidents have occurred with golf carts. **THEY ARE NOT TOYS!** Children are **not** allowed to drive carts around park. BE SAFE!! This is not a race track!

◆ **SPEED LIMIT: 15 MPH MAX!!** Children At Play!! Be Aware & Be Safe!!

◆ **Our clean bathhouse** has 2 restrooms and 2 showers. These facilities are for our campers' use and because of the state park next door, these doors are locked. Please get a key at registration. A refundable **\$5** deposit is required.

◆ **Pet Rules:**

- 1) Seasonal pet fee: **\$50.** (*Seasonals do not have the option to pay daily.*) We welcome **quiet, non-aggressive** pets; no pit bulls, no rottweilers, no dobermans, no guard dogs, no aggressive or hostile breeds. Also allowed: cats and birds.
- 2) **ONE PET/SITE.** 100# limit on dogs.
- 3) No pets allowed in any park building.
- 4) Dogs must be kept on a leash at all times. NOTE: There must be a person on the end of the leash!! When tied up on your lot, they must be on a secure, durable chain or rope which must not allow dog to reach neighboring lot.
- 5) If you leave the park for any reason, your dog must go with you or you must have a responsible person pet-sitting.
- 6) All dog droppings are the responsibility of the owner and must be cleaned up immediately.
- 7) Dogs must not be walked near the store (from lot #1 to boat launch). Young children are **not** allowed to walk dogs.
- 8) All pets must have proper papers showing up to date immunizations including rabies shots. Dogs must have a license.
- 9) Any pet creating a disturbance or being a nuisance will be asked to be removed from the park.Excessive barking is **NOT** allowed!
- 10) Visitors must abide by these same pet rules. Daily pet charge for visitors: **\$1.** (In addition to regular visitor fee.) Visitor with pet may not stay overnight with a camper who also has a pet: 1 pet/site.
- 11) If you violate these rules, you will be warned once (unless there has been a biting or other violent, destructive act in which case, you'll have to leave immediately.) There will be no refunds.
- 12) **Tubbs Lake Resort is not responsible in any way for any act of violence or destruction as a result of your animal. Pet owner bears sole responsibility for any and all pet actions.**

Have consideration for your neighbors.

They are here to relax also.