

## Season 5/1 - 10/1

all sites have sewer, water & individual meters

**\$1500.<sup>00</sup> + electric**

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

Camping due: **5/1**

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.*

### Payment Option

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.

Electric due: **5<sup>th</sup>/ea.mo.\***

**\*Late Fee: \$10/month**

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

Late fees are added the day after the due date & will be added each month until account is current.

### Winter Storage Option:

items 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.<sup>00</sup> or Overnight: \$5.<sup>00</sup>

**Visitor with pet: Add \$1/day**

Daily visitors must leave by 10 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.<sup>00</sup>** / night

Full hook up: **\$30.<sup>00</sup>** / night

Weekly (7 nights) \$180.<sup>00</sup>

Monthly \$500.<sup>00</sup> + 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. <sup>00</sup> /day
Non-Camper Boat Launch:	\$5. <sup>00</sup>
Non-Camper Dump station use:	\$10. <sup>00</sup>

*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 Taft 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
- Laundry
- Gas on water
- Party Store
- Fishing
- Bait Shop

Family Owned Business for over 50 years!  
Dave & Joy and Virginia Moorman

**5808 Madison Rd.  
Mecosta MI 49332**

[www.tubbslakeresort.com](http://www.tubbslakeresort.com)

**(231) 349-5629**

email: [tubbslakeresort@msn.com](mailto:tubbslakeresort@msn.com)

\*ALL RULES APPLY TO ALL CAMPERS.\*

◆ **Only persons who rent lot can occupy trailer;**

**others must register & pay \$30/nite**

**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.**

- ◆ **Campers provide their own insurance & liability** for all structures, boats & trailers & personal property. Management assumes *no* responsibility for loss from fire, theft or accident.
- ◆ **Trailers/Campers must** have current license plates & may be washed once/year.
- ◆ **Two Vehicles/Lot – Maximum**
- ◆ **Decks** allowed: **no wider than 8'** to allow room to walk between trailers.
- ◆ **1 Portable shed** allowed: no larger than 32 sq.ft.; placed behind trailer or deck.
- ◆ **Camper placement is as follows:** Lakefront, hitch faces lake &/or your awning/entry door faces the same direction as neighbors. (Sites currently 'door to door' are grandfathered.) Back lots have more leeway depending on the lot # & lot size. Certain exceptions may be allowed. Ask @ office.
- ◆ **Maintain a 4' minimum distance** from other trailers with all structures. This is an **extremely** important licensing requirement.
- ◆ **Small towel lines allowed.** Laundry available.
- ◆ **Seasonal Campers:** Please mow/trim your own site. Our large mower cannot fit between trailers.
- ◆ **Fire containers** provided for each site. Do not use as a trash can. **DO NOT PUT ANYTHING COMBUSTIBLE IN FIRE PITS!!!!**
- ◆ **Picnic table** provided for each site.
- ◆ **Fish can be cleaned at fish cleaning bldg.** PLEASE DO NOT PUT REMAINS IN DUMPSTER!

- ◆ **Docks:** supplied & owned by individual campers. They **must** be shared. *Shoreline is for everyone.* Each camper is responsible for putting in & taking out their dock. Back lots have rights to walk thru open 4' section between lakefront campers.
- ◆ **1 Boat In Water Per Site!** This boat must be registered to the person who rents the campsite.
- ◆ **Boat Trailers** should be parked by fence.
- ◆ **No boat = no dock.**
- ◆ **No washing cars or boats.**
- ◆ **Alcoholic beverages** should be consumed at campsite only!! (State law - 500 ft. from store.) **ABSOLUTELY NO OPEN BEER IN STORE!!!**
- ◆ **No guns or fireworks allowed.**
- ◆ **On site dumpster for bagged trash.** Only compactable garbage; company has very specific rules. **Absolutely no large items** in dumpster- No carpet, deck materials or shrink wrap. Burnable items can be put in barrel at back drive.
- ◆ **Minors must be at site by 10.00 p.m.**
- ◆ **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 ENCOURAGED. Golf carts are allowed if driven by adults: **THEY ARE NOT TOYS!! 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.

◆  
**Have consideration for your neighbors.**

**They are here to relax also.**  
◆

### Pet Rules:

- 1) **Seasonal** pet fee: **\$25.** We welcome cats, birds & **quiet, non-aggressive** dogs; no pit bulls, no rottweilers, no dobermans, no guard dogs, no aggressive or hostile breeds.
- 2) Daily pet charge for visitors: **\$1.** Management permission necessary to have visitor pet on site with seasonal pet.
- 3) Young children should **not** walk dogs.
- 4) **ONE PET/SITE.** 100# limit on dogs.
- 5) No pets allowed in any park building. Super important rule: **NO pets in the STORE!**
- 6) Dogs must be kept on a leash *except during pet exercise.* (Common sense required here.) **Remember that pet owner holds ALL liability & must sign waiver.** Also, when tied on your lot, dogs must be on a secure, durable chain or rope which must not allow dog to reach neighboring lot.
- 7) Your lot is **not** an endless expanse of space. Each lot is 50' long from front to back; everything else is considered common ground – open for everyone's use, including pet activities.
- 8) If you leave the park for any reason, your dog must go with you or you must have a responsible person pet-sitting. **Leaving your dog in your camper while you are out fishing is NOT ALLOWED! (see rule #11)**
- 9) Dog poop **must** be cleaned up **immediately.** Example: If your dog does his business near the dock – **clean it up** – your dock partner certainly does not want to step in it!!
- 10) All pets must have proper papers showing up to date immunizations including rabies shots. Dogs must have a license. (*Update annually on waiver.*)
- 11) Owner will receive first & **only** warning for any pet being a nuisance. **Excessive barking is NOT allowed!**
- 12) 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.
- 13) **Tabbs 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.**