

## SEASONAL CAMPING: 5/1 – 10/1

all sites have sewer, water & individual meters

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

(Average electric: \$25/month-varies by usage.)  
Note: new customers-seasonal fee is pro-rated

### Camping due: 5/1

\$50\* Deposit required by 10/1 prior to season  
**non-refundable deposit for following year's rent**

**Camping Permit Due 5/1: \$15 FEE IF LATE**

**\*If deposit is received after 10/1, late charge on deposit is \$15/month.** 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. **NOTE: All credit card payments over \$250 & phone payments over \$100 will be assessed a 2% fee.**

#### Payment Option

5/1: \$725\*\*

7/1: \$725\*\*

**\*\*Late Fee on camping: \$25/month**

Late fees are added the day after the due date & will be added each month until account is current. If billing is required, there will be a **\$2.50** fee for each mailing.

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

**\*Late Fee on electric: \$15/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. If billing is required, there will be a **\$2.50** fee for each mailing. **NOTE: credit card payments will be assessed a fee as noted in above box.**

### 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 \$15/month.**

### Payment Hours:

Payments will only be accepted during certain times to ensure proper record keeping. *Posted hours @ ofc.*

### 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!!**

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

Elec - no sewer: **\$25.<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

**CAMPER RENTAL: \$50.<sup>00</sup>/night**

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). 1½ 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 (~ 1½ 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
- Laundryette
- Gas on water
- Party Store
- Fishing
- Bait Shop

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

**5808 Madison Rd.  
Mecosta MI 49332**

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

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

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/night**

**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:** Mow/trim your own site. Our lg. mower cannot fit between trailers. **\$25 monthly fee** will be assessed if management has to maintain your lot.

◆ **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.**  
**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.

Dock Service: \$20 in & \$20 out Due 10/1

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

◆ **Boat Trailers:** park by fence or behind Quonset building

◆ **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. **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 & 2 showers. These facilities are for our campers' use; due to 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. Exceptions allowed on a case by case basis.

5) 100# limit on dogs.

6) No pets allowed in any park building. Super important rule: . . NO pets in the STORE!

7) Dogs must be kept on a leash at all times. **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.

8) 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.

9) 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!**

10) Dog poop **must** be cleaned up **immediately.**

11) All pets must have proper papers showing up to date immunizations including rabies shots. Dogs must have a license. (*Update annually on waiver.*)

12) Owner will receive first & **only** warning for any pet being a nuisance. **Excessive barking is NOT allowed!**

13) 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.

14) **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.**