

Marine City Mobile Home Park & Marina

GENERAL RULES & REGULATIONS

Revised November 3rd, 2015

Marine City Mobile Home Park is a seasonal park. The season for occupancy is from April 15th-October 15th and the lease year is from January 1st - December 31st. The water will be shut off October 16th and turned on April 14th. NO ONE is permitted to stay in their trailers after October 16th until April 14th, no exceptions. No lease is assignable nor rent refundable. Owner of trailer must have a signed lease. If no lease is signed, we have the right to not let you on any Marine City property and you will be required to remove your trailer at cost to you. You will have 30 days to remove your trailer from the time ordered. We have the right not to renew your lease. All leases must be signed by January 1st unless you purchase a trailer through the year. We also reserve the right to increase your rent for non-payment of charges of the year before.

Membership

A Yacht Club membership is required by all MC Mobile Home owners or Dockers and Boaters. For these monies the member and family members still living at home are given full use of the MCYC clubhouse, activities and are granted by MC the use of MC swimming pool, bathhouse as stipulated in General Park Rules and Regulations, fish cleaning house, the basketball court, volleyball court and horse shoe pit. The member will receive membership into the ILYA and a yearly MCYC membership card; one card per family.

Non-Residents/Boaters of Marine City

A non-resident membership is offered to either a local resident or boater who docks their boat at their Lake Erie residence. A boater who docks at another marina is not eligible for a non-resident membership. MC reserves the right to limit or restrict non-resident memberships.

Non-resident membership fees are arranged as follows:

*There is a one-time registration fee for an individual \$200.00

*Family membership is an annual fee of \$350.00

Compliance of Rules

MC is a family oriented park; persons using MC facilities are required to comply with these rules. Failure to comply shall be grounds for termination of Dockers or Mobile Home Owners' contract. MC members are responsible for their guests at all times while on MC property.

Insurance

All individuals with a Mobile Home or Dock contract at MC are required to maintain insurance on their property or vessel. Guests using the owner's property are required to be insured by the owner or have their own insurance. MC assumes no responsibility for damage to, or destruction of the owner's property while at MC.

Automobiles and Other Vehicles

Each member is limited to **ONE** vehicle per family at any designated parking area, for Mobile Home owners at their Mobile Home, or Dockers in the lower parking lots. All second vehicles or those owned by guests must be parked in the overflow parking lots, located in the front by the highway or side lot on the West side of Lexington. Vehicles must be parked as not to block any roadway or infringe on the access by other members to their designated parking spaces. A handicap parking place is provided by the marina ramp and is to only be used as such. Travel trailers or other camping vehicles (including tents) are strictly prohibited, unless authorized by MC. No boat, wave runner, or dinghy trailers may be kept in parking areas or on Mobile Home Lots. No motorized vehicle may be operated on MC property by a minor unless they have a valid driver's license. All vehicles are to observe the park speed limits at all times. Any vehicle operated after dark must be equipped with headlights. No bikes, roller blades, skateboards or scooters are allowed to be ridden in the park after dark. Bikes must be parked at their mobile home or in the bike rack, and may not be ridden in the grass, on the docks, or at a high rate of speed.

Golf Carts

To have a golf cart on Marine City Properties, you must fill out a permit at the office and you will get a sticker with a number that must be displayed on your golf cart. No one without valid drivers can drive a golf cart even if there is an adult on the golf cart. If a child has a learner's permit, they must with be one of the parent's and a copy of the permit must be submitted to the office. If we suspect a child, we will stop and ask. If they cannot provide the license at that time, they will be asked to remove themselves off the golf cart and the keys will be taken to the office. If they are seen or stopped again, the police will be called at that time and they will issue a ticket according to the Danbury Police Department. If we get more than three complaints in one season, you will have to remove the golf cart and will not be permitted to have one on the property. Please obey the speed limit and watch out for small children.

Minors

Minors are to be under the supervision of a responsible adult at all times, and the supervising adult will be responsible for any damages caused by minors to either MC facilities or other members' property. No persons under the age of eighteen shall be permitted to smoke on MC property. No persons under the age of twenty one shall be allowed to drink alcoholic beverages on MC property. No persons under the age of eighteen will be permitted to stay in a Mobile Home or boat, overnight without an on-

premises adult or authorization from MC. For their own safety small children are not allowed on the dock area without adult supervision or guardian, and must wear a life jacket. Minors have an 11p.m curfew; all children under the age of eighteen must be at their Mobile Home or Dock by 11 p.m. Unless accompanied by their parents.

Pets

Each family is permitted no more than two (2) pets. Pets must be kept on a leash at all times. Pets must not be allowed to be disruptive at any time day or night. Pet owners are responsible for cleaning up after their pet(s), in the park and in their lot area. Pets are not to be inside the clubhouse, or in the bath house. All dogs must be accompanied by owners at all times. No unattended dogs are permitted. MC members who have guests with pets are responsible to see that they also follow MC rules on pets. Anyone not following this rule will have their pet banned from MC property.

Guest and Relatives

Guests and relatives are welcomed and encouraged at MC. It is the MC members' responsibility to insure compliance by guests and relatives with MC rules. Guests and relatives are permitted only when the member is present, or if the member gives permission and informs the MC office of the use of their property by a guest or relative. The member is responsible for the actions of their guest whether they are present or not. All guests must check in at the office upon arrival.

Alcoholic Beverages

Alcoholic beverages are permitted at MC, but owners and guests are required to use alcohol in a manner that is not disruptive to the enjoyment of others at MC. Intoxication will not be tolerated. MICYC officers will control club-sanctioned functions and use of alcohol in areas that are granted use to MICYC. Minors are not allowed to drink alcoholic beverages at any time on MC property. All alcoholic containers must be covered if carried in the park. No glass bottles are permitted in the pool or around the pool.

Noise

Whether a member or a guest at Marine City, you are expected to be respectful and considerate while using the facilities, and to not disrupt other members. No loud parties will be permitted any time, and visitors and members are expected to control their radios, television sets, other musical instruments or any noise making apparatus within a reasonable volume. Quiet time is 11:00 pm to 7:00 am.

Fireworks

Absolutely no fireworks permitted.

Peddlers

No peddling or soliciting is permitted on MC properties without first obtaining the written consent of MC.

Subleasing or Renting

No Mobile Home Owner or Dock holder may sub-lease a dock or mobile home lot without the prior written consent of MC. You cannot lease your trailer by the day, weekend, and week or by month.

Mobile Home Sales

There is a \$50.00 MCYC fee to new owners of the Mobile Homes in Marine City. The new owners of your Mobile Home must pay that to Marine City MHP, LLC before all final sales. Before the sale of the trailer any lot rent owing or charges of any nature owing shall be paid and finalized before sale. You may sell your trailer to whomever you choose. If they would like to be a Marine City Mobile Home tenant, they must fill out an application and get approved before the sale of the trailer. The application fee is \$200.00 and we will conduct a background check & credit check. If they do not want to be a tenant of Marine City Mobile Home Park, they have 30 days after the sale to remove the trailer. There is \$45.00 water fee. You cannot display "For Sale" signs anywhere inside or outside your trailer.

Swimming Pool

The swimming pool is for the exclusive use of members, non-resident members and their guests. Anyone using the swimming pool must adhere to all rules established by MC as posted. All members under the age of 16 must be accompanied by and be under the immediate supervision of responsible adults. All persons using the swimming pool do so at their own risk. No lifeguard on duty. No toys or rafts are permitted. No glass is permitted in the pool and patio area. No containers of drink or food are permitted inside the fenced area. Proper attire must be worn while swimming in the swimming pool. **Gates are to be kept closed at all times.** Pool closes at dark. Wooden chairs are not to be removed from the concrete patio.

Basketball Court

A fenced in basketball court is located by the bathhouse. It is open between 10:00 am and 9:00 pm.

Swimming inside Marine City Marina

No swimming is permitted in the MC dock harbor. Anyone swimming in this area does so at his or her own risk.

Bathhouse

The restrooms are for the use of members and their guests. All users of the bathhouse are expected to keep it clean and use it in a reasonable and neat manner. Children under 13 are to be accompanied by an adult while using the bathhouse facilities.

Fish House/Cleaning

The fish house/ cleaning stations are provided for members, their guests and visitors to MC. It is the sole responsibility of members to clean and maintain the fish house. The table must be cleaned thoroughly after each catch. No fish guts may be thrown into the harbor. They may be taken off the premises to be disposed of, or they must be wrapped in newspaper, sealed in a plastic bag and placed in MC's dumpster. There is a \$500.00 fine to both the offender and the Marina if a person is caught throwing fish remains into Lake Erie. You are responsible for removing your own guts; Joanne will no longer be providing this service.

Service Area

MC Service areas are restricted to MC staff, or persons accompanied by an MC staff member for the expressed purpose of evaluating service work requested or in progress.

MC Tools and Equipment

MC Tools and equipment, under no circumstances are to be loaned or utilized by anyone other than an MC staff member.

Dumpsters

Dumpsters are provided by the MC shop and intended for MC Dockers and Mobile Home owner's only. Non-resident members are not permitted use of the dumpsters. **No fish, oil, appliances, furniture or hazardous material may be placed in or around the dumpsters.** No trash may be placed around the dumpster or placed inside the dumpster unless it fits completely and firmly in. Only bags to be put into the dumpsters since both the Mobile Home Park and the Marina use them. Any abuse to this policy, you will be charged accordingly.

Mail

All mail must go to your home address. The mail will be returned to the post office.

Trailers/Lots

You are responsible for the upkeep of your lot and trailer. The lawn must be mowed. Gutters must be clear and not have plants, grass, or little trees grown out of them. Lawn chairs, tables, etc are allowed but must be maintained and must be kept neat. No

clutter allowed. All skirting and siding must be intact. You will get cited through the Health Department if not maintained. The Health Department performs random inspections throughout the year.

Fires

The fire code prohibits campfires in mobile home parks. No campfires of any kind are allowed. You can have propane heaters.

Complaints

Any complaints must be filled out on a complaint form either in the office or the office can send you a form. No verbal complaints will be addressed. For any subsubious activity after hours, if it's an emergency call 911 or if it is not an emergency contact the Ottawa County Non-Emergency number at 419-734-4404 and they will dispatch Danbury Police Department. This will solve many issues that are happening on the docks and through the park at night. If there are more than 3 written complaints on a tenant or docker, you will be subject for non- renewal for the next season. We want everyone to enjoy our facility and be able to relax and have fun for the whole family.