

# Wild Wings Campground & Marina

## 2023 SEASONAL CAMPSITE RULES AND REGULATIONS

1. **Renewed contracts must be signed by Lessee and received by Wild Wings no later than November 1, 2022. WITHOUT A SIGNED CONTRACT RECEIVED BY NOVEMBER 1, 2022, YOUR SITE WILL NOT BE RESERVED.** It must also include a minimum of one-third of total site rent and the entire payment of the winter RV storage fee. *If site and winter RV storage fee are paid in full by November 1, 2022 – Lessee will benefit from 10% discount on site fee.* If not renewing, RV must be removed from campground by November 15<sup>th</sup>. Sites are not to be sublet or used by others. **Refunds** only by discretion of management in very limited situations.
2. If not paid in full by November 1, 2022, all Lessees agree to pay balance due using this three-part payment plan: First 1/3 paid by November 1, 2022, to include FULL Winter Storage Fees and 1/3 of Campsite Fees; second 1/3 paid by January 10, 2023; final 1/3 paid by March 1, 2023. (If payments are late, a \$100 fee will be applied each time.) **All contracts must be paid in full by March 1, 2023**, or be considered void **with no monies returned**, and RV and all personal property must be removed from campground by March 15<sup>th</sup>.
3. Any theft, vandalism, or illegal activity by Lessee or guests within the campground will be cause for cancellation of Lessee's contract without refund. Repeated offenses of "rude or obnoxious behavior" may result in termination at management's discretion. If illegal activity is observed, police should be contacted by witness.
4. Relocation of RVs may be necessary as maintenance or development warrants.
5. Wild Wings will not be responsible for loss, theft, or damage to any Lessee's or their guest's personal or business property. It is the Lessee's responsibility to be properly insured. Personal liability coverage is recommended.
6. It is the Lessee's responsibility to see that visiting guests observe and obey all rules and regulations.
7. Any violation of the Rules & Regulations will be cause for cancellation of Lessee's Agreement without refund.
8. Office must be notified of any intent to sell – prior to transaction; changes in personal information- address, phone, emergency contact; or changes in RV. Lessee must provide accurate description of RV. **There will be NO storage of old RVs** when new RVs are brought in to replace them.
9. PARK MODEL RVs will no longer be permitted to be brought into the campground.
10. RVs may be left on site for off season (Nov. 1 to April 1) **only** if Lessee has signed/returned contract for 2023 and the **winter storage fee of \$195** has been paid in full by November 1, 2022. **Late payment of winter storage fee is \$295.**
11. Lessee may only park vehicles in assigned spaces. Only two vehicles per camp site. Limited guest space is available by shower house. The east side of the dump station is not to be blocked.
12. RVs and personal property must be within the lot boundaries, and not encroach on other lots. If lot boundary is not known, please come to the office to be made aware.
13. Lessee shall make no alteration or addition to the leased lot without prior written approval from Management including, but not limited to: sheds over 8'x8'x12' at peak; decks; enclosures; permanent awnings; or other construction.
14. Lessee must adhere to the Department of Health regulations including, but not limited to:
  - All RVs/slide outs and enclosed decks must maintain **15 ft.** from any adjacent RV, and 8 ft. from utilities.
  - NO RV can be more than 400 square feet in size.
  - All sheds must maintain **5 feet** from any adjoining RV or shed and the lot line.
  - Tents must be 5 feet from RV, and 10 feet from adjacent site's RV. Tents may only be temporary.
  - **Only one RV permitted per lot.** Visiting RVs must rent a transient lot from the office. (Reservation needed.)
  - **Water hoses connected to RV, must be rated for "potable water use."**
  - All outdoor refrigerators or freezers must be kept locked for safety.
15. Lessees are fully responsible for all utility usage registered on their meters: **Secure meters accordingly. Check for leaks regularly and repair them. Report concerns to office. You will be billed for usage, no reduction for leaks.** The standard electric service is 30-amp throughout campground. While adapters may be used for 50amp RV- reduced or limited operation, or tripping-of-breakers may be experienced. Limit the number of appliances used at one time.
16. Utilities will be billed monthly during season; a \$5.00 processing fee will be added to each site's utility bill.
17. All utility meters are certified & billing will not be disputed, unless meter is determined to be faulty.
18. A monthly \$50.00 late fee will be charged for any delinquent utility bills. If over 30 days delinquent, **the utilities will be disconnected**, and a \$50.00 reconnection fee, along with the delinquent bill must be paid in full before the utilities are turned back on. *Wild Wings is not a public utility – pay your bill promptly.*
19. **Unauthorized use of electric power, water, or tampering with utility meters is prohibited and will be cause for cancellation of Lessee's Agreement without refund.**
20. Wild Wings is **not** responsible for loss or damage resulting from power outages, or disconnections due to lack of payment.
21. Please use one of the following methods to pay your utility bill: Put check in red mailbox located outside office; USPS mail to 8781 W. State Rt. 2, Oak Harbor, OH 43449; telephone 419-898-3454 with credit card payment.
22. Foundation gravel only, will be supplied should a site inspection warrant stone. Stone will no longer be available for purchase through Wild Wings. The stone piles that are located in the campground and marina are not to be removed except by a Wild Wings employee. All additional gravel will be at Lessee's expense. Supplier phone numbers are available in the office.

23. Quiet time within the campground will begin at 10:00 PM. Lessee and their guests will cease all loud music, talking, singing, etc. Complaints of excessive noise or other disruptions will be addressed and resolved accordingly if office is made aware.
24. All children **under the age of 18** must be at, and remain at, your campsite 10:00 PM to 7:00 AM under adult supervision.
25. Any damage to Campground grounds, utilities, and facilities must be reported to the main office.
26. Wild Wings will not be responsible for loss or damage to relocated RVs, their contents, or associated property if relocated due to re-renting of the site; termination of the contract for violations of the Rules & Regulations; abandonment; or maintenance or development of the property.
27. **NO Dumping (in or around dumpsters, or elsewhere on grounds) of old appliances, construction debris, furniture, old electronics, or other oversized items.** They must be removed by owner, and at owners' expense. Video surveillance systems have been installed to help control this issue. A \$200.00 fine will be issued and contract termination without refund for repeat offenders.
28. **Fish waste** must be disposed of properly in container(s) located by fish cleaning station in Marina. Fish waste is collected from the Marina by a company that recycles it into organic fertilizer.
  - Fish waste must not be disposed of in Campground dumpsters per Health Dept. regulations.
  - DO NOT throw trash in fish waste containers.
29. **GOLF CART RULES:**
  - Valid driver's license required to operate golf cart within Wild Wings.
  - Obey posted speed limits (10 mph).
  - **Absolutely no unlicensed child is permitted to drive a golf cart within Wild Wings.** Repeat violation will result in contract termination without refund.
  - **Lot number must be visible on both sides of cart.**
  - NO driving golf carts through another Lessee's lot.
30. **PETS:** \*Maximum of two pets allowed per campsite. \*There is **no area** where it is permitted to leave animal waste on the ground. \*Dogs must be kept on a leash at all times and cleaned up after promptly. \*NO dog kennels permitted. \*Nuisance animal will be banned from Wild Wings and may be cause for contract termination. \*Office must be informed of breed of animal(s). \*Lessee will guarantee that pets are up to date with vaccinations, and license.
31. **FIRES:** \*All fires must be contained within a fire ring/pit. \*Unattended fires are prohibited. \*Ten feet (10') clearance must be maintained from all RVs; fences; sheds... \***Safety precautions must be observed.** \*Ashes, once cold, may be bagged and disposed of in dumpsters. \***Do Not throw hot coals/logs/ashes into dumpster.** \*Avoid storing large amounts of wood due to potential fire danger, and "critters."
32. **ALCOHOL:** NO alcohol sales, raffles, or donations are permitted within the campground.
33. **All RVs older than ten years must be inspected by management before entering park.**
34. **All RVs, sheds, decks, and other exterior personal property must be in good repair and well maintained.** Management maintains the right to request repair or removal as necessary within specified period of time.
35. Digging for any reason is prohibited without management approval. Utilities are buried underground, and you will be held financially responsible for any damages you cause.
36. Spring branch/yard clean-up must be completed before April 30<sup>th</sup> each year. Use sticks for kindling when possible.
37. Yard waste and debris is to be neatly piled at end of driveway for weekly pick-up, **do not** dump it anywhere else.
38. Mowing, weeding, trimming and keeping campsite clean, neat, and sanitary, is each Lessee's responsibility. **A \$50.00 fine will be charged if Wild Wings finds it necessary to mow, weed treat, or trim a campsite.**
39. NO ATV's, go-carts, mini-bikes, or motorized scooters permitted within Wild Wings.
40. **Boats and/or boat trailers or hauling trailers may ONLY be at Lessees' campsite for a short period during daylight hours. They must be removed to paid storage area or be off campground property by dark. Repeat offenders will have vehicle removed to storage, and "booted". If "booted" a \$50 fine must be paid along with storage fee, prior to removal of "boot".**
41. Bulk flammables such as gasoline, kerosene, etc. are not permitted in the campground or marina.
42. **GRAY WATER:** The State of Ohio does not permit the disposal of gray water into the soil. Gray water must be disposed of in an approved manner. Violation will be cause for cancellation of Lessee's Agreement without refund.
43. **Nothing but toilet paper should be flushed in RVs or Shower House. NO: wipes, diapers, applicators, needles, etc.**
44. NO use of the Wild Wings name or logo, in any form, without prior written permission.
45. NO businesses are permitted to operate out of the campground.
46. **Swimming** in campground ponds is at your own risk. NO swimming pools permitted. NO swimming in marina waters. Inflatable rafts for day use in ponds, NO semi or permanently affixed rafts permitted. No motorized watercraft in ponds.
47. **NO Firearms, or weapons:** Lessee may not engage in any activity involving firearms, including BB guns, slingshots, bow and arrows, or other weapons within the campground.
48. If you are found to have deliberately harassed, injured, or killed any of the wildlife on the property your lease will be cancelled immediately.
49. **NO Fireworks, firecrackers, or other explosive or pyrotechnic activity permitted. Open display of such items will be subject to immediate cancellation of Lessee's contract without refund.**