



## Buying a Camping Unit already set up on seasonal site at OCC

*We're happy that you want to enjoy our campground and start making positive family memories with us!*

To make this a smooth and positive process for all, please follow and refer to the OCC guidelines and policies as laid out in this pamphlet and found in our Seasonal Agreement. You'll find the seasonal agreement at ([CAMPOCC.com](http://CAMPOCC.com)).

### FAQs

#### What if I want to have guests?

Your site will be allowed two rotating guest car passes, kept at the office when not in use. Therefore, you can have two cars of guests at your site. As long as your guests turn those back in to the office prior to leaving, they can be used for your next guests on a different date. If you have more than two cars of guests, the extra cars will need to pay the visitor fees (\$3/adult/day or \$6/adult/night).

#### Where should I park?

You should be parking your vehicles at your site, and may have two vehicles per site. Vehicles must be registered at the office. Please do not park on other sites or on the road. If you will be having more than two vehicles, please check with office staff as to where you can park.

#### What happens in the winter/off-season?

You are able to come visit your site in the off-season. Please give our office a courtesy email to let us know you will be visiting. We ask that you park your vehicle at the top of the hill outside the campground, as the gate will be closed, and travel by foot to your site.

**Before purchasing a unit on OCC Property, please review our policies to ensure you will be a good fit for our OCC family. The following are a few "biggies". More details can be found on the Seasonal Agreement and on the OCC website ([www.oneilcreek.com](http://www.oneilcreek.com)).**

- Only ONE person/family may purchase a unit. It is not to be shared between two or more families.
- Minor children (20 years and younger) are not to be on the property without parents.
- If you remove your unit for any reason and re-linquinsh your site before your seasonal reservation ends, refunds will not be given. Pets must always be kept on a leash and cleaned up after. No aggressive breeds.
- No fireworks, firearms, or weapons of any kind are permitted.
- You will incur the transfer/administrative fee of \$300 (\$75/adult (\$150 if single) will be credited to your account once new seasonal meeting is attended).
- No one may use the unit when you are not present.
- You are responsible for upkeep of the site.
- Mail is not allowed at OCC.
- Quiet Times must be observed.
- Golf Carts/Scooters must follow certain specifications and rules.
- Your electrical usage will be metered and charged twice per season.
- Decks/Sheds. Any plans for building must be approved by management prior.
- All your guests must register at the office upon entrance.
- Pumping Services are on Tuesdays.
- Garbage/Recycling must be placed in the proper receptacles.

Seasonal Rates:

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Non-Sewer Rate:

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Sewer Rate:

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**NO SALE IS FINAL UNTIL APPROVED BY MANAGEMENT**

Please direct any other questions you may have to Management (Caron, Geri, or Joe).

office@oneilcreek.com • (715) 723-6581 • 14912 105th Ave., Chippewa Falls, WI 54729



## Selling your Camping Unit on OCC Property

*We are sad to see you go and hope all the memories you have made at O'Neil Creek Campground have been positive.*

To make this a smooth and positive process for all, please follow and refer to the OCC guidelines and policies as laid out in this pamphlet and the agreement you signed at the beginning of the season.

### Step 1:

- The fee for selling your unit on OCC property is \$250 and all charges on account must be paid. This fee is due the moment you list your camper For Sale anywhere, and is non-refundable. This fee allows you to post it on our sales board in the office and have office staff show your unit to potential buyers in your absence. If you choose not to post to our board, the fee remains at \$250 and all other rules remain the same. The \$250 fee is for one year from date of listing. You will get \$50 of that back (or put towards electrical charge) if sold properly.
- If after one year, if it does not sell and you continue to keep it for sale, but occupy it on a regular basis, you are allowed to keep the unit here to sell, with an additional \$250 fee for the next year.
- If you do not use it on a regular basis after one year, you will be required to remove it from our property. This decision will be made by Owner/Management before Sale Renewal.
- If you are selling a unit that is 20 years or older, it must be approved by Management before offering it for sale, if not, we will decline the new owners agreement and all responsibility will fall on seller.
- "For Sale" signs are not allowed on your trailer.

**Please talk to Management (Caron, Geri, or Joe) about details if you decide to sell your unit.**

### Step 2:

Find a buyer who will fit our OCC Family, by ensuring they are aware of the rules and policies of the campground.

The following are a few "biggies". More details can be found on the Seasonal Agreement and on the campground website ([www.oneilcreek.com](http://www.oneilcreek.com)).

- Only ONE person/family may purchase your unit. Please inform your buyer that sale of unit is not to be shared between two or more families.
- The buyer will incur the transfer/administrative fee of \$300 (\$175 will be credited to their account once they've attended new seasonal meeting).
- No one may use the unit when owner is not present.
- Owner is responsible for upkeep of the site.
- Mail is not allowed at OCC.
- Quiet Times must be observed.
- Golf Carts/Scooters
- Electrical Metering
- Decks/Sheds. Any plans for building must be approved by management prior.
- Registering Guests/Vehicles at Office
- Pumping Services on Tuesdays
- Garbage/Recycling

### Step 3:

The Switch-Over.

- Let us know the absolute last day of your seasonal reservation ownership and the start of the new owner seasonal reservation. We will need to read your electric meter.
- All charges to your account must be paid.
- Your seasonal car passes must be turned in prior to transaction of the sale of your unit.

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**Please direct any other questions you may have to Management (Caron, Geri, or Joe).**

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