

SEASONAL POLICIES

Season: The season is from April 15th to October 15th. A non refundable \$500.00 deposit is **due on or before October 1st** and your balance for **current season** is to be paid in full if you wish to hold your current site for the following year. If we receive your entire balance, paid in full by December 1st, you will receive a \$100 discount. You can mail your payments to **OCC, 14912 105th Ave., Chippewa Falls WI 54729**. All accounts are to be **PAID IN FULL by April 1st**. A 10% per month late fee will be added to your balance of past due accounts and the power will be disconnected. If your balance is past due, you do not have the privilege of using the facility and/or park.

Delinquency of any listed payments above: If you do not pay for your seasonal reservation on the scheduled dates, you will lose the privilege of charging in the store during the following season. All your requested services must be paid in full before receiving them, such as pumping, LP, store and Canteen purchases. You will also lose the \$100 early payment discount. We do suggest, however, that you make frequent payments and build credit on your account. If there is credit, then you can charge, deducting from your accumulated amount.

Arcade/Canteen: FYI! For your convenience, we will allow you to charge your Canteen purchases at time of ordering. It will be placed on your account later that day. Food and drinks are allowed in the arcade/canteen. Please clean up after yourself/kids. Please be respectful of all the property in the arcade/canteen. NO smoking in or near the entrances of arcade/canteen or under lean-to.

Awareness: Please be aware of the way people treat the park. Become involved in keeping it safe, neat and nice. Talk out issues amongst yourselves before bringing it to management.

Bikes/scooters/ripsticks: Please use bike rack near store. Please, no roller blades, rip sticks or skate boards etc. in store/office/canteen or on hill by canteen. No wheels by canteen/pavilion. Park bikes/boards etc. in proper location. ALL wheels must be walked up and down the big hill near campers on top of hill. Hover boards & Chinese lanterns are prohibited.

Boats/recreation vehicles or "wheels" on trailers: All boats or recreation vehicles must have site number and name on it. If you have room on your site, that is where your boat(s) should be. Parking your boat where ever you want is not tolerated. Please ask or let us know where your boat/rec. vehicles will be and we will provide an identifying label to be applied. This is not a storage facility, if you are not using it, please take it home. Parking is limited. Do not park on the road. Parking wherever you want, may be a burden for someone else. Please be considerate.

Children: Your children are your responsibility. Curfew is 10:30 p.m. ALL KIDS MUST BE BACK TO YOUR SITE BY 10:30 p.m. or at least in your presence at another site. Kids must be off their bikes by dark. Please train children to walk wheels up and down the big hill, and keep all wheels off hills by Canteen. **ALL persons under the age of 21 years old may not be left alone at OCC.** All minors must be accompanied by an adult.

Clothes lines are not permitted on the property.

Crime: Any person found stealing, damaging any property, dealing with drugs, drinking under age, causing injury to another, etc., will be dismissed from the campground IMMEDIATELY. **NO EXCEPTIONS!** Parents will be prosecuted for damages and possibly not allowed back as a seasonal for the next year.

Decks/Sheds: Detailed plans must be supplied to Joe for approval of any deck or shed you'd like to build. Anyone building without permission will be required to tear down structure at owner's expense.

Dependents/Minor Children: Dependent/minor child means one who is 20 years old or younger, lives with you (may live at college during school year) or that you are personally responsible for per handicap/disability. If they are not dependent/minor, they are considered a guest, required to register in the office and use your seasonal vehicle pass. Minor children are not allowed to be on OCC property without their parents. If found to be underage and unattended and/or with alcohol, the authorities will be contacted.

Electricity: All meters will be read twice a year. The first half is read about the 15th of June and the second half about the middle of September. We DO NOT send out a bill but we will post a notice as to when your readings are available in the office.

Fences: No new fences are permitted on your site.

Ice: Ice is available at the Office/Store.

Garbage: PLEASE RECYCLE. Bins are provided for you at the entrance of the park. DO NOT bring trash from home or leave things at or in the dumpsters that cannot be taken away by the garbage service. Put garbage in the dumpsters and burnable items in the burn pile. Please do not use for disposal of appliances, mattresses, metal, furniture, lawn chairs, bikes, or any large items. If you have any questions regarding acceptability, please contact the office. Any individual found disposing of such contents will be charged \$200.00.

Golf Carts/Scooters

- **Unlicensed driver's are NOT ALLOWED to operate carts on OCC property.**
- Driver MUST provide valid driver's licensed when requested. Young adults that have received their learner's permit (temps), may drive with a licensed driver (ie. parent), seated in the front seat. Licensed driver must be at least 18 years old.
- No kids sitting on lap steering or driving.
- Obey speed limit (5 mph). **PLEASE slow down!**
- Must have proof of insurance that is to be turned into the office immediately.
- Golf cart must have site number and lights (front & rear).
- **No carts in operation from midnight-6:30 am**
- Careless driving and behavior will end privilege of having your cart at OCC!

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- If you allow your guests to use your cart while visiting, inform them of the rules and directions of the roadways.
- Please DO NOT run your dog(s) along side your golf cart. It is a nuisance to the rest of the campers as it takes up too much width on our narrow roads.
- No licensed scooters/mopeds driving from site to site...in and out of park only. If found doing so while consuming alcohol, authorities will be called as it is a road licensed vehicle.

Driver will receive a \$50 fine for violating any of the above policies. A \$50 fine will be charged to your account for any violation. **Fines are donated to the Boys & Girls Club of Chippewa.**

Grey water: Wisconsin State Law prohibits the dumping of sewage tanks or grey water tanks anywhere on the grounds except at the designated dump station. *If the inspector identifies your camping unit in a violation, you will be cited \$50.*

Laundry Facility: Please do not park on the hill near the shower house/laundry room. The road needs to remain open and accessible at all times. Do not park on the grass. Please park in the lot adjacent to the shower house by Canteen.

Mail is not allowed at OCC. It will be returned to sender. You should receive it at home or at C.F. Post office. You are NOT allowed to use OCC as your permanent address or have OCC address on any personal information (credit cards, license, checks, etc.) PLEASE do not have items shipped to OCC or use our address on anything. This includes Direct TV, Dish Network, UPS, Speedy, FedEx, etc...please ship it to your home. It is not acceptable to have our address on a package with your name on it. If something does arrive, it is a \$5/package charge to your account.

OFF SEASON: Although we do not mind that you walk into the park during the closed season, we would appreciate an email or a call to leave us a message, to let us know who will be walking in. Please do not park alongside another car at the top of the hill/entrance. We need to get the gate open and closed as we come and go to work in the off season.

Pets: Pets are welcomed as long as they are kept on a leash at ALL times, quiet and never left unattended outside of your camper. You are expected to clean up after your pet. If management has to warn anyone more than once you will be asked to leave your pet at home. Pets are not allowed in any building, rental unit, bathhouse, swimming area or on the beach with the exception of service dogs. All pets are to be up-to-date on their vaccinations before visiting our facility. No aggressive breeds. (Pitbull, Rottweiler, Doberman)

Pumping: We offer honey wagon service. Please sign up in the store and see current prices. We do not pump on demand, rather on a schedule. Emergencies will be charged \$10 extra. If you dump your own, please do not dump at busy check out times or during busy weekends. Please let the weekenders clear out before getting in line.

Please clean up after yourself at the dump station. Spilling or leaking while transporting your waste is not acceptable. If we witness unacceptable carelessness of waste, you will no longer be allowed to dump your own and you will be required to pay for offered services. Under no circumstance are you allowed to offer your own pumping service to other campers, accept money and use OCC's dump station for free. You are not allowed to dump anyone else's tanks. If found out to do so, both parties will be cited \$50.

Quiet Time: Quiet time means kids off playground, back to a site by 10:30pm. Bean bag games are ended. Voices and music lowered to a volume that won't disturb your "neighbors".

Restrooms/showers: Anyone found violating the restrooms or showers in any way will be evicted from the park immediately. If you observe any person abusing this rule, please inform the management. Please, no smoking or pets in rest rooms, showers or laundry room. Service dogs welcome. Please assist and supervise children.

Refrigerators: Any fridge or freezer stored outside of your camping unit MUST have a lock on it. Especially when you are not at OCC.

Removing your unit: Refunds will not be given if you decide for any reason to remove your unit and relinquish your site before your seasonal reservation ends. Please fill out an OCC Site relinquishing form in the office.

Safety: No fireworks, firearms or weapons of any kind are permitted. No motorized scooters/mini bikes/children's battery operated vehicles/ATV's or hover boards. Firearms and archery equipment may not be used in the campground. This includes paintball, air soft, BB & pellet guns, bows and arrows, sling shots and any other types of firearm or explosives.

Selling your trailer/camper: "FOR SALE" signs are NOT allowed on your trailer. The fee for selling your unit on OCC property is \$100. Fee is due the moment you list your camper For Sale (fee is non-refundable). This fee includes the option of posting it on our sales board located on the front of office and having OCC Staff show your unit to a potential buyers. If you choose NOT to post it on our board, the fee remains at \$100 and all other rules remain the same. The \$100 fee is for one year to date. If after one year, 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 \$100 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 choose to sell, please talk to management about details. If you are selling a unit that is 20 years old 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. Only ONE person/family may purchase your unit. Please inform your buyer that sale of unit is not to be shared between two families. The buyer will incur the transfer/administrative fee of \$100 (\$50 will be credited to their account once they've attended new

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seasonal meeting). **No sale is final until approved by management. Your seasonal vehicle car pass must be turned in prior to transaction of the sale of your camping unit.**

Sites: Camper is responsible for the up-keep of their site: which includes the exterior of your unit, deck, shed and lawn. Lawn mowing and clean up service is available, inquire at office. If we feel your site is an eye sore, we will charge you for our service to bring it to our standard. We ask that your sites/trailers be kept neat and clean at all times. The campground is NOT a storage facility or an automotive garage. Your site should accommodate 1-2 vehicles. If not, ask management for a solution. Please complete your building projects in a timely manner. Stacks of lumber and/or building products laying around site is not allowed. Take home left over supplies. Over building on your site is not allowed.

Sub-renting: NO ONE may use your camper when you are not present. You MUST be present when your guests are visiting! Check with the office if you have a special request.

Trees: No trees or limbs may be cut down (dead or alive) without consent from mgmt.

Vehicles: Two vehicles per site. Vehicles must be registered. Do not park on other sites or on the road. You will receive one vehicle sticker for up to two cars for owners of site and dependent children with car, please discuss with management if you require an extra sticker. Please display in front windshield on the driver's bottom side, down by the VIN number. EVERY VEHICLE MUST DISPLAY A CAR PASS/STICKER.

Visitors:

- Each seasonal gets 2 alternating visitor passes. Each pass is for 1 person or a carload. All visitors must be registered and leave by 10:30pm. Your guest passes MUST be returned to office in order to use it again! If you exceed your 2 passes for 2 cars, the DAY & OVERNIGHT VISITORS rule applies as follows:
- EVERYONE entering the park MUST be registered. This means all your guests that are NOT in your vehicle (you assume responsibility for them) and ALL maintenance people. If you are getting a delivery for your site, work on your camper, your lawn mowed or whatever else might be taking place, they MUST stop in the store FIRST and register and display a car pass.
- Day Visitors: ALL VISITORS must register in the office, pay \$3/person, (0-17 free), and receive car pass. Day time passes are valid until 10:30 pm. **Every vehicle MUST display a car pass.**
- Overnight visitors: ALL VISITORS must register in the office, pay \$6/person (0-17 free), and receive car pass. Sites will be charged if their guests do not register at the office. **Every vehicle MUST display a car pass.** Management reserves the right to accept or reject anyone on the property.

- Extra units: You are welcome to set up an additional tent or small camper on your site for family & friends, but we ask that you stop by the office to let us know. There is a \$20.00 charge for extra units per night. **Every vehicle MUST display a car pass.**

Water balloons: Please pick up & dispose of broken balloons.

Water supply: A back flow preventer is a check valve that prevents water from flowing backwards into the water supply line, resulting in a contaminated water supply. If pressure was lost on the water supply, cross contamination could occur. Management has installed back flow preventer valves on all water spigots. It is illegal to remove these valves. **Your account will be charged \$20 if management must replace.** PLEASE, do not wash your vehicles here. Washing your camping unit, deck and golf cart are permitted. Washing carts or anything near maintenance shed or Canteen is frowned upon. Rinse off your carts at your own site.

Winterizing: We DO NOT offer winterizing of your trailer. Please plan accordingly.

Wood: We do sell wood here at the campground by the face cord or bundle for your convenience. If you do bring in your own wood, PLEASE make sure it's firewood from within **25 miles** of the property and NOT from quarantined areas. Insects and diseases are easily transported in and on firewood. This could have a devastating effect on the property for the next generation of campers.

Seasonal meeting: The seasonal meeting will be the second Saturday in June at 8:30 am in the OCC Canteen. Coffee and donuts will be supplied. Attendance is very much encouraged.

Your patronage in the store, OCC Canteen, laundry, pumping, propane, wood and ice is very much appreciated. We understand that you have many choices when deciding where to spend your summer, a sincere thank you for choosing OCC!

Thank you,

Geri and Joe Walter & family

This is a privately owned campground. The campground owners and employees are not responsible for accidents or injuries to campers, guests or their property or the loss of valuables of any kind. WE RESERVE THE RIGHT to interpret and enforce all the rules for the benefit, security and safety of all. Management reserves the right to dismiss any and all violators of the Rules and Regulations without refunds and to remove persons or animals which are considered detrimental to the health, safety and welfare of management or others using the campground and facilities. It is further agreed that any breach by the camper or camper's guests of the Rules and Regulations shall constitute grounds for immediate dismissal from the campground with no refund of fees.

Photos, video, and other media taken during your stay may be used in promotional pieces.