

# LAKEVIEW PARK, INC.

## Seasonal RV Park & Campground Rules and Information

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This is a family campground. These rules are designed to make our campground/RV park a safe and enjoyable place for all.

### **Speed Limit & Vehicles PLEASE DRIVE UNDER 5 MPH**

- **THE SPEED LIMIT IS 5 MILES PER HOUR AND MUST BE OBSERVED BY ALL TENANTS AND THEIR GUESTS. This includes Golf Carts, 4-Wheelers & bicycles. Please make your guests aware of this before they arrive. Please be cautious and patient!**
- Bikes are allowed on roads only. Please make sure your children are aware of this.
- 4-Wheelers, golf carts and other motorized vehicles are allowed on the premises, provided the following criteria are followed:
  - You provide Lakeview Park, with a current Certificate of Insurance (liability) for that vehicle
  - In order to operate the vehicle, you must be at least 16 years old and hold a valid drivers license or be at least 12 years of age with an ATV Safety certificate. A copy of the Safety Certificate must be given to Lakeview, prior to use of the vehicle.
  - The speed limit is followed (there are various speed apps you can put on your phone if no speedometer)
  - 4-Wheelers & loud Golf Carts are parked between the hours of 9:00pm – 8:00am
- With very few exceptions, boats are not allowed at your site. Parking is very limited and most sites will accommodate 1 – 2 vehicles. If you need additional parking for vehicles/boats for the weekend, please use the overflow area by the garden or ask. Boats & Misc. items are not allowed to be stored by your site when you aren't here. Please make sure they are moved to an appropriate area prior to leaving for the week or closing up for the winter.

### **Occupancy & Ownership**

- There can only be one owner (husband/wife, significant others, etc.) of the home.
- The home must not be used by anyone other than the owner at any time. The owner must be present when any guest is in the home or on the premises. Guests must be limited and not allowed to camp or sleep anywhere except in the home.
- The season is from **May 1<sup>st</sup> through October 1<sup>st</sup>** and the water will be turned on and off near those dates, weather permitting. It is not your right to extend the season. It is at our discretion as there is a very limited amount of time we have to do some maintenance items that require areas/utilities to be unavailable.
- Occupancy is based on the option you choose: **Regular Season – 70 days** (the equivalent of weekends and 2 weeks' vacation during May-Sept.) or **Full Season – 150 days** (unlimited use May-Sept.). Use of your trailer outside the May – September season is \$10/night. There are no amenities/services and as a general rule, we don't plow in the winter, so enter at your own risk. You are responsible for any damage that occurs. We also request that you let us know if you are going to be here outside of the May – September. Regular Season/Full season is no longer available to new tenants beginning January 1, 2024.

### **Maintenance**

- Your home & sheds should be kept in good repair and have a neat, attractive appearance. This includes washing the outside of the trailer regularly. No additions, alterations or changes can be made without the permission of the park owner. This includes sheds. Sheds larger than 36 sq. feet and 6 ft. tall will not be allowed. \*\*Building permits are required in the Village of Balsam Lake.
- All mobile homes/RVs must be skirted. This can be accomplished with a variety of materials such as traditional skirting, lattice, plants, etc.
- Leaves/branches can be dumped out back towards walking paths in the marked area or bagged and set at the edge of your lot. We will pick them up and discard them. Just ask if you have questions regarding this or if you aren't sure where the area is. Also, choosing not to rake or mow your lawn on a regular basis is not an option. Please be considerate of your neighbors. Lawn service is available at a reasonable charge. If not done in a timely manner, this will be done for you and the charge won't be very reasonable.

### **Pets & Children**

- Children are allowed on your lot and the common areas provided. They are not allowed in other people yards/docks or on their property, (boats, jet skis, etc.) unless invited by the owner. You are responsible for your children at all times.
- Pets **must be on a leash** and not allowed to annoy other tenants. Excessive barking will not be tolerated. Walking paths/areas are provided and you are expected to clean up after your pet. Please keep them out of other's yards also. Pets are not allowed in the beach area unless no one else is there.

## Noise

- There should be no excessive noise at any time and no noise after 11:00pm. No voices or music should be heard beyond your campsite. Please be courteous of your neighbors as sound does carry – especially up.
- No firecrackers/fireworks or air rifles are allowed at anytime. In addition to noise, this is also a fire hazard.
- 4-Wheelers & loud golf carts are to be parked between the hours of 9:00pm – 8:00am.

## Refuse & Water

- Conserve water and keep all plumbing in good repair so there are no running faucets or toilets. A water-saver showerhead is recommended. Do not put anything down toilets such as diaper liners, tampons and excessive amounts of paper. Water must be shut off outside trailer when you leave the premises each week. If you have water leaks, you could be fined up to \$50/week. (Example: A toilet that is constantly running.)
- Please recycle all recyclable (newspaper, bottles, aluminum/tin cans, **flattened** plastic containers, **flattened** corrugated cardboard, etc.) and placed in the appropriate receptacles. As recycling is collected in different ways in different communities, please check with us if you are unsure as to Polk County's requirements. The remaining garbage should be contained and deposited in the dumpster. No other items are allowed.
- Appliances can be recycled if we are notified and there will be a charge.
- Washing machines are not allowed

## Air Conditioners & Outside Refrigerators/Freezers – Not Metered Site

- There is a charge of \$5/day for running your air conditioner for the non-metered electric sites. This is for you to keep track of and settle up at the end of the season.
- There is a \$30 charge annually for each outside refrigerator or freezer on the non-metered sites.

## Campfires

- Campfires are allowed in fire pits or above ground fire places, however you must be present when the fire is going. Fires must be extinguished prior to going to bed or leaving the fire area.
- If you currently do not have a fire pit, please ask management prior to doing so as they are not allowed at all sites.
- Do not burn garbage, including plastic, cans, & glass bottles, in your fire pit.
- Following DNR regulations, no wood may be brought into campground from over **10** miles away.

## Miscellaneous Amenities

- Fish should be cleaned in the fish-cleaning house that is provided during the period of May 1<sup>st</sup> – September 30<sup>th</sup>.
- The walking trails are provided for everyone's enjoyment but are closed from sunset – sunrise. ATVs are allowed if driven slowly and pedestrians are given the right of way. Please don't litter!
- Life jackets are required for both adults and children on our back lake. This is a spring-fed lake and can be dangerous. (I'm not referring to Elkins Lake which is on our walking paths.)

## Storm Shelter

- Lakeview Park does not have a storm shelter. The shelter for the Village of Balsam Lake is located at the Polk County Justice Center. Please familiarize yourself with this location.

## Selling your RV/Mobile home

- If you would like to sell your home on the premises, please contact the park owner and let us know your intentions and get approval **prior** to putting it up for sale.
- Regardless of age for the trailer/camper, we reserve the right refuse the sale on the premises.
- If your home is approved to be sold on the premises, the seller must have the buyer approved by management **prior** to the sale.

**If you have any questions, concerns or need clarification regarding any of these rules or anything else, please ask. Any violation or non-compliance of the above rules will result in the tenant having to remove his home from the premises.**

**IMPORTANT: The 911 address is: 615 North State Road 46, Balsam Lake, WI 54810  
Please be sure you have this posted somewhere in case of emergency.**

Steve & Laura Williams 715-485-3561 or email: lakeviewparkinc@outlook.com