



POKEGAMA LAKE RV PARK & GOLF COURSE

—PINE CITY, MINNESOTA—

Site Alterations, Landscaping & Maintenance Standards

As a seasonal guest at Pokegama Lake RV Park, we must all work together to maintain the pleasant atmosphere and welcoming nature of the park. While we wish to provide freedom of choice in designing your personal seasonal space, we do require adherence to some basic standards. The Site Alterations, Landscaping, & Maintenance Standards help maintain the parks appeal, and must be generally adhered to.

Before you begin:

A Site Alteration Plan form can be found on the last page of this document, or obtained at the office. Site Alteration Plan submitted which follows the standards below will quickly be approved. **Variances will be granted when the project may not entirely conform, but will have a positive impact on the park's appeal or other situations at the Campground's discretion. Existing structures prior to the 2023 Camping season may remain as is under the condition they are well maintained and not a safety hazard.**

Please keep in mind the following key points as you consider making site alterations.

- A written Site Alteration Plan must be submitted & approved for all site changes by Park Manager.
- Alterations may prevent landscaping maintenance, which would become your responsibility
- You are responsible for on-going maintenance of any alterations
- You are responsible for all costs associated with returning the site to rentable conditions.

Site Alterations:

- **Generally Disallowed Alterations & Items**
 - No bird feeders or items which attract bears
 - No clothes lines, dog runs or items which present a trip or choking hazard
 - No outdoor kennels i.e. chain link fencing, kennels that must be permanently installed
 - No sprinklers & watering systems
 - No cutting of trees or vegetation
 - No moving of fire pits, or RV connections
 - No outdoor appliances other than lockable dorm sized beverage refrigerator
 - Propane Tanks over 100 Lbs or none DOT standard of any size
 - Cannot be placed beyond the end of the site (i.e. electrical meter or property line)
- **Decks or Attached Bonus Rooms**
 - Must not exceed trailer length
 - Must not exceed trailer width in travel configuration
 - Must sit on removable footings, no digging
 - In all cases a minimum of 10' clearance to the adjacent site is required

- Elevated decks more than 30" above grade must have a railing
- **Storage Sheds**
 - Maximum dimensions of 10x12
 - Minimum of 10' clearance to the adjacent site is required
 - Siding of Wood shingle, Cement Board or Vinyl
 - Roof of asphalt, vinyl or residential quality metal
 - Must sit on removable footings, no digging
 - Sited to the rear of the trailer
- **Firewood Cribs/Bins**
 - Wood cribs must sit on footings or be elevated
 - Must sit on removable footings, no digging
 - If roofed: Roof of asphalt, vinyl or residential quality metal
- **Free Standing Screen Enclosures or Sunshades**
 - An up to 12x12 Gazebo or sun shade is allowed
 - Can be placed on the ground or on a wood constructed platform
 - Can be attached to existing deck
 - Minimum of 10' clearance to the adjacent site is required
- **Flower Beds & Vegetable Gardens**
 - No direct to ground plantings without approval
 - Must be in raised beds of "2 x" pressure treated lumber, pvc kit or in standalone pots
 - Must not encourage nuisance wild life
 - Must be weeded regularly, and mulched as needed
- **Ground Alterations¹**
 - All ground alterations are considered permanent and may not be removed at check out
 - Gravel used for fire pits or driveways should be '3/4 minus' crushed granite
 - Pavers & Patio brick should be installed flush to ground on paver base
 - All boarders & edging must be flush or more than 3" above grade
 - All fencing must be pre-approved

Landscaping Standards:

Pokegama provides basic landscape maintenance as part of the seasonal camping benefits. However, site alterations & condition often impact our ability to complete these services. In order for us to complete landscape maintenance your site must meet all the following criteria:

- Access for 54" deck mower from end-to-end without moving objects
- Free of toys, debris and other obstacles

- Table & Yard furniture must be placed on gravel parking area, deck or fire pit
- Septic, Water & Electric must be elevated from grass and protected from trimmer damage
- 'stick-in-ground' items such as LED lights, flags, etc. should installed 'on gravel side'
- Pull back and secure rugs at least 1' back from grass line
- Straps, ropes, lines and dog ties must be secured
- Any ground alterations must conform to standards

If your site does not meet ALL of these conditions we will not perform landscaping, and the Camper will be responsible for keeping the site landscaped at least bi-weekly. If the site is unmaintained, it will be considered in disrepair, and will be subject to remedial action and fees as specified in the Seasonal Camping Permit Agreement.

Maintenance Standards: Disrepair & Rentable Condition

At all times the Campers site, alterations and Property & Equipment must be maintained in a state of non-hazard, being sanitary and well maintained and shall not be allowed to fall into Disrepair. At the time of check-out or upon moving to a new site, the Campers site must be returned to Rentable Condition.

The Campground will work in good faith with Campers to make allowances for short-term, uncontrollable, or unique circumstances, however shall have sole discretion of what is deemed Rentable Condition & Disrepair. Any site deemed to be in Disrepair and presenting hazardous or unsanitary conditions by the Campground will be restored per the Seasonal Camping Permit Agreement or may result in termination of Camping Permit and/or incurred expense to The Camper.

For the purposes of clarification the following examples of Disrepair are provided: broken windows, leaking septic connections, rotten decking, piled debris, broken siding, shifted footings, heavily chipped or peeled paint, flat tires, or damage to park infrastructure other than normal wear and tear are some of the many possible symptoms of Disrepair.

Rentable Condition means that at the termination of camping the site is in good condition, similar to when you checked in and ready to rent to new guests. For example, any alterations should be well maintained and allowing for landscape maintenance and the lot is generally free from excessive weeds, large patches of dead grass, ruts, debris, etc.¹

Sale & Disuse of Property

Sadly, all good things must come to an end at some point. The Campground wishes you success in selling your property, but in order to maintain the atmosphere of the camp we do have require that any Property & Equipment which is expected to remain in the park meet our then current standards, non-conforming Property & Equipment will not be allowed to remain in the resort.

- You must advise the Campground if you plan to sell your Property & Equipment
- For sale signs may only be posted with approval
- A seasonal Camping Permit is non-transferable. Paid balances can be but new agreements are always required when a unit is sold and staying at the resort.
- You are selling your property, not the site. It is not guaranteed that your trailer, once sold, will stay on its present Site. Waiting list order still applies.
- While for sale, a camping trailer must continue to be used and maintained if left on a site.
- If a deck, shed or other alterations is being sold within the campground, you must contact the office to confirm it conforms to current guidelines.
- All prospective buyers are considered visitors and must stop at the office to check in.

_____ Name

_____ Signature

_____ Date

