

# **Welcome to Berlin Heights Holiday Park your home away from home**



## **Welcome and Information booklet**

Please keep this in your RV for quick reference

# Welcome to

## Berlin Heights Holiday Park Ltd.

10902 SR 113 Berlin Heights, OH 44814 Phone (419) 588 - 2351  
www.SeasonalResort.com - email us at info@seasonalresort.com

### General Information

BHHP prides itself in maintaining a clean, quiet, tidy and comfortable environment for all its Seasonals and want you to enjoy the beauty of the nature that surrounds us.

- Season** May 1st thru Oct 15<sup>th</sup> (we open about the 15<sup>th</sup> of April if we can turn the water on)
- Hours** **Business:** 9 am to 5 pm or call our cell Lisa 419-588-2351/Tim 419-677-1298  
**Visitors:** 8 am to 9 pm and must leave by 11:00 pm  
**Pool:** Memorial-Labor Day **Extended Season: Open to closing \$40/site**  
**Lodge** 8 am to ?  
**Quiet time: 11 pm to 8 am**
- Drop box** at the office is there 24 hours a day and next to email the best way to communicate
- Emergencies** **911** (please inform us to open gates 419-588-2351)  
**Sheriff:** 419-625-7951  
**Hospital:** Fisher-Titus, 668-8101, 272 Benedict Ave, Norwalk  
**Veterinarian** 419-668-6524, Norwalk Veterinary Hospital, 705 Rt. 20
- Utilities** The dumpster and can recycle are located at the exit  
Coin operated laundry is located in the northeast corner of the building by the pool. You can get change from the vending machine
- Restrooms** Northwest corner of the lodge (showers and toilets)  
Across from B22, E4 (next to the pool) and D area playground
- Messages** Call (419) 588-2351 they will be delivered in a timely fashion  
**Please Emergencies only after 9 pm**
- Mail** Outgoing put in mailbox at road by Noon, Incoming Pickup after 5pm folders are in the desk drawer at lodge.
- Firewood** \$30 delivered. Submit written request in drop box or email by Wednesday  
Provide the wood rack for a one time rental fee \$25.00 + tax  
Approved wood rack covers \$25 with proceeds benefiting Activities
- Propane** Country Breeze Carryout at corner of Rt. 60 & Mason Road
- Convenience** Soda and snack machines in the lodge, also changes dollar bills to coin.  
All proceeds from vending machine benefits the Seasonal's Activity Fund
- Newsletter** **S'more News** is published by 5 p.m. Wednesdays, it keeps you informed on what is happening and when. Pickup from plastic boxes at entrance, in the lodge or on the internet at [www.seasonalresort.com](http://www.seasonalresort.com)

- Rates** Are for the entire season or part thereof. Payment is due in full by April 10<sup>th</sup> or before you move in. 50% deposit for the next season to hold your site is due by Oct 10<sup>th</sup>. Rates are increased yearly by government posted inflation rate and are not transferrable. Electric billed August and October 1st. Park model units not winterized are billed (elec) April, Aug, and October. Recreational winter use of Park Models \$300, living is plus 3/4 of summer rate
- Access Cards** \$5 per key card-Cards for registered campers and registered guests. **Do not give your key card to anyone else or let anyone in the gate.** One vehicle through the gate at a time
- Insurance** Must maintain liability insurance at all times (copy for BHHP)
- Buildings** Are for your pleasure, please No Smoking or bare feet, shirts required.
- Visitors** Charges are \$2 day use, \$2 overnight, plus an additional \$3 per day for pool and/or golf use. Please try to limit to 4 outside visitors at any one time. You must make reservations for your camping guests in advance. They must begin to set up before the sun sets. Maximum stay is one week or three weekends. RVs \$35/Tents \$20 per night. Includes 2 people-\$6 each additional person per night.  
**Visitors may not bring their pets when visiting the park for the day.**
- Parents and Guardians** Are responsible for your minors and guests at all times. Minors 8 years of age and under must be accompanied by an adult at all times. **All those under 14 years of age must be accompanied by an adult at the pool.** All minors must be at their own site by dark. All persons under 18 years of age must not be left alone in the park **at anytime.**
- Vehicles** Only one vehicle may be parked on your campsite. Speed limit **7 MPH**
- Vehicle Washing** \$2.00 for hose washing (bucket washing free)
- Parking** Use designated areas only - lodge parking lot for activities only (golf balls may go astray)
- Sites** We encourage site beautification (must be approved in advance, see guidelines page). Landscaped areas must be maintained regularly (kept weeded and watered). Garden tools and ladders for your use are located in the Old workshop. Keep tidy and in keeping with the park guidelines. Do not attach anything to trees and no clothes lines.
- RV Units** Must be washed by May 30th and kept clean all season. Dump tank must be kept closed (gray water Ok to keep open) No bug-zappers or other items that intrude on your neighbors. Wind chimes must be taken down at night.
- Pets** When walking pets you are required to pick-up after them. They are not allowed in or around any building or inside the fenced pool area. Dog run is located opposite B2. Maximum number pets allowed are two.  
**Visitors may not bring their pets when visiting the park for the day.**
- Storage** Only one manufactured plastic storage box per site permitted. See Tim for maximum size.
- Units for Sale** Any RV units for sale must be listed with the office, **One "For Sale" sign no larger than 10"x14"**. If unit is on consignment with us use 419-588-2351. It is listed in the S'more News, on the internet and in the lodge. Consignment fee 8% of selling price.

- Winterizing** See additional winterizing information.
- De-Winterizing** All form fitted covers must be removed by May 1st.  
All RV's must be set up by May 1st and washed by May 30th.
- Motorized** Motorcycles and all-terrain vehicles are not permitted in the Park as transport. To and from site is OK.
- Transport** Battery powered vehicles may be used in the park as transportation. You must have a learners permit or license to drive golf carts.
- Alcohol** Alcohol is permitted in consideration of others. It is not permitted at children's events and the pool.
- General** **No firearms, No fireworks.**
- Acknowledgement** When you agree to be a seasonal at Berlin Heights Holiday Park, Ltd., you agree to abide by these regulations at all times. A copy of the regulations is included.  
**You will be asked to leave for not following the regulations, theft, or disturbing the rights of others or abusing the Park and its amenities**
- Activities / Food** These are put on by the Seasonals - volunteering makes them happen.  
Sign up sheets are in the lodge, see calendar in lodge-bring plates & eating utensils.  
Watch [S'more News](#) for details.
- Activities / Sports** Also organized by the Seasonals.  
The equipment is at the courts in containers or in the lodge.  
DVD/Video tapes may be taken back to your camper or watched on the big screen TV in the lodge.  
Shuffleboard - by lodge                      Tennis, basketball in front of A 40  
Horseshoes next to tennis court              Bocce in front of A31  
Sand Volleyball north of lake      Croquet-north of B restroom  
Badminton set in lodge
- Activities / Inside** Bingo    Pool Table    Foosball Table    Darts    Games    Ping Pong  
Cards    Jigsaw Puzzles    Craft Classes    Video & Book Exchange Library
- Golf** You are responsible for any damage your ball may cause. Respect the greens and use putters only. Children and visitors must be accompanied by an adult seasonal.  
**All golf balls used on the course must be marked with your site number.**
- Fishing** Large & Small Mouth Bass, Black Crappie, Yellow Perch and Catfish  
Fishing is, catch and release in three ponds.
- Swimming** See posted rules at pool, **street clothes ok, no fringe**. Please be considerate of others.
- Bicycles etc** Are permitted in the park-please watch for traffic  
Not allowed in the buildings or front entrance roadways
- Functions** The lodge can be reserved for private functions provided there are no Park events scheduled. There is no charge just a donation to the Activities Fund.
- Department Stores** **Wal-Mart**, 113 west thru Milan, south on 250, 17 miles (419-663-2212)  
**Pharmacy**, (419-663-2413)  
**K-Mart**, 113 west thru Milan, south on 250, 16 miles (419-668-3767)

**Super Markets**      **IGA**, 113 west thru Milan, south on 250, 17.5 miles (419-668-5156)  
**Meijer**, 113 west thru Milan, north on 250, 25 miles (419-627-7900)  
**Cornell Foods**, 113 west, north on 61, west on 6, in Huron (419-433-7733)  
**Giant Eagle**, east on 113, north on 60, east on 6, Vermilion, 17 miles (440-967-2920)

**Restaurants diner style**      **Sterk's**, east on 113, rt. on 60, rt. on 20 Wakeman, look on left (440-839-2025)  
**The Invention**, west on 113 in Milan at the lights

**White table cloth**      **Angry Bull Steak House**, west on 113, north on 61, right on 6, on left (419-433-2933)

**Italian Pizza**      **Jim's Pizza Box**, west on 113 in Milan right at the lights (419-499-4166)  
**Smokin Joe's Pizza**, corner of Mason Rd. & Rt. 60 (delivery to BHHP)

**Bakery**      **The Funny Farm**, open Saturdays, east on 113 about 3 miles on right (440-965-5352)

**Amusement Parks**      **Cedar Point**, west on 113, north on 61, west on 6, follow the signs (419-627-2350)  
**Goofy Golf**, west on 113, north on 250, 21 miles (419-625-9935)  
**Norwalk Raceway Park**, 1300 SR 18 (668-5555)

**Golf Courses**      **Eagle Creek**, Norwalk, 18 holes (419-668-8535)  
**Green Hills**, Sandusky, 27 holes (419-359-1141)  
**High Acres**, Huron, 9 holes, Par 3 (419-588-2503)  
**Sycamore Hills**, Norwalk, 9 holes (419-668-8460)  
**Thunderbird Hills**, Huron, 36 holes (419-433-4552)

**Boat ramps**      **Maple Grove Marina**, Vermilion (440-967-4525)  
**Cranberry Creek**, Huron (419-433-3932)  
**Huron River Marina**, Huron (419-433-4044)  
**Huron Lagoons Marina**, Huron (419-433-3200)

**Wineries**      **Quarry Hill Winery**, Berlin Heights (419-706-8005)  
**Vermilion Valley Vineyards**, Vermilion (440-965-5202)  
**Matus Winery**, Wakeman (440-744-WINE)  
**Paper Moon Vineyards**, Vermilion (440-967-2500)

**Other points of interest**      **Schoepfle Gardens**, 113 east to Birmingham, rt. on Market St., on left  
**Country Craft Store**, 113 east to Birmingham on the left  
**Post Office**, 113 west to Rt. 61 north to Main St., Berlin Heights

**Appreciation Banquet**      Our tribute to you, the volunteers. (see enclosed sheet on page 8)

# VISITOR CHARGES

	Day use	Overnight
Visitor	\$2	\$4
Swimming/Golf Add	\$3	

## Examples:

- Two visitors come to spend the day 2 X \$2 = \$4
- Two visitors come to spend the day & golf/swim/kayak 2 X \$5 = \$10
- Two visitors spend the night 2 X \$4 = \$8
- Two visitors spend the night & swim/golf/kayak 2 X \$7 = \$14

Your guests will fall under only one charge category.

This is an honor system and it is your responsibility to pay for your guests in a timely fashion. We do not collect from them. Please place your money and completed Visitor charge slip in the drop box at the office.

Visitors must be paid for by the end of each weekend before additional visitors are admitted. People failing to comply will not be approached and will not be invited back next year.

# DISCOUNT GUEST PASS

\*A \$25.00 "Discount Guest Pass" may be purchased at the office for \$20 (a savings of \$5.00 on each pass). If no one is in the office please put check or money in drop box (brass mail slot) to the right of the office door and write Guest pass.

\*When a visitor charge slip (available at the exterior office drop box) is completed and put in the drop box, the fees will be deducted from your "Discount Guest Pass" and your balance will be on file at the office.

\*You will be notified when you need to purchase a new "Discount Guest Pass."

\*A "Discount Guest Pass" is a worry free alternative to the pay as you go method; and you also receive the \$5.00 savings per pass. This is a great option if you have frequent guests.

# SEASONAL RATES

For additional persons, includes entertainment package, and covers the usage for the entire season:  
May 1st thru October 15th.

Adults	\$100
Child (4 and up)	\$35
Key cards	\$5
Guest passes	\$20 cost for \$25 value

(It may be more economical to put your regular visitors on the Seasonal rate)

Free days for the Entertainment Package - Memorial, Family and Friends weekends, Labor weekend

## OTHER CHARGES

Sewer hookup	\$30 (one time charge)
Moving sites	Re-sewer \$50
Firewood	\$30
Wood rack rental	\$25 (one time charge)
WiFi	\$70
Outside storage up to 20'	\$20/month (3 month minimum prepaid)
Over 20'	\$25/month (3 month minimum prepaid)
Prepay 6 months get 10%	Discount on storage
Prepay annual get 20%	Discount on storage
Awnings fabric or vinyl we can quote \$	
Golf cart storage inside	\$138
Old workshop	\$88
Recreational winter use	\$300 (whether one day or six months)

Living over the winter is discouraged but if necessary is  $\frac{3}{4}$  of summer rate



# The Appreciation Banquet

## BERLIN HEIGHTS HOLIDAY PARK

For us this is the highlight of the year. It's not about us, it's about you! It's our way of saying thank you for the things you have done to make BHHP a better place. The banquet involves a lunch or dinner, music, dancing, and prizes. It takes place on a Sunday afternoon in September each year.

You will need to accumulate 200 volunteer points per person to be a Qualified Volunteer (QV) and entitles you to reduced prices on all food activities. Reaching 400 points entitles you to an invitation to the annual Appreciation Banquet in September. Points will be tracked by individual. Points are non-transferable to other family members. For every 200 points you earn you will receive 1 ticket at the door to give you increased chances to win one of our fabulous giveaways. We have numerous gifts and BHHP Bucks. Grand prizes are for 25% off and 50% off of your site rate.

Points will be awarded for a wide range of services. Anything that you do to help make BHHP a better place could earn you points. The following is a list of some ways to participate and earn points.

Coordinate	Special Events	Arrange and prepare events
	Children's Events	Arrange and prepare events
	Decorating	Arrange and take down decorations
Organize	Raffles	Buy meat plates, donate prizes and arrange sellers
Maintain	Horseshoe Pits	Keep tidy and full of sand
	Greens cups	Keep trimmed
	Volleyball Court	Keep raked and edges trimmed
	Flower Beds	Keep weeded & trimmed
	Playgrounds	Collect trash and report damage to office.

Full list of QV activities is in the lodge.

If you are interested in any of these assignments please contact us. Examples of points awarded per event may include Cooking, Setup, Cashbox, Cleanup, or Washing dishes. Everyone can earn qualifying points-regardless of age. Make it a family project.

Example: The coordinator for the Pancake Breakfast would receive 30 points to make sure all aspects of the event are done properly. Coordinators can get additional points by signing up for the other duties involved in the event, like setup for breakfast, and they will receive 30 points. When points are totaled for the season, you will receive one prize ticket for each 200 points earned over 400. After the banquet, coordinators will be confirmed for the next year and points will begin again at zero. The point of all this is to have fun! Bon appetite and enjoy the season



# Regulations and Policy for

Berlin Heights Holiday Park Ltd., 10902 SR 113, Berlin Heights OH 44814

Ph (419) 588 2351 Emergency Ph Sheriff (419) 625-7951

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**Insurance** The park owners and/or operators are not responsible for accidents, injuries, cars, camping units, or any other personal property. All campers must maintain insurance for the above items. A certificate of insurance and liability for the camping unit, for the duration of stay, must be submitted to the office proving coverage. You agree to defend, indemnify and hold harmless Berlin Heights Holiday Park, Ltd., its agents and employees for any injury, death, or property damage caused by or resulting from you or your family's participation in the activities associated with Berlin Heights Holiday Park.

**Lodge** and its facilities are available to you from 8am to ? daily. No smoking in all buildings. Swimsuits are not considered proper attire for the lodge. Bare feet are not allowed in any building. Shirts required.

**Key Cards for Gates** are for registered campers and regular visitor use only. Do not give it to anyone else or use it to let anyone in. Violators will be denied access. One vehicle through the gate at a time.

**Off limits** are the workshop, building by the pool and sewer plant. Do not play with or on any park equipment.

**Visitor** entry hours are 9am to 9pm. After 11pm visitors are considered overnight guests. You are required to pay a day use fee of \$2.00 per visitor over the age of 4, if using swimming pool, paddle boats, kayaks, golf course add \$3. There will be a limit of 4 outside visitors at any one time on a site. If you wish to have more than 4 visitors you are required to make arrangements with the management. You may be required to use other areas of the park. Visitors will park in the parking areas. Remember your visitors are your responsibility and you must pay for them. When your visitors are in the park, you must be in the park. Visitors may not bring their pets when visiting the park for the day.

**Guests** You are responsible to pay a \$4.00 fee (includes day fee) for all overnight guests (children under 4 free) and comply with the same rules as visitors. Your guests may camp, but you must make the reservations for them in advance and they are your responsibility. Maximum stay is one week, or 3 weekends per family per season (not in succession). They must be in before dusk. If they arrive late they will have to come back the next day. If they arrive at the gate without reservations, they will be turned away. RV's \$35/Tents \$20 per night, (includes 2 persons), \$6 extra person 4 and up.

**Parents and Guardians** and primary renter will be responsible for their minors and guests at all times, including at the pool, lakes and in all buildings. Minors under 18 may not be left alone, day or night in the Park without a guardian. All minors must be at their own site by dark. Minors 8 and under must be accompanied by an adult while in buildings. Children under 14 years of age must be accompanied by an adult when at the pool. We are not a "child care center" and ask that you take full responsibility for them, know where and what they are doing at all times.

**Vehicles** One vehicle only may be parked per campsite. There is no parking on any vacant site, use designated parking areas. Please minimize the use of your vehicles as transportation within the park. **Speed limit is 7 mph**

**Sites** Any and all site improvements and landscaping must be approved in advance by management. Any improvements (plants, patio stones, etc.) become the property of Berlin Heights Holiday Park, Ltd. When the site is vacated these items will remain to maintain the integrity of the site. You are responsible for maintaining your unit in keeping with the park, as long as your RV or Park Model is parked on it or you have paid for it. Hand water your lawn and plants.

**Site maintenance** is provided and includes mowing, weed whacking and blowing off patios. While we try to be as careful as possible, accidents do happen. They are accidents and thus why we will not be financially responsible for repairing the damage.

**RV Units** No RVs over 15 years old, repainted, and/or non factory conversions. The hitch end of camper will always remain unobstructed (some park trailers and all park models exempt). Sewer hook-ups shall be done by the park. Dump tanks must not be left open. Hydro-flush devices are prohibited. Water is to be shut off at the outside tap when you leave the park and keep a water pressure regulator on at the tap end of the hose. If you do not, and there is a leak or breakage you will be billed \$25 for water spillage. Household refrigerators, deep freezers, household furniture and washing machines are not allowed outside of camping unit. Also not allowed are: skirting (all park models and park trailers exempt), screened-in areas, tents, decks and fencing. Nothing will be attached to the trees. No clotheslines. All exterior lights must be turned off by midnight or when you retire for the evening. Keep decorative lighting at a considerate number of Watts. Bug zappers are not allowed. Awnings must be put up if you are leaving the park. If an awning gets damaged the fabric will be sliced so further damage is not done to you, your trailer, other persons, trailers or BHHP property. All

antennas must be RV type in RV section (park models excluded). No metal steps (leaves rust marks on patio) or homemade steps.

**Units for sale** must be listed with the office for prospective buyers to gain access to the park. One "For Sale" sign not to exceed 10"x14".

**Storage boxes** One manufactured plastic storage box See Tim for maximum for your site. Storage box must be placed to the rear of your unit and/or inconspicuously on site. See management for shed requirements for park models

**Placement of RV Units** is free. Therefore, if you place your unit, any damage done to the site, patios, walkways, etc., will be repaired to its original condition at your expense. Park charge out rate is \$50.00 per hour plus materials.

**Winterizing** For winter storage, the only items allowed on the site are the camping unit, the picnic table, empty wood rack, golf cart, clean fire ring and storage shed. Do not use Duct Tape see management for alternatives. No tarps, form fitted covers only. You must remove everything from under and around your unit. Including rocks, stones etc. Winterizing must be completed on or before closing date. Any site not properly cleaned will be charged \$25.00.

**De-Winterizing & RV/Vehicle Washing** All RV's must be set up by May 1st, which includes removal of roof vent covers which should be stored under your trailer, not on your roof please. RV's must be washed by May 30th and kept clean throughout the season. You may hose wash your car for \$2.00. Using a bucket and not a hose for washing your car is free.

**Fires and Firewood** Wood racks are provided by BHHP for a one time rental of \$25. The wood rack is to be placed to the rear of the unit and/or inconspicuous. The wood rack will be empty for winter storage. The maximum number of fire rings allowed is 1 and not to exceed 18" in height. It must be placed as far away from trees, roots and RVs as possible. No bonfires or flames over 3' high. Do not store kindling in cardboard boxes, rodents like to nest in them.

**Pets** must be registered, please include rabies tag number #, date and breed. Owners must clean up after their pet(s). Pets must be on a secured leash. Do not tie your pet to any trees or shrubs. Anyone walking their dog must carry some form of pooper scooper at all times. Walk dogs on the side opposite the sites so they do not mark anyone's site. Do not walk pets through walkways in B and C sections. Pets are not allowed in or around any building. Pets must not be left unattended on your site or they will be removed from the park. Barking dogs will not be tolerated. Maximum number of pets allowed is two (2) per site.

**Swimming** No lifeguard on duty. All swimming is at your own risk. Obey the posted pool rules. Street clothes must not have fringe. No diving, jumping or horseplay. Children under 14 must be accompanied by an adult 18 yrs. or older. Anyone who cannot swim should not go beyond rope float or red line.

**Fishing/Paddle Boats** Fishing is allowed in the ponds, license not required. Catch and release. Children under 12 must be accompanied by an adult when near the lakes. Children under 12 are not allowed in paddle boats unless accompanied by an adult 18 yrs. or older. Under 14 in kayaks must wear life jacket. Anyone who cannot swim must have a life jacket on when in paddle boats or kayaks.

**Motorized Transportation** Motorcycles (allowed to and from site) motor-driven cycles, all-terrain vehicles are not allowed. Battery powered vehicles may be ridden in the park only as a form of transport, but not as a toy or form of entertainment. Site number must be visible on cart. If ridden at night, working headlights must be used. Drivers must have learners permit or license. Children may drive with an adult on the cart. Park golf carts on gravel, not the patio or walkways, they stain the concrete.

**Alcohol** is permitted in moderation and in consideration of others. It is not permitted at children's events, at the pool or lakes. No one under 21 is permitted to consume alcohol on BHHP property.

**Dumpster** located at the exit is for camping trash only. Large items are to be taken to the landfill or back to your home. Some examples of large items are bicycles, grills, lawn chairs, appliances, etc. Do not put yard waste into the dumpsters, use designated area. No outside trash barrels. That's why we don't have a rodent or raccoon problem in the park.

**Damage to Property** or the grounds, sites or buildings must be fixed to the management's satisfaction or the cost of repair will be charged to the offender. Park charge out rate is \$50.00 per hour plus materials.

**Mail** All outgoing mail may be taken up to the mail box at the road. Incoming mail is available after 5pm in the file cabinet in the lodge. Please place your request for a mail folder in the drop box at the office if you will be receiving mail regularly.

**General** Firearms are not to be used in the park. Fireworks in any form are not allowed. For your safety skate boarding, roller blading, bike riding, or roller skating is not allowed on the 2 main entrance drives, on lodge sidewalks or in the lodge.

**Acknowledgement** When you agree to be a seasonal at Berlin Heights Holiday Park, Ltd., you agree to abide by these regulations at all times. Regulations may be amended when necessary. A copy of regulations is available on request and is also posted in the lodge. **There will be no refund if you are asked to leave for not following the regulations, theft, or disturbing the rights of others abusing park property or amenities.**

**Quiet hours are 11pm to 8am** Use of power equipment restricted to 8am to 5pm Monday through Friday.

**Business Hours** are 9am to 5pm. After that please respect our privacy as we do yours. We are available 24 hours for emergencies.

.....  
I have read

.....  
Signed

.....  
Dated

# OFFICE COPY Regulations and Policy for

Berlin Heights Holiday Park Ltd., 10902 SR 113, Berlin Heights OH 44814

Ph (419) 588 2351 Emergency Ph Sheriff (419) 625-7951

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**Visitor** entry hours are 9am to 9pm. After 11pm visitors are considered overnight guests. You are required to pay a day use fee of \$2.00 per visitor over the age of 4, if using swimming pool, paddle boats, kayaks, golf course add \$3. There will be a limit of 4 outside visitors at any one time on a site. If you wish to have more than 4 visitors you are required to make arrangements with the management. You may be required to use other areas of the park. Visitors will park in the parking areas. Remember your visitors are your responsibility and you must pay for them. When your visitors are in the park, you must be in the park. Visitors may not bring their pets when visiting the park for the day.

**Guests** You are responsible to pay a \$4.00 fee (includes day fee) for all overnight guests (children under 4 free) and comply with the same rules as visitors. Your guests may camp, but you must make the reservations for them in advance and they are your responsibility. Maximum stay is one week, or 3 weekends per family per season (not in succession). They must be in before dusk. If they arrive late they will have to come back the next day. If they arrive at the gate without reservations, they will be turned away. RV's \$35/Tents \$20 per night, (includes 2 persons), \$6 extra person 4 and up.

**Parents and Guardians** and primary renter will be responsible for their minors and guests at all times, including at the pool, lakes and in all buildings. Minors under 18 may not be left alone, day or night in the Park without a guardian. All minors must be at their own site by dark. Minors 8 and under must be accompanied by an adult while in buildings. Children under 14 years of age must be accompanied by an adult when at the pool. We are not a "child care center" and ask that you take full responsibility for them, know where and what they are doing at all times.

**Vehicles** One vehicle only may be parked per campsite. There is no parking on any vacant site, use designated parking areas. Please minimize the use of your vehicles as transportation within the park. **Speed limit is 7 mph**

**Sites** Any and all site improvements and landscaping must be approved in advance by management. Any improvements (plants, patio stones, etc.) become the property of Berlin Heights Holiday Park, Ltd. When the site is vacated these items will remain to maintain the integrity of the site. You are responsible for maintaining your unit in keeping with the park, as long as your RV or Park Model is parked on it or you have paid for it. Hand water your lawn and plants.

**Site maintenance** is provided and includes mowing, weed whacking and blowing off patios. While we try to be as careful as possible, accidents do happen. They are accidents and thus why we will not be financially responsible for repairing the damage.

**RV Units** No RVs over 15 years old, repainted, and/or non factory conversions. The hitch end of camper will always remain unobstructed (some park trailers and all park models exempt). Sewer hook-ups shall be done by the park. Dump tanks must not be left open. Hydro-flush devices are prohibited. Water is to be shut off at the outside tap when you leave the park and keep a water pressure regulator on at the tap end of the hose. If you do not, and there is a leak or breakage you will be billed \$25 for water spillage. House-type refrigerators, deep freezers, household furniture and washing machines are not allowed outside of camping unit. Also not allowed are: skirting (all park models and park trailers exempt), screened-in areas, tents, decks and fencing. Nothing will be attached to the trees. No clotheslines. All exterior lights must be turned off by midnight or when you retire for the evening. Keep decorative lighting at a considerate number of Watts. Bug zappers are not allowed. Awnings must be put up if you are leaving the park. If an awning gets damaged the fabric will be sliced so further damage is not done to you, your trailer, other persons, trailers or BHHP property. All

antennas must be RV type in RV section (park models excluded). No metal steps (leaves rust marks on patio) or homemade steps.

**Units for sale** must be listed with the office for prospective buyers to gain access to the park. One "For Sale" sign not to exceed 10"x14".

**Storage boxes** One manufactured plastic storage box See Tim for maximum for your site. Storage box must be placed to the rear of your unit and/or inconspicuously on site. See management for shed requirements for park models

**Placement of RV Units** is free. Therefore, if you place your unit, any damage done to the site, patios, walkways, etc., will be repaired to its original condition at your expense. Park charge out rate is \$50.00 per hour plus materials.

**Winterizing** For winter storage, the only items allowed on the site are the camping unit, the picnic table, empty wood rack, golf cart, clean fire ring and storage shed. Do not use Duct Tape see management for alternatives. No tarps, form fitted covers only. You must remove everything from under and around your unit. Including rocks, stones etc. Winterizing must be completed on or before closing date. Any site not properly cleaned will be charged \$25.00.

**De-Winterizing & RV/Vehicle Washing** All RV's must be set up by May 1st, which includes removal of roof vent covers which should be stored under your trailer, not on your roof please. RV's must be washed by May 30th and kept clean throughout the season. You may hose wash your car for \$2.00. Using a bucket and not a hose for washing your car is free.

**Fires and Firewood** Wood racks are provided by BHHP for a one time rental of \$25. The wood rack is to be placed to the rear of the unit and/or inconspicuous. The wood rack will be empty for winter storage. The maximum number of fire rings allowed is 1 and not to exceed 18" in height. It must be placed as far away from trees, roots and RVs as possible. No bonfires or flames over 3' high. Do not store kindling in cardboard boxes, rodents like to nest in them.

**Pets** must be registered, please include rabies tag number #, date and breed. Owners must clean up after their pet(s). Pets must be on a secured leash. Do not tie your pet to any trees or shrubs. Anyone walking their dog must carry some form of pooper scooper at all times. Walk dogs on the side opposite the sites so they do not mark anyone's site. Do not walk pets through walkways in B and C sections. Pets are not allowed in or around any building. Pets must not be left unattended on your site or they will be removed from the park. Barking dogs will not be tolerated. Maximum number of pets allowed is two (2) per site.

**Swimming** No lifeguard on duty. All swimming is at your own risk. Obey the posted pool rules. Street clothes must not have fringe. No diving, jumping or horseplay. Children under 14 must be accompanied by an adult 18 yrs. or older. Anyone who cannot swim should not go beyond rope float or red line.

**Fishing/Paddle Boats** Fishing is allowed in the ponds, license not required. Catch and release. Children under 12 must be accompanied by an adult when near the lakes. Children under 12 are not allowed in paddle boats unless accompanied by an adult 18 yrs. or older. Under 14 in kayaks must wear life jacket. Anyone who cannot swim must have a life jacket on when in paddle boats or kayaks.

**Motorized Transportation** Motorcycles (allowed to and from site) motor-driven cycles, all-terrain vehicles are not allowed. Battery powered vehicles may be ridden in the park only as a form of transport, but not as a toy or form of entertainment. Site number must be visible on cart. If ridden at night, working headlights must be used. Drivers must have learners permit or license. Children may drive with an adult on the cart. Park golf carts on gravel, not the patio or walkways, they stain the concrete.

**Alcohol** is permitted in moderation and in consideration of others. It is not permitted at children's events, at the pool or lakes. No one under 21 is permitted to consume alcohol on BHHP property.

**Dumpster** located at the exit is for camping trash only. Large items are to be taken to the landfill or back to your home. Some examples of large items are bicycles, grills, lawn chairs, appliances, etc. Do not put yard waste into the dumpsters, use designated area. No outside trash barrels. That's why we don't have a rodent or raccoon problem in the park.

**Damage to Property** or the grounds, sites or buildings must be fixed to the management's satisfaction or the cost of repair will be charged to the offender. Park charge out rate is \$50.00 per hour plus materials.

**Mail** All outgoing mail may be taken up to the mail box at the road. Incoming mail is available after 5pm in the file cabinet in the lodge. Please place your request for a mail folder in the drop box at the office if you will be receiving mail regularly.

**General** Firearms are not to be used in the park. Fireworks in any form are not allowed. For your safety skate boarding, roller blading, bike riding, or roller skating is not allowed on the 2 main entrance drives, on lodge sidewalks or in the lodge.

**Acknowledgement** When you agree to be a seasonal at Berlin Heights Holiday Park, Ltd., you agree to abide by these regulations at all times. Regulations may be amended when necessary. A copy of regulations is available on request and is also posted in the lodge. **There will be no refund if you are asked to leave for not following the regulations, theft, or disturbing the rights of others abusing park property or amenities.**

**Quiet hours are 11pm to 8am** Use of power equipment restricted to 8am to 5pm Monday through Friday.

**Business Hours** are 9am to 5pm. After that please respect our privacy as we do yours. We are available 24 hours for emergencies.

.....  
I have read

.....  
Signed

.....  
Dated

# Winterizing

## **Nobody is allow in for the first two weeks after we close, no ifs ands or buts**

### **Park Models not winterizing, exempt**

**Poisons**- To protect our wildlife, which is part of camping, we ask that you don't put any poisons (**including anti freeze & moth balls**) outside your trailer. In a bad winter animals will eat anything they can find and we don't want to kill our squirrels, birds, etc.

**Site** - To make cleanup of the leaves easier and more effective (this is what makes this park as beautiful as it is in the spring and helps to control insects, mosquitoes, vermin etc., by removing their natural habitat) we ask that:

- 1) Place your picnic tables, grill, golf cart, emptied wood rack and steps in the drive strip at least 20' in front of your hitch. Place long side north-south to prevent blowing over
- 2) Sheds in back of units may remain there. Sheds on the sides of units must be moved to the front as above. We are striving to keep everything on the site to no more than 8 feet wide to allow the leaves to blow thru
- 3) No plastic or tarps tied to anything it doesn't really help and ends up blowing off
- 4) Remove wheel covers as it catches leaves and provides great protection for varmints
- 5) Remove everything from underneath your trailer, and all firewood.
- 6) Leave your patios clear, putting steps, BBQ's etc. on your picnic table or wood rack. Place long side north-south to prevent blowing over
- 7) Clean out your fire rings and put extinguished ashes in bags in the dumpster. Fire ring's should be stacked on wood rack or tipped on side. Bricks should be stacked on wood rack or stack on front corner under RV.
- 8) Landscaping will be mowed, so remove lawn ornaments, rocks, benches, etc. If left, they will be removed and discarded.
- 9) Awning anchors need to be removed from the concrete pads and filled with caulking. We are not responsible if they remain & are broken.
- 10) Motorized and hand cranked slideouts must be put in.

### **We spend many hours cleaning up leaves and ask that you do your little part to help**

Failure to leave your site and fire ring as listed will result in being charged at the rate of \$50 an hour to take care of it. Minimum Charge \$25. Please, \$25 is a lot to pay to clean out your fire ring, so please do your bit.

A tip to help keep vermin from making your summer home their winter home, they don't seem to like Coast bar soap or Bounce fabric softening sheets, the perfume smell or something. Place sheets everywhere, in the drawers, cupboards, under the cushions, under the couch, in the closets and just on the floor. A wives tail, so what, even if it doesn't work at least it will make everything smell fresh next spring (better than moth balls). Do not leave any perishable food (crackers, cereal, flour, etc.) whatsoever. Seal any holes exposed to the outside, especially under the sinks. Insulating foam in a can works very well around pipes, etc.

**Unit** - Fold up your steps and make sure you lock your awning, vents and any dead bolts you may have. Doors are known to pop open in the wind or frost heave. Park trailers remove jacks under your slideouts

**Tape** - We do ask that you **don't use duct or any other type of tape** on the exterior for several reasons

- 1) Usually tape dries out and falls off (which means we have to pick up) before the winter is over and therefore it no longer serves its purpose.
- 2) In the spring you are left with a dried up residue that takes forever to clean off using harsh solvents, also not good for your RV's finish.

If you want to cover your exterior doors, putting plastic in behind them and then closing and trimming off the excess is just as effective (no tape required). I am still not sure why people insist on doing this as it won't stop mice (they can't climb vertical aluminum surfaces) and bees etc don't nest in the winter.

**Golf Carts** -Winterizing - You may store your golf cart on your site, in a graveled area 15' ahead of your hitch. The batteries will not be damaged by the cold as long as they are full of water and fully charged. It also pays to take off the Positive + cable to the ignition to prevent any possible discharge. You may also rent inside storage space in the old workshop for \$75 or the lodge for \$125 for the off season. We can also provide fall and spring battery maintenance for \$50 plus parts (cable ends \$1-cables \$5 each)

**Key cards** - Will be used again next year, so keep them. The exit will be blocked off. Exit will be through the right entrance lane only—use the button at the lodge. If you want to check on your trailer this winter, call ahead (this is just common courtesy).

Winterizing RV's \$50, Park Models/trailers \$60 (\$10 washer or ice maker) plus tax, if done on or before closing day. Park Models winterized after closing day add \$25.

**IF DEPOSIT IS NOT RECEIVED BY OCT 10TH, YOUR SITE IS AVAILABLE TO OTHERS AND UNIT MAY BE REMOVED TO STORAGE (there are a lot on waiting lists for certain sites)**



# End of Season Checklist for Closing

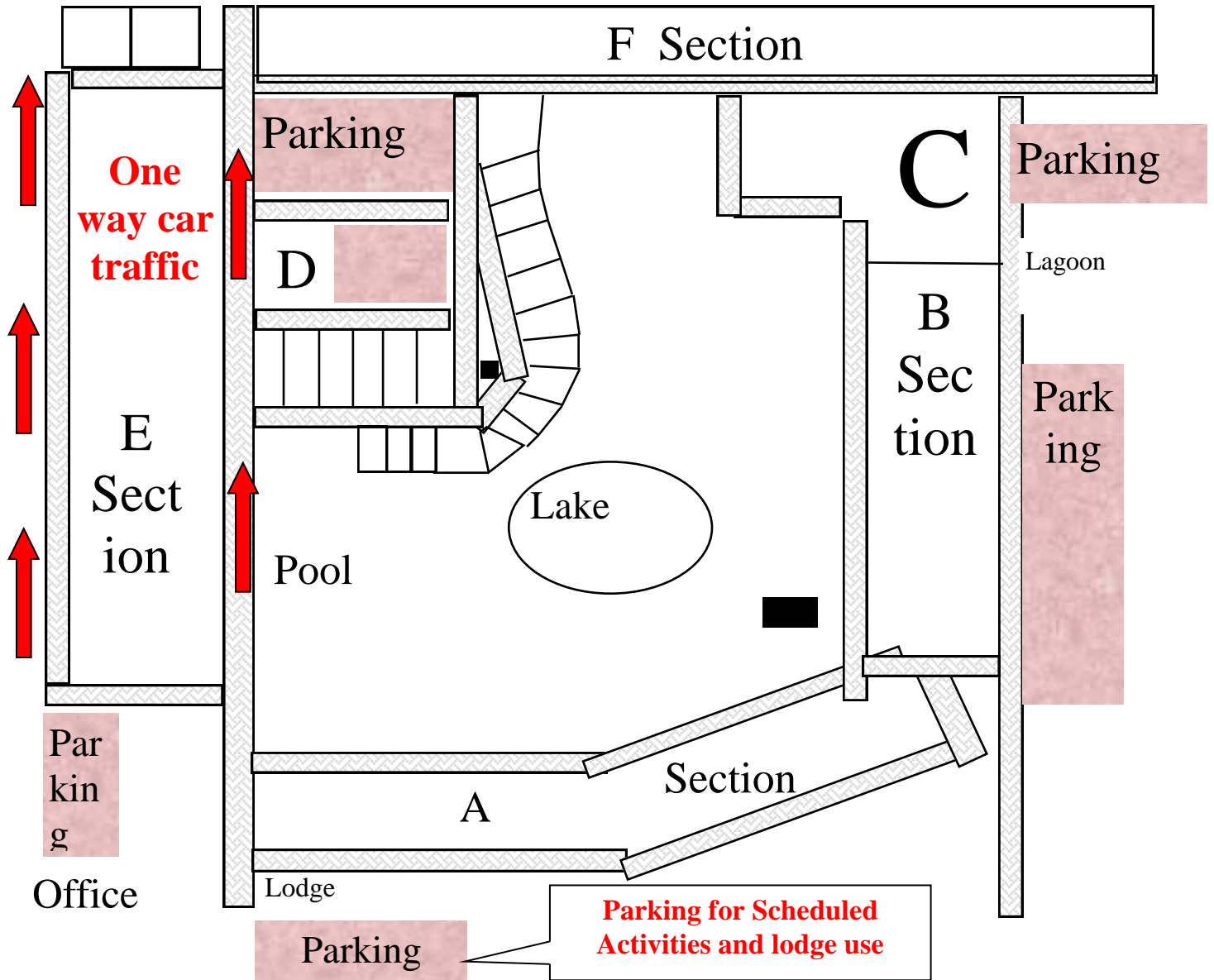
Place on gravel 20 feet in front of unit or directly behind

- Picnic Table
- Wood Rack
- Steps
- Golf Cart - one per site
- Fire ring - Dispose of ashes and place on empty wood rack or stand up
- Tire covers - Remove all tire covers
- Remove any landscape stones, decorations, etc. that you would like to keep
- Remove everything from under unit
- Secure all sides & top of storage units. Winter winds do tear them apart.
- Close all vents firmly to prevent opening
- Roll up awning tightly
- Secure all doors and deadbolts
- Remove awning anchors & caulk holes
- Winterize water lines
- Remove all cans any anything freezable (liquid soaps, cleaning fluids etc. rule of thumb if it mixes with water it is freezable) or put in tub or shower

Anything left behind that doesn't meet regulations or becomes a nuisance or safety issue will be discarded and you will be billed for cleanup (minimum of \$25).

*Thank you for your cooperation.*

# One Way Car Traffic Pattern



Both roads in E Section are **One Way Heading South** for **CARS ONLY 2pm Friday through 6pm Sunday**. (Two way traffic for golf carts.) All other roads are two way traffic for all vehicles with cars having the right of way.

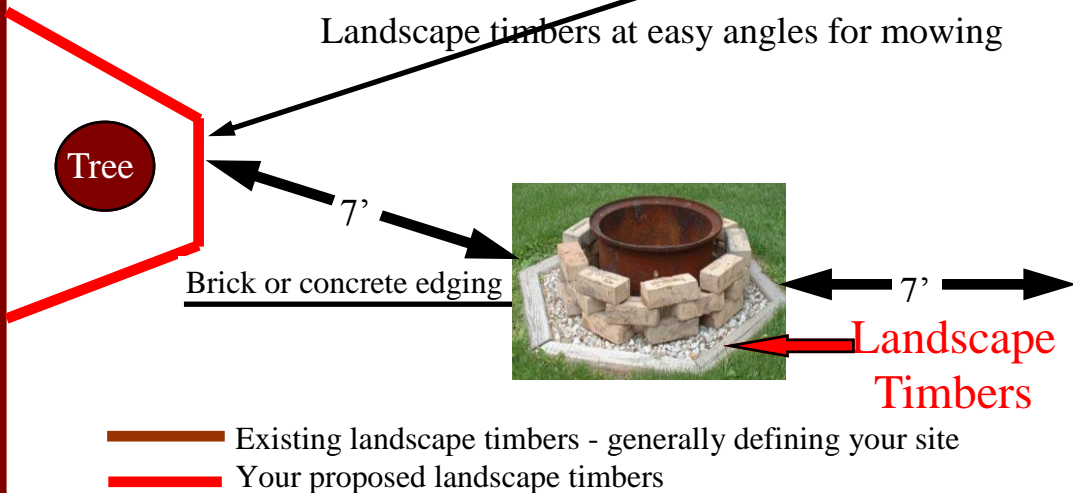
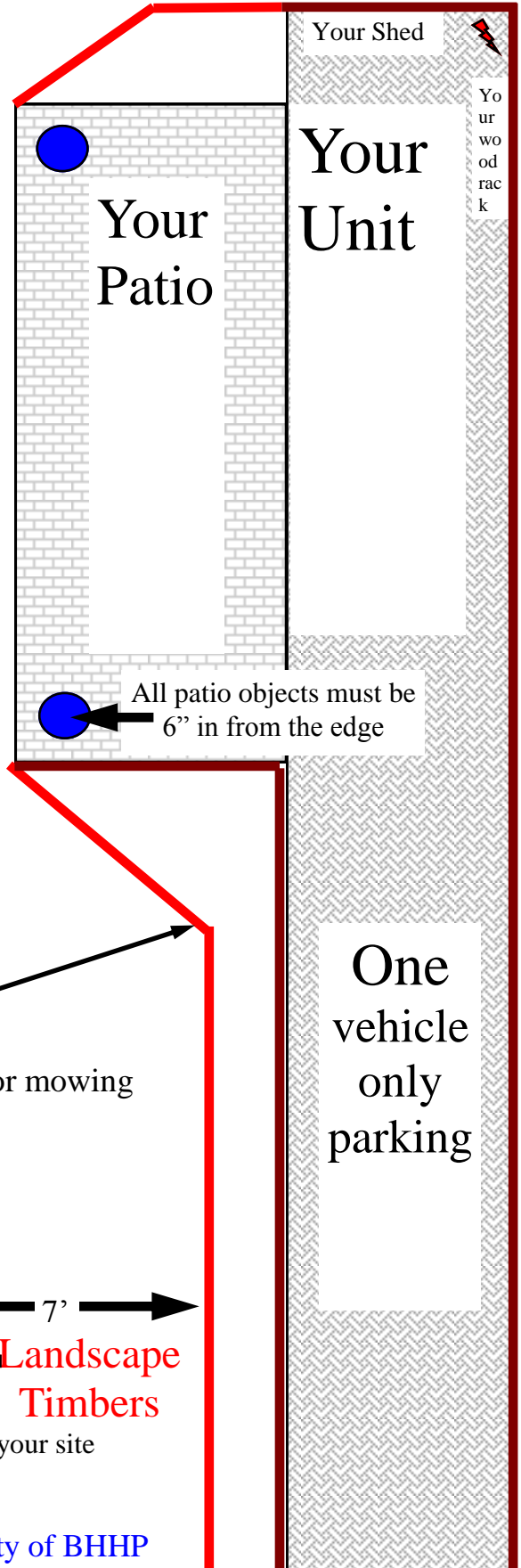
Please restrict parking to these shaded areas. Gravel areas only. It is very helpful if you tell your visitors where to park (not on vacant sites please) and where the exit is. One vehicle per site. Thanks for your help.



# Landscaping and Your Site

## *This is only a guideline*

- To be on the safe side clear all landscaping ideas with Tim
- Everything must be flush with the ground and all gardens must be edged
- Minimum of 6' clearance between any objects for mowing
- All garden decorations must be within the landscaped areas
- All objects must be 6" in from all grassed areas
- No shrubs
- Flower pots not recommended as in the heat of the summer they need watering daily, sometimes twice
- No sprinklers or soaker hoses. Hand watering only
- All garden decorations must be removable for the winter including rocks
- Place and wheel rims must be partially decorated with brick or concrete edging
- Sheds and wood racks must be to the rear or offside of your unit
- Storage units, only one per site, includes coolers. Must be manufactured plastic not to exceed 6' high and/or 16 sq.'. No cardboard boxes
- Wood racks must be 4'h x 5'w x 16"d with the wood 12" off the ground
- One picnic table only
- Wind chimes must be silenced in your absence and at night
- No trash barrels, homemade steps, bug zappers, bright lights, household furniture, antenna, appliances, carpet, deck, lattice, skirting, fences, tents, screens rooms, clothes lines, 'for sale' signs, timber under your wheels, firewood on the ground, clutter under your unit
- No golf carts on your patio
- No tarps, manufactured or form fitted covers OK
- Dump tank to remain closed, but can leave gray water open
- Water tap; red shut offs are for park use only. Pressure regulators on the tap before your hose recommended. Turn off the water when you leave
- Ground mounted satellite dishes must be landscaped
- No ground stakes outside of landscaped areas (dog or awning)
- Do not attach anything to the trees



- Existing landscape timbers - generally defining your site
- Your proposed landscape timbers

All in ground landscaping and plants remain the property of BHHP

CERTIFICATE FOR:



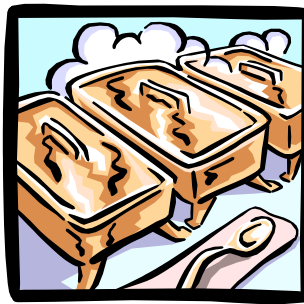
*Complimentary Breakfast*

No cash value

This certificate entitles the \_\_\_\_\_

Expires October 1, 2013

10902 St. Rt. 113 E  
Berlin Hts., OH 44814  
419-588-2351  
info@SeasonalResort.com



Come up to the lodge and enjoy breakfast with us. Sign everyone up by 9 pm the night before (signup sheets are in the lodge on the north wall). Just bring your plates & utensils (or buy a setup for 25¢. Cups for coffee & juice supplied). Arrive before time posted and present certificate to the cashier. Breakfast is put out promptly at time posted. Once everyone has finished seconds, the volunteers clear, clean and put everything away.

If you sign up before the event and find that you cannot attend, call before the sign up deadline and we'll take your name off the list. For future meals, if your name is on the list and you don't show, you are still responsible for paying for the meal because food has been bought and prepared based on how many sign up.

Bon appetite!

