

# TRACY'S RV PARK



## GUIDELINES

Seasonal RV Sites  
16836 Cty. Hwy. 6  
Lake Park, MN 56554  
Phone 218-850-0169

[tracysrvpark@gmail.com](mailto:tracysrvpark@gmail.com)

# Welcome to Tracy's RV Park!

We are committed to making our park an enjoyable place for our seasonal people. The following guidelines are designed to make Tracy's a safe, peaceful, and enjoyable family RV park.

If you have visitors, make sure they are aware of our guidelines in the park. You are responsible for the behavior of your visitors.

Tracy's reserves the right to remove any or all violators of these guidelines without refund and to have removed persons or animals considered detrimental to the health, safety, or welfare of others using our park.

# Your Site and Use of It

**Opening and Closing** Our opening and closing dates will be stated on your contract for the season. Use of your site before or after these dates is not permitted.

**Water** The water will be turned on in the spring when weather permits.

**Site Basics** Upkeep and general maintenance of the site is the renter's responsibility. You will be charged an additional fee each time we have to cut your grass or clean up your lot.

We must have a current copy of your Declaration of Insurance on file for your trailer, deck, dock, stairs, etc. that is left on our property.

Respect your neighbors and their site. Quiet hours are from 11:00 PM to 8:00 AM

Without pre-approval from Tracy's, no one is allowed to use your unit without you present.

No dogs are allowed on the premises.

**Your Unit** Liability and damage insurance for your unit, steps, dock, and all of your personal assets are your responsibility.

No self-regenerating water softeners are allowed and no in-unit washer/dryers.

Please turn your water off when you leave for home.

Only straight docks are allowed. (4ft maximum width)

**Deposit** Your deposit in the fall covers the storage fee on your unit until 7 days prior to opening day. The deposit is credited toward your rent balance for the following season if you decide to stay and make your final payment before May 1st. The deposit and rent do not transfer to another person and are non-refundable. Your contract is between you and Tracy's RV.

**Sales** We must know in advance if your unit is to be sold. We will decide at that time if your unit will be allowed to stay at Tracy's.

Some general guidelines will be followed: Mobile homes over 30 years old and all other trailers over 15 years old will be upgraded. This will allow our park to stay updated with more efficient units. All sales are subject to transfer fee.

Any unit put on the market without Tracy's being notified first will automatically be removed. We must approve any buyer for units staying at Tracy's. You cannot share, sub-lease or rent your unit in our park. Unit must be titled to leasee on contract with Tracy's.

**Site Modifications** No digging of any kind is allowed without pre-approval. The seasonal and/or person responsible for damage to utility or other assets will pay for the repair and/or replacement.

*All storage sheds must be pre-approved.* Generally, one 8' x 8' (max. size) Rubbermaid style will be allowed.

*All deck building must be pre-approved.* Generally, the maximum allowed size of a deck is 320 sq. ft.

## Visitor Policy

**Visitor Basics** Visitors are defined as any person not listed on the signed contract between you and Tracy's. This includes people entering the park with you or on their own.

Minnesota State Law requires visitors to register upon arrival in the store or by using forms in our visitor mailbox.

Any visitor not registered upon arrival will be subject to an additional, non-registration fee on your account.

Visitors cannot invite visitors. Only our contracted seasonals can invite visitors.

When you invite someone to use our facilities, please make them aware of our regulations. Remember that by having visitors you also have the responsibility of their behavior.

### **Visitor Fees\***

- Day Pass (8:00am-11:00pm) = or
- Overnight Pass (8:00am-11:00pm the following day.)
- Seasonal Guest Passes for family members are available (max. of 10 per contract). Those that have seasonal guest passes share all responsibilities as contracted seasonals but they are still considered guests (pre-paid guests) and without notification from the seasonal and approval from Tracy's RV Park, seasonal guests will not be allowed to be at the park without the seasonal present.

**Additional Fees\*** We must have reservations if you exceed 10 visitors per day. A seasonal hosting more than 10 visitors will be subject to additional fees.

All visitors, unless registered for overnight stay, must be out by 11:00 PM. If they are not out by 11:00 PM an additional fee will be charged.

Any visitor watercraft or trailer entering Tracy's will be subject to an additional fee.

*\*Contact Tracy's RV Park for current rates.*

# Speeding

**Basics** To be in accordance with MN State Law, we ask that you drive 5 MPH in the park. This speed limit is in effect from the moment you leave County Hwy 6. Speeding is a problem so if you need to drive fast, we are not the place for you.

**Enforcement** We will issue one warning. If there is a second time, the result will be eviction. Your unit will not be sold on site. Your unit will be removed from Tracy's.

Be sure your family members and visitors are aware of this policy.

**Remember** Our driveway goes all the way to Cty. Hwy. 6.

# Golf Cart Owners

**Basics** Golf carts are allowed to be used 8:00 a.m. - 11:00 p.m.

They must be kept in good quiet working order.

Make sure you have liability insurance coverage on them and operate only on primary roads.

Gas carts are preferred over electric.

Golf carts are for transportation in the park. When they become toys we can no longer allow them. If you own a golf cart, you are responsible for the operation of the cart.

Golf carts will be treated like motor vehicles; driver's license and/or permit accompanied by an adult are required to drive.

Common sense goes a long way when operating a golf cart. Slow and courteous.

## Other Things to Know

Extra vehicles, including utility and watercraft trailers, may not be left in the park and stored without permission.

Swimming is at your own risk. We do not provide a lifeguard. Do not use watercraft of any kind inside our swim markers.

We do not allow fireworks of any kind, not even sparklers.

State law does not allow washing cars or trucks on your site.

Our system is not for watering lawns. Flowers and new grass are fine. **No sprinklers.**



We prefer that when Becker County is in a storm warning you do not come to the park. If you get caught here in bad weather, the shower building is our storm shelter.

We do not allow ATVs (3 or 4 wheelers, side-by-sides, etc.) Motorcycles are fine in and out but not for park riding.

**Garbage** We cannot accept large items or construction materials. Your old furniture, appliances ,scrap wood, carpet, chairs, etc. must be taken with you or hauled to Becker County landfill.

## Just For Kids

If you're not with Mom, Dad, or a legal guardian, be at your site by 11:00 p.m.

Our shower building is not a play area. Limit your showers to under 10 minutes.

Use common sense when riding your bikes. Reckless riding may cause you to lose your bike riding privileges at Tracy's.

When you invite a friend, you are responsible for their behavior.

No weapons of any kind allowed. (sling shots, archery, BB guns, etc.)

No battery-operated or motorized kids vehicles are allowed at the park, including drones.

Do not fish in the swim area.

Be sure you have permission to be on any dock or watercraft.

No child under 12 is allowed in the shower building without an adult.

Tracy's RV Park is privately owned and reserves the right to refuse service to anyone. Tracy's RV Park will not be responsible for any accidents, injury or loss of any kind.

We appreciate your business and your cooperation with these guidelines.

*-The Tracy's*