



Hello Prospective Buyer,

Thank you for requesting information on our campground. We are a cooperative. The land is owned by its Members. All those that buy in, receive one (1) share of stock from the seller, and any personal property they are selling with it (such as a trailer, golf cart, shed, boat, gazebo, etc.) Each Member has a fifteen (15) year renewable lease to the lot, sold with the stock certificate at settlement. The cost to renew your fifteen (15) year lease is \$1.00.

We have annual dues of \$3400 for 2025, and rely heavily on volunteerism to raise funds, or help out in the park with repairs and activities. This keeps our operational budget low and your annual dues low. Beach Harbor pays for the water and sewer, and you are responsible for electric, propane, internet satellite, and telephone services.

We are also a seasonal campground, open from **approximately** March 15, weather permitting, until the last Monday in November. We shut the water off in November, but it is available at the Clubhouse by the bucket. We also have the restrooms open year-round. Members are allowed to come and stay during shutdown but can only stay fifteen (15) days/nights per calendar month. Members cannot stay thirty (30) days consecutively, i.e., crossing over from one month directly into the next month.

We can arrange for a site visit by appointment. We will require a copy of your driver's license. A complete list of Member For Sale Listings can be found on our website, beachharbor.net.

I am here to help you with questions about the park and its membership, as needed. Should you decide to make an offer, and come to an agreement with a member, I will help you through the settlement process as well.

One last note: Beach Harbor is a family community association, with plenty of boating, activities, crabbing, fishing, karaoke, dancing, bingo, snack shack, pool and spa time, laundry, gate and maintenance staff, special events, basketball, plenty of surrounding restaurants and things to do.

Thank you again for your interest.

Lisa Busick, Manager
Beach Harbor Camper's Cooperative, Inc.