

MVOA Rules Policies

CATEGORY	RULE/POLICY	RULE AND/OR POLICY	1st OFFENSE	2nd OFFENSE	3rd OFFENSE	VOTE DATE
		Asterisk (*)	To be determined by the Board of Directors			
		FINES	All fines are to be determined by the Board of Directors unless otherwise noted.			
		FORMAL COMPLAINTS	All formal complaints must be presented to the Board of Directors (in person or via email) within 48 hours of incident	Board of Directors email: mvoaboardofdirectors@mvoacamp.com		
		OFF SEASON	Off season falls from November 1st through March 30th.			
		Order to vacate/ban/removal	To be determined by the Board of Directors based on the severity of the offense.			
ALL AREAS	RULE	FLAGS: Flags permitted to be displayed are the U.S. American Flag and U.S. Military Flags Only	Owner of any other flag will be required to remove their flag from public view.			6/21/2025
AMENITIES - ADULT CENTER	RULE	Adult Center not cleaned up after use	Verbal warning & must clean up	Written warning, clean up & minimum fine of \$50 *	Loss of Adult Center privileges	
AMENITIES - GUARD SHACK	POLICY	Entrance & Exit Gates	One vehicle at a time when entering or exiting through gate system	Damage caused to gate when entering or exiting - \$100 penalty		9/16/2023
AMENITIES - LAKE	POLICY	Lake swimming in designated areas is permitted. Swimming pool rules apply.				6/21/2025
AMENITIES - LAKE	RULE	Children (under age 16) without life vest	Verbal warning	Verbal and written warning of potential loss of lake privileges	Loss of lake privileges	
AMENITIES - LAKE	RULE	Fishing rules broken	Verbal warning	Verbal and written warning of potential loss of lake privileges	Loss of lake privileges	
AMENITIES - LAKE	RULE	Pollution (with proof)	Verbal and written warning to clean up	Immediate eviction from park		
AMENITIES - LAKE	RULE	Swimming	Verbal warning	Verbal and written warning of potential loss of lake privileges	Loss of lake privileges	
AMENITIES - PAVILION	RULE	Pavilion not cleaned up after use	Verbal warning & must clean up	Written warning, clean up & minimum fine of \$50 *	Loss of Pavilion privilege	
AMENITIES - SWIMMING POOLS	RULE	All Styrofoam is prohibited in swimming pools	Verbal Warning	Written warning and order to clean up debris	Order to vacate swimming pool area	

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AMENITIES - SWIMMING POOLS	RULE	Glass brought into pool area	Verbal warning to remove glass from pool area	Pool ban for the remainder of the day		
AMENITIES - SWIMMING POOLS	RULE	Hot tubs, wading pools or any other body of water on campsites are prohibited.	Notice to remove the device immediately.			
AMENITIES - SWIMMING POOLS	RULE	Leaving trash	Verbal warning & must clean up	Verbal and Written warning, clean up and minimum \$50 fine *	Loss of pool privileges for the remainder of season	
AMENITIES - SWIMMING POOLS	RULE	No wristband	Verbal Warning	Pool ban for the remainder of the day		
AMENITIES - SWIMMING POOLS	RULE	Pop-Up Tents must be removed from the pool deck nightly.	Tents will be removed if left on pool deck after pool closing hours.			6/21/2025
BOARD	POLICY	Breach of confidentiality	Removal from the Board			
BOARD	POLICY	Failing to do duties elected or appointed	Written warning	Removal from the Board		
BOARD	POLICY	Missed meetings - 4 meetings per year	Removal from the Board			
CAMPSITES - ALL	POLICY	Occupy or trespass onto neighboring campsites - with formal complaint	Unauthorized parking of golf carts or vehicles is prohibited	Children and pets are not permitted to occupy or trespass	Violation of this common courtesy is subject to order to vacate *	9/16/2023
CAMPSITES - ALL	RULE	Clotheslines	Retractable only			
CAMPSITES - ALL	RULE	Swimming pools are the only body of water permitted for swimming	Hot tubs, jacuzzi and portable pools are prohibited on campsites.			
CAMPSITES - ALL	RULE	Winterizing - cause damage to water lines to and from spigot	Site renter must pay for cost of repair			
CAMPSITES - MEMBERS	POLICY	S2S Members - Length of stay on a campsite (camping season)	Previous: 14-day stay on site & one 21-day stay on site	NEW: 21 day on site with 17 day lapse for same site	6 Reservations on books at a time. Reserve site up to 21 days with a 17 - day lapse. Once checked in, another reservation can be made.	
CAMPSITES - MEMBERS	RULE	S2S Members - Debris/Clutter left on campsite	Verbal/written warning with 24 hours to clean up (proof included)	Minimum \$50 fine *	Minimum \$50 fine and 30 day order to vacate *	
CAMPSITES - MEMBERS	RULE	Trees cut down (unauthorized)	\$100 fine with 10-day order to vacate	\$250 fine with 15-day order to vacate	\$500 fine with order to vacate and up to permanent removal *	

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CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	EA Platform & Hand Rail Restrictions	EA Deck / Platform Railing Minimum 36" and Maximum 42" with board approval prior to installation			
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	EA Shed Restrictions	EA sites are permitted to have a Garden Style shed no larger than the following exterior dimensions: 8'x12' Diameter. 6' Wall Height, 9'6" Roof Peak	Barn Style sheds are prohibited. Sheds must be placed at the rear of the campsite.	All sheds must be approved by the Board of Directors. All EA sheds installed prior to 8/15/2020 are grandfathered in and are permitted to remain as is on site.	
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	EA sites (purchased from member)	Electric transferred to new member immediately	Must maintain campsite according to rules	Storage sheds, boxes, decks and platform decks are permitted according to rules	
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	EA sites (purchased from MVOA)	Electric transferred to member within 90 days	Must maintain campsite according to rules	Storage sheds, boxes, decks and platform decks are permitted according to rules	
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	EA/REA MERGE	All restricted exclusive sites have been upgraded to exclusive sites.	All exclusive sites have the same upgrade policies.	Fence, Deck, Shed, Retaining Wall, Concrete Pad	10/19/2024
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	Exclusive site(s) surrendered	Members may surrender their exclusive site to MVOA but will still be responsible for deed membership.			
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	Fence Restrictions	EA Fence Height Maximum 36" with board approval prior to installation. Fence must be maintained by owner or subject to removal.			
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	Length of stay	Permitted 364 nights per year with off season approval.	Must have mailing address not belonging to MVOA		

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CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	OFF SEASON: Length of Stay (Edited 6/21/25 to 46 days to eliminate confusion with free 45 nights)	Permitted to stay up to 46 days. Over 46 days, must obtain BOD approval. Gate card turned off without BOD approval	BOD will review the following member details during the approval process: 1) Maintains membership for 12 consecutive months. 2) Dues & usage have been consecutively paid to date in the prior 12 months. 3) Has a USPS address that does not belong to MVOA 4) BOD has not received a formal complaint in the prior 12 months. 5) Has acquired the approval before the allotted 46 days is used.	The permitted 46 nights during off season is not related to the 45 free nights of usage.	VOTED 9/25/2023 Revisited & Edited 6/21/2025
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	PARK MODELS - A request form must be submitted with the necessary documents.	Request form guidelines: a) A schematic manufacturer blueprint must be attached at the time of request. Documentation stating that the structure is titled as a park model must be attached.	b) Easement Restrictions: 5' from any adjacent street c) 3' from any adjacent property lines d) All utilities must be easily accessible for service/repair. (Water, Sewer & Electric) e) Concrete Pad/Runners: Concrete Pad/Runners are not mandatory unless mandated by the manufacturer A separate concrete pad request must be submitted prior to installation.	f) Each step of installation must be inspected and approved by a designated board member prior to advancing to the next phase until the upgrade/installation has reached completion.	VOTED 2/15/2025
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	REA Shed Restrictions - Policy inactive due to REA upgraded to EA	REA sites are permitted a shed size maximum 36sq ft.			10/19/2024
CAMPSITES - MEMBERS (EXCLUSIVE)	POLICY	Water Lines	Park is responsible for maintenance & repairs from Spigot to street	Member is responsible for maintenance & repairs from water spigot to RV/Park Model		
CAMPSITES - MEMBERS (EXCLUSIVE)	RULE	Campsite upgrades without authorization - SHED SIZE, CONCRETE PAD, FENCING, DECK	Written warning to remove within 10 days	Minimum \$50 fine and MVOA removes upgrade *		
CAMPSITES - MEMBERS (EXCLUSIVE)	RULE	Debris/Clutter on EA sites	Written 14-day warning to clean up site	Written 14-day warning with minimum \$250 fine *	Minimum \$500 fine with a minimum 30-day order to vacate up to permanent removal *	
CAMPSITES - MEMBERS (EXCLUSIVE)	RULE	Leaves/Lawn Waste on site	Written 14-day warning to clean up site	Written 14-day warning with minimum \$50 fine *	Minimum \$100 fine with a minimum 10-day order to vacate. Next step will be abandoned property *	

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CAMPSITES - MEMBERS (EXCLUSIVE)	RULE	OFF SEASON - Enclosures	Winter enclosures are permitted during the off season only.			
CAMPSITES - MEMBERS (EXCLUSIVE)	RULE	SITE NUMBERS: Exclusive sites must have the site number visible from the street.				6/21/2025
CAMPSITES - MEMBERS (EXCLUSIVE)	RULE	Site Upgrade Inspections	Approved requests for site upgrades must be inspected during and after the approved project is complete.			added 10/11/2023
CAMPSITES - MEMBERS (EXCLUSIVE)	RULE	Transfer of an exclusive site to a potential new member must be approved in advance by the Board of Directors.				5/5/2024
CAMPSITES - PRICING RATES	POLICY	Campsite Rate Increase per night Current Rates - "A" Full Hook-up \$43.00, "B" Water & Elec \$41.00, "C" Tent \$28.00	"A" Campsites (Full hook-up with water, electric and sewer) Public Rate: 30-amp - \$45.00/night (6 people per site and \$10.00/person thereafter) 50-amp - \$47.00/night (6 people per site and \$10.00/person thereafter) Member Rate: \$1500/annual - 45 Free Nights/annually - \$7.00/night thereafter (8 people per site and \$5.00/person thereafter)	"B" Campsites (Water and Electric) **Tent campers renting a site with electric should bring a 30amp to 110 adapter. Public Rate: 30-amp - \$43.00/night (6 people per site and \$10.00/person thereafter) Member Rate: Member: \$1440/annual (8 per site) - 45 Free Nights/annually - \$7.00/night thereafter (8 people per site and \$5.00/person thereafter)	"C" Campsites (primitive camping - no water or electric) Tent Site - \$30.00/night (2 people per site and \$10/person thereafter)	Voted 1/8/2025
CAMPSITES -ALL	RULE	Use of space heaters on park electric is prohibited	(Full hook-up with water, electric and sewer)			
CHILDREN	RULE	Children must have adult supervision when in the swimming pool area.	Public Rate:	Written warning	Loss of pool privilege for remainder of the day	
CHILDREN	RULE	Public access amenities unruly behavior	Verbal Warning	Written warning to stay on site with parent	Notice to vacate and up to permanent removal *	
CHILDREN	RULE	Theft (with proof)	Parents / member notified with potential police involvement. Parent / member is responsible for cost to replace stolen item(s).			
CHILDREN	RULE	Underage golf cart driving	Verbal Warning	Verbal and Written warning to parent	Loss of Golf Cart Privilege for remainder of stay	

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CHILDREN	RULE	Underage Public Drinking	Police called & removal from park			
CONDUCT	RULE	Destruction of MVOA property	Unintentional - Must pay for cost of repair	Intentional - Police called and notice to vacate		
CONDUCT	RULE	Destruction of MVOA property - proof required	Written warning and Member must pay for repair(s)	Notice to vacate and up to permanent removal *		
CONDUCT	RULE	Drug use in public areas (with formal complaint)	Verbal & Written warning with notice to vacate			
CONDUCT	RULE	Excessive noise (After Curfew) - with formal complaint	Verbal warning	Verbal / written warning with 10-day order to vacate	30-day order to vacate	
CONDUCT	RULE	Excessive noise (not during quiet time) - multiple complaints from more than one source	Verbal warning	Verbal and written warning	10-day order to vacate	
CONDUCT	RULE	Instigating toxic/negativity amongst members - with formal complaint	Refer to Board of Directors	Written warning	Notice to vacate and up to permanent removal *	
CONDUCT	RULE	Instigating toxic/negativity social media	Refer to Board of Directors	Written warning and temporary ban from Social Media Pages & Groups	Permanent ban from Social Media Pages & Groups. Notice to vacate and up to permanent removal *	
CONDUCT	RULE	Physical Aggression (with witness)	Immediate removal for undetermined number of days (per party) pending investigation by Board of Directors			
CONDUCT	RULE	Physical aggression towards staff or Board of Directors	Police called and immediate removal for undetermined number of days (up to permanent removal determined by the Board of Directors)			
CONDUCT	RULE	Public access amenities unruly behavior	Verbal warning	Removal from public access areas with potential order to stay on site for remainder of the day (determined by the Board of Directors)	10-day order to vacate	
CONDUCT	RULE	Sexual harassment - with formal complaint & IMMEDIATE INVESTIGATION	Order to vacate for undetermined number days and up to permanent ban *			
CONDUCT	RULE	Theft	Police called & removal from park			
CONDUCT	RULE	Verbal Aggression - with formal complaint & investigation	Up to 10-day order to vacate *	Up to 30-day order to vacate *	Order to vacate and up to permanent removal *	

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GATE CARDS	POLICY	Members receive (1) gate card at no cost.	2nd gate card \$5.00	Additional gate cards \$10.00 each	Public \$10.00 deposit	
GOLF CARTS	RULE	Driving without headlights & taillights	Golf cart to remain parked during night hours			
GOLF CARTS	RULE	Registration required by May 1st of each year. Proof of ins not required but must be maintained while at MVOA.	Verbal warning	Loss of Golf Cart Privileges until registration is obtained	Notice to remove golf cart from premises	
GOLF CARTS	RULE	Speeding / reckless driving	Verbal warning	Loss of golf cart privileges for remainder of stay	Loss of golf cart privilege for the remainder of the season	
GOLF CARTS	RULE	Underage golf cart driving	Verbal Warning	Verbal and Written warning to parent	Loss of Golf Cart Privilege for remainder of stay	
MAINTENANCE - MEMBERS	RULE	Members are restricted from using park equipment for personal profit.	Members must obtain approval from the board president prior to using park equipment.	Written warning	Order to vacate and up to permanent removal *	4/20/2024
MEMBERSHIP	RULE	Transfer of a deed to a potential new member must be approved in advance by the Board of Directors.	Potential new deed owners must provide a valid Drivers License to the BOD for an MVOA history check prior to deed transfer.			5/5/2024
MEMBERSHIP	POLICY	30 for 30 volunteer incentive	Available year round - Does not roll over to following year	Management approval required	Time card with tasks and hours worked must be on file	
MEMBERSHIP	POLICY	45 Free Nights	Each deed is permitted 45 free nights of usage per year.	Members with a past due balance are prohibited from using any 45 free nights	Sharing free nights with friends & family is prohibited	
MEMBERSHIP	POLICY	Deed Quit Claim	Deeds cannot be quit claimed to MVOA. Members are responsible for membership until balances are paid and deed is transferred accordingly	Deeds must be processed by MVOA. Personal attorney documents regarding deed transfers are not permitted.		
MEMBERSHIP	POLICY	Deed Transfers	MVOA will only assume deed in event of death, physician approved illness or by Board Approval	Deed must be transferred to MVOA or a member. It cannot be surrendered.	Member must pay transfer fee and be current on balance of account before transferring deed.	
MEMBERSHIP	POLICY	Dues non payment	Gate Card revoked	Collections		
MEMBERSHIP	POLICY	New members on ACH - Inactive Policy due to all members receive online invoice for membership dues, storage and fines.	New members are required to provide ACH info for 1st year of membership - then will be given a choice of payment method.			1/1/2024

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MEMBERSHIP	POLICY	Prospects will be reviewed prior to approval for membership	If membership application is denied, a new application will not be accepted for one year.	Denied if in the last 10 years: Bankruptcy, Theft Conviction, Default in Rent Payments, Vandalism	Denied if ANYTIME: Prior collections to MVOA, Child endangerment, No RV Ownership	5/18/2024
MEMBERSHIP	POLICY	Usage - Site to site and Exclusive Site Members	Members that camp over 45 nights in a calendar year will be charged \$7.00 a night			
MEMBERSHIP - DUES	POLICY	Membership Dues Increase	Previous Annual Membership Dues: "A" Membership \$1200 / "B" Membership \$1140 / "C" Membership \$425	Current Annual Membership Dues: "A" Membership \$1500 / "B" Membership \$1440 / "C" \$725	Dues will increase by 3% in 2026 and continue increasing with final increase in 2030. A vote will take place to continue with the annual rate increase.	Members Vote 10/19/2024
MOTORIZED VEHICLES	RULE	Battery and gas powered recreational vehicles	Go-carts, ATV's, Buggies, or unlicensed gas powered vehicles are prohibited from being driven within the boundaries of the campground	Electric scooters, bicycles, wheelchairs and the like are permitted.	The Board of Directors reserves the right to prohibit gas and/or electric powered recreational vehicles at any time.	
PET	RULE	Pet waste clean up (with proof)	Verbal warning & owner must clean up	\$50 fine and written warning	Pet will be banned from park	
PET	RULE	Pets must be contained or leashed	Verbal warning	10-day order to vacate		
REGISTRATION	POLICY	Check in procedure	Check in at office or via email			
REGISTRATION	POLICY	Check out procedure	Return car tag to mailbox or check out by email			
REGISTRATION	RULE	Arrival of guests	Members must meet guest(s) at gate.			
REGISTRATION	RULE	Check out time 12pm	Public will be charged an additional day.	Member - Loss of one of 45 free days or pay for additional day (member rate)	Check out time ON SUNDAYS (or holiday weekend Monday) Public and members permitted to check out at 2pm providing site is not reserved that day.	
RENTAL	RULE	Smoking & Pets	Strictly prohibited			
RESERVATION - MEMBERS	POLICY	Members may make reservations for the upcoming camp season beginning January 1st. Public reservations open February 15th.				
RESERVATION - MEMBERS	POLICY	Non-canceled reservation (Member)	Charged full price	Lose future reservations for year		

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RESERVATION - MEMBERS	POLICY	S2S Members HOLIDAY WEEKENDS	One campsite can be reserved only two times per year for holiday weekends (Memorial Day, Independence Day, Labor Day, Halloween)			
RESERVATION - MEMBERS	POLICY	S2S Members Length of stay (OFF SEASON)	From November 1st thru March 1st camper may stay on same site (daily rates apply)			
RESERVATION - MEMBERS	POLICY	S2S Members RESERVATIONS ON BOOKS	6 Reservations on books at a time. Reserve site up to 21 days with a 17 -day lapse prior site. Once checked in, another reservation can be made.			
RESERVATION - PUBLIC	POLICY	Non-canceled reservation (Public)	Non-Holiday Reservation - If canceled 48 hours prior to check-in (2pm), full refund less \$20 cancel fee. If canceled less than 48 hours - no refund	Holiday weekend reservation - If canceled 10 days or more prior to reservation date, full refund less \$20 cancel fee. If canceled within under 10 days - no refund		
RESERVATION - PUBLIC	RATES	<p>"A" Campsites (Full hook-up with water, electric and sewer)</p> <p>30-amp - \$45.00/night (6 people per site and \$10.00/person thereafter)</p> <p>50-amp - \$47.00/night (6 people per site and \$10.00/person thereafter)</p>	<p>"B" Campsites (Water and Electric) **Tent campers renting a site with electric should bring a 30amp to 110 adapter.</p> <p>30-amp - \$43.00/night (6 people per site and \$10.00/person thereafter)</p>	<p>"C" Campsites (primitive camping - no water or electric)</p> <p>Tent Site - \$30.00/night (2 people per site and \$10/person thereafter)</p>		Voted 10/2020 - Included 4/2024
RESERVATION & DUES - MEMBERS	RATES	"A" Membership - \$1500/annual - 45 Free Nights/annually - \$7.00/night thereafter (8 people per site and \$5.00/person thereafter)	"B" Membership - \$1440/annual (8 per site) - 45 Free Nights/annually - \$7.00/night thereafter (8 people per site and \$5.00/person thereafter)	"C" Membership - \$725/annual - 45 Free Nights/annually - \$7.00/night thereafter (8 people per site - \$5.00/person thereafter)		Voted 10/2020 - Included 4/2024

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SAFETY	POLICY	Leaf removal: Leaves can be bagged and taken to the burn pile. Leaves should not be burned in communal areas. Communal areas that are burned must be approved prior to burning.	Burning leaves: Leaves must not be burned on dry or windy days. The burn area must be clear of dry grass and weeds.	Leaves should be gathered into a small pile and added to as the the pile burns down. Access to water, a shovel and rake should be kept nearby while burning.	Never leave a fire unattended.	
SAFETY	RULE	Fires during burn ban	Verbal Warning	\$50 fine with a 10-day order to vacate.		
STORAGE	POLICY	Annual registration form not submitted	Written warning	Camper locked with \$50 fine. Another \$50 fine will be charged after 30 days while camper remains locked	Abandoned property	
STORAGE	POLICY	Camper spotting	Request spotting at least 72 hrs in advance or pay increased spotting fee (subject to staff availability).	Spotting fees: Onto site \$20 From Site \$15 Fees paid when reservation is made.	Increased spotting fee is double the standard rate.	
STORAGE	POLICY	Camper spotting	All campers must be ready for hook and go to or from storage.	When having camper spotted to site, tires must be aired and the electric battery working, if applicable.	When having camper spotted off site, tires must be aired and camper must be completely unhooked with jacks up.	4/20/2024
STORAGE	RATES	Storage fee increase	Public storage increase from \$300yr to \$600yr	Member storage increase from \$169yr to \$225yr		9/16/2023
WASTE/TRASH	RULE	Waste/Trash dumped in unauthorized areas	Verbal warning and remove waste	Written warning with minimum \$50 fine *	Second offense will result in a minimum \$100 fine *	
WASTE/TRASH	RULE	Waste/Trash not belonging in dumpsters - with proof	Verbal warning and remove waste	Written warning with minimum \$50 fine *	Member held responsible for payment of additional cost to trash bill	
WEAPONS	RULE	The use of weapons in the campground is prohibited.	Police called & removal from park			