



**SEASONAL AND MONTHLY RV SITE
VISITOR PACKET**



Dear Camper,

Thank you for choosing the Cabins on Crane RV Park! It is our hope that you, your friends and family enjoy our RV Park and everything that the Crane Lake area has to offer.

Please take some time to review our RV Park Packet. It is full of information about your campsite, our RV park and information about our community and the surrounding area.

Please know that it is our highest priority to make sure that your stay is enjoyable. If we can do anything to improve your stay – please let us know!

Warmest Regards,

Cabins on Crane, Inc.
Drake Dill
Owner

CAMPGROUND AND MAILING ADDRESS: 7511 Gold Coast Road, Crane Lake MN 55725
WEBSITE: www.cabinsoncrane.com
EMAIL: info@cabinsoncrane.com
PHONE: (218)-994-2401



2022 RATES

SEASONAL RV RATES (30 or 50AMP Electrical Service, Water and Sewer)

- Season: May 1st – October 15th
- Seasonal RV Site with Marina Slip \$4995.00 + Electric
- Seasonal RV Site without Marina Slip \$4295.00 + Electric
- RV Site Deposit (Non-Refundable and Due at Booking) \$2500.00
- Visitor/Guest Tent Camping (Subject to Room) \$25.00 Nightly

MONTHLY RV RATES (30 or 50 AMP Electrical Service, Water and Sewer)

- Monthly RV Site with Marina Slip \$1500.00 + Electric
- Monthly RV Site without Marina Slip \$1295.00 + Electric
- RV Site Deposit (Non-Refundable and Due at Booking) \$750.00
- Garbage Disposal (Required with Monthly Site) \$50.00

WINTER STORAGE RATES

- RV Outdoor (On Site) Storage (October 15th – May 1st) \$450.00
- Boat/Trailer Outdoor (On Site) Storage (October 15th – May 1st) \$200.00

OTHER SERVICES

- Firewood (per bundle) \$8.50
- Garbage Disposal (Per Bag) \$3.00
- Garbage Disposal (Monthly) \$50.00

** Minnesota Sales Tax Applies to all rates with the exception of seasonal rentals.*

*** Local Lodging Tax Applies to all stays of 30 days or less.*

**** A Credit card service fee of 3.99% of the total transaction will be charged on each credit or debit card transaction. Payment Types Accepted: Cash/Check/Credit or Debit Card*

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RV PARK RULES

Cabins on Crane is a family resort situated downtown beautiful Crane Lake, MN. It is our expectation that our guests will hold themselves to a high standard of courtesy and conduct. All guests at our RV Park are expected to abide by our rules with no exceptions.

- Quiet Time: 10:00PM – 8:00AM
- All Campsites are limited to one RV
- RV Park Speed Limit is 10 Miles Per Hour
- Sites must be kept clean and tidy at all times
- Loud parties, radio's, boomboxes and excessive noise is prohibited
- Fireworks are prohibited
- Water may be used for camping purposes only. ATV, Vehicle or camper washing is not permitted without consent from park management
- Garbage must be kept in a locked, airtight container – park management provides one trash receptacle
- Garbage disposal is camper's responsibility unless paying for the service
- Garbage burning is prohibited
- ATV travel is limited to roads and pads only (In no circumstances will "engine revving" be tolerated)
- Pets must be leashed or kenneled at all times
- Pets cannot be left unattended.
- Pet waste must be cleaned up immediately
- Campfires are limited to the park designated firepit only and with no exceptions
- Campfires must be extinguished when unattended
- Excessive dog(s) barking or dog(s) exhibiting a threatening behavior will be removed from the property immediately and without exception
- Discharging firearms and hunting within the RV Park is prohibited
- Cutting trees, damaging green space or any other area of the ground is prohibited

**Rules are to be followed at all times and under all circumstances. Failure to abide by our RV Park Rules can lead to expulsion. In the event of RV Park Rules being breached, Cabins on Crane, Inc. reserves the right to refuse service without additional notice or refund.*

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SEASONAL AND MONTHLY CONTRACT

SEASON

Our RV Park is open for camping from May 1st – October 15th. Please be mindful that we cannot guarantee that water will be available prior to mid-May or after late September due to the potential for freezing.

RATES

Rates are referenced in the rate sheet attached with this packet.

SITE AVAILABILITY

Priority will be given to current campers to keep their existing RV site or transfer to another vacated site for the following season. Open RV sites for the following season are available on a first come/first serve basis. Cabins on Crane reserves the right to approve/deny any site change request.

RESERVATIONS (SEASONAL RV SITES)

Repeat Reservations for the next season are accepted with a signed contract and non-refundable deposit. The deadline for reserving a site for the following year is December 31st. If your reservation is not completed and confirmed by this date your site will become available and management reserves the right to transfer your site to another party.

RESERVATIONS (MONTHLY RV SITES)

Reservations are accepted either on line or over the phone. A 50% non-refundable deposit is required to hold the reservation.

CANCELLATIONS

Deposits are non-refundable. In the event that a seasonal or monthly camper must vacate a site early, there will not be a refund issued. Management reserves the right to re-assign a camper site if a site is vacated early.

SITE SUB-LEASING

Seasonal RV sites are non-transferrable. Sub-letting of site and/or RV is not allowed. Overnight guests are allowed. We do allow tent camping on the RV sites for an additional fee.

RV REMOVAL

All RV's must be removed from our RV Park by October 31st unless we are storing your RV. Units that are not removed by October 31st will be charged the full winter storage rate.

UTILITIES

Electricity is additional for all seasonal and monthly rentals. Electricity is billed twice per season (July 15th and October 15th). The final utility bill is due upon receipt at the end of the season.

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GARBAGE

All Garbage must be kept in sealed containers that are provided by RV Park Management.

SITE APPEARANCE

Campers are responsible for maintaining their own RV site and keeping it clean and in an orderly manner.

RV APPEARANCE

All Recreational Vehicles must be in decent shape and neat/orderly appearance. All mechanicals must be in good working order as well. Unless approved by management, Cabins on Crane does not allow seasonal campers to have units older than 15 years.

WIRELESS INTERNET AND TELEPHONE

Cabins on Crane does not offer wireless internet at the RV Park. Cellular data is much, much faster than the current dial up internet that our community is served with. Both Verizon and AT&T have cellular telephone service in the Community of Crane Lake. If you have questions or concerns about cellular telephone coverage, we recommend contacting your wireless provider directly.

PARKING AND OVERFLOW PARKING

Space at our RV Park is limited. To avoid overcrowding of sites and roadways; boats, trailers, and all extra vehicles must be parked in our resort overflow parking lot which is approximately 2 miles South of Crane Lake on the Crane Lake Road. We ask that no more than one vehicle and one ATV be kept at an RV site at any given time.

STRUCTURES AND BUILDINGS

Storage Shed and decks are allowed with prior management approval and approval from St. Louis County.

RV SALES AND LICENSING

All RV's must display current license tabs at all times. "For Sale" Signs are not permitted at your RV Site or on the premises.

INSURANCE

All campers are required to maintain their own insurance coverage to cover potential damage to Cabins on Crane property and/or to cover potential damage or loss of personal property or equipment while camping at our RV Park. Cabins on Crane, Inc. is not responsible for any loss, damage, stolen property or any acts of God.

WINTER STORAGE

RV and Boat Storage services are available.

ATV's / UTV's / RECREATIONAL VEHICLES

All vehicles must be insured for use while on the premises.

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CONDUCT

All persons visiting the RV Park will adhere and be subject to our RV Park Rules.

TERMS & CONDITIONS

The guest named on this contract is responsible for the actions of themselves, their family, their pets and their visitors.

Violation of the terms of this contract or the Park Rules may result in eviction. Guests are responsible for any and all costs associated with such eviction.

Guest shall reimburse Cabins on Crane, Inc. for any loss, property damage, or repairs due to their negligence or improper use by themselves, their family, pets or guests.

In the event guests vacates their site early, management reserves the right to rent that site to another party.

MANAGEMENT RIGHTS

Management reserves the right to rent out any site or restrict its use, at its sole discretion. Cabins on Crane, Inc. reserves the right to change RV Park Rules as needed, at any time and without notice.

GUEST

Signature

Printed Name

Street Address

City/State/Zip

Phone

Email

Date

MANAGEMENT

Signature

Printed Name

Title

Date