CAMP DEARBORN SEASONAL SITE APPEARANCE STANDARDS

The City of Dearborn and the Camp Dearborn Team are dedicated to keeping the campground welcoming, clean, and enjoyable for all campers. Our team is here to support site lessees, answer questions, and help with any concerns to make sure everyone has a great experience.

All modifications, changes or additions to any of the following standards, the Site or RV/Trailer/Mobile Home must be approved in writing in advance by Camp Dearborn Management..

Except as expressly set forth in the agreement, Camp Dearborn has the right, at its sole discretion, to approve or deny any proposed modification, change or addition.
Note: The relocation of large items, such as decks, sheds and firepits, may be required during periods of renovation.

General Site Appearance:

- The following are NOT allowed on sites (including under the RV):
- Car ports with four sides; three sides must remain open at all times to avoid being used as a storage space. Campers can temporarily lower sides for weather, but must be opened once weather has cleared.
- Fences or indoor/garage style totes/bins (Outdoor rated deck boxes are permitted see page 2)
- Commercial vehicles.
- Concrete blocks to form structures or brace awnings.
- Tarps are permitted, but for winter protection only.
- Any items hanging from or attached to trees or pipe stands, including string lights.
- Appliances such as refrigerators are not permitted outside unless fully enclosed.
- Indoor furniture such as couches, recliners, end tables are not permitted outside.
- Carpets/mats on grass must be removed in the fall
- Clutter, such as garbage, boxes, tools, empty flower pots, etc.
- Boats, cargo, or other trailers.
- Sleeping/camping tents.
- Operating a business from your site, excluding work from home or telecommuting.
- Dirty or mildew-laden camping units.

Site Maintenance:

- Sites must be tidy and free of debris and must comply with all site-specific rules and regulations.
- Grass must be cut on a regular basis, including trimming around the sides of the RV and utility pedestal. Our Grass Cutting Policy is attached for reference.
- If a lessee fails to maintain their site, they will be notified, in writing, and requested to bring their site up to established standards. If the lessee fails to comply within 10 days of notification, Camp Dearborn will assess the lessee a minimum maintenance fee of $50 per month until the campsite is restored to established standards and in compliance with all site-specific rules and regulations.. Payment is due within seven days of notice.

1700 General Motors Rd.
48380, Milford. MI
campdearborn@dearborn.gov
248.684.6000

CAMP DEARBORN
DEARBORN PARKS & RECREATION

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Storage:

- Bicycles, limited to a maximum of six per site, must be stored in an approved shed or in an orderly fashion next to the shed.
- Garbage cans are limited 2 per site no larger than 32 gallons and must be covered and secured out of sight.
- Patio furniture may not be left out when the site is unoccupied for an extended period of time, unless the furnishings are in the gazebo or under a tent/open car port or on a deck.
- When you are not at your site, furniture and any other deck items must be secured so they do not blow off the campsite.
- Large propane tanks over 100 pounds are prohibited for safety reasons.
- All loose items must be stored inside a shed or a deck box, or taken home at the end of the season. This includes–but is not limited to–furniture, decorations, swings, toys, flags, etc.
- Vehicles of any type are not permitted to be stored on-site.

Gazebos/Screen Tents:

- Only one gazebo, EZ-Up canopy, screen tent or awning screen room is permitted on each site.
- Gazebos must be prefabricated and may NOT have solid surface roofing, such as metal.
- Gazebos must be temporarily secured to the deck or ground by weights or steaks. Permanent in-ground footings are prohibited.
- Side curtains must be in the open position when the site is not occupied.
- Any EZ-UP canopy–along with the top cover–must be removed and the frame lowered to the ground when not in use.
- Screen tents are permitted, but must be temporarily secured to the deck or ground.
- Screen tents or “pop-up” style tents are strongly discouraged when you are not present on your site.

Decks:

- Deck plans must be approved by Camp Manager or their designee prior to installation. Check with Camp Management for guidance before buying material. Pallet wood is NOT permitted.
- Decks must be easily moveable and not attached to your RV unit
- Decks should be built in pieces that are easily moveable without machinery required
- Decks must not be larger in length than the length of the RV, nor may they be higher than eight inches from ground or wider than 10 feet. The maximum deck size is 200 square feet.
- Deck size must correspond to the space available on your site and may not exceed the maximum allowable deck size.
- Railings may be permitted in some circumstances, but only with written approval from Camp Management.
- Homemade posts are prohibited. Roofs over decks are prohibited, unless they were installed prior to 2024.
- Decks must be maintained in good condition and be free from rot and insects. Decks deemed unsuitable for use will require removable.
- Inground deck footings are prohibited.

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Storage Shed:

- One storage shed is permitted per site
- The storage shed must be prefabricated, hard plastic (Rubbermaid) type material in neutral Earthone colors such as beige, brown grey or green, and may not be larger than 8 feet by 10 feet.
- Written plans for the purchase and placement of a storage shed must be submitted to and approved by Camp Management.
- The storage shed size must correspond to the space available on your site, which may not exceed the maximum allowable shed size.
- The storage shed must be located at the rear of your site, at least four feet from your neighbor and at least four feet from the camper.

Deck Storage Boxes:

- One deck storage box is permitted per site.
- Must be located on the deck or in an inconspicuous location on the site.
- Deck storage boxes must be a hard plastic(rubbermaid) type material in neutral Earthtone colors such as beige, brown, grey or green.
- Deck storage box style is top lid only.

Picnic Tables and Fire Rings:

- Sites are limited to two, six-foot or one, eight-foot Campground-owned picnic tables, in addition to one guest patio set.
- Painting tables or cedar tone-semi transparent stain is permitted with Camp Manager approval
- One firepit–with either a fire ring or stone barrier–per site.
- The firepit must be located a minimum of three feet. from the neighboring site and at least 10 feet from any RV, vehicle, utility pedestal, deck, propane tank or any other flammable.

Firewood Storage:

- Commercial firewood deliveries to campsites are allowed, with prior approval from Camp Management.
- Firewood must be stored neatly on site above ground.
- Firewood stacks may not be larger than four feet by four feet by four feet, must be stacked six inches off the ground, and cannot be stored under a camper
- Stacks may not be located within three feet of any utility line or within two feet of an adjacent site.
- Selling firewood to other campers is strictly prohibited

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Landscaping and Decor:

- Up to three flags and/or displayed items are permitted per site. Flags, signs, banners, placards or other visibly-displayed items that are political, contain profanity, or are derogatory in nature are strictly prohibited.
- Any and all permanent landscaping improvements made to a site by the lessee with the approval of Camp Dearborn Management, including–but not limited to–the planting or trees, bushes or shrubs, become the property of Camp Dearborn.
- Decks may have an 18-inch planting perimeter. All flowers, lawn-type ornaments/statues and solar lights must be either attached to the deck or within the 18-inch planting perimeter.
- With prior approval from Camp Management, patio stones may be used under the picnic table or to create a small walkway.
- Flowerpots may be placed in the yard area, however, flowerbeds, vegetable gardens, lawn type ornaments/statues may not.

Exterior Lights:

- Light strings and similar exterior ambient lighting must be turned off when the lessee is not on the site, or on a timer that turns them off between 11 p.m. and dawn
- No lighting is permitted that infringes on other campsites.
- String lights are only permitted if attached to the RV, RV awning, poles or the deck
- Exterior area lighting is only permitted inside of gazebos or screen tents.
- Each campsite may have a maximum of 12 solar lights and/or solar-lighted objects, and they are only permitted within the camper's site.
- Solar lights may be used on the deck, in flower pots, and within the 18-inch planting perimeter.
- Attaching lights to trees that cross onto another site, unapproved open space, or to any Camp-owned property is prohibited.
- Spotlights are permitted but must not exceed 250 lumens and may not shine onto another camper's site or unit. Any spotlights used to illuminate parks, paths, or open spaces must be approved by Camp Management.

Winterization:

- You are responsible for winterization of your RV, which includes disconnecting from all utilities and removing any objects that are not secured.
- Car port roofs must be removed before Dec.15th.
- Camp Dearborn is not liable for damage to the camping unit resulting from acts of nature.

Please contact the office if you wish to sell your RV as an approved presale inspection is required before a sale can proceed. Site Agreements and Fees cannot be transferred as part of the RV sale. The new site holder must submit an application and sign a new site agreement with Camp Dearborn, subject to approval. Any RV older than 16 years is not permitted to be sold/ transferred ownership and stay in the campground if sold the unit and all personal property must be removed from the campsite.

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