



## Selling your Camping Unit on OCC Property

*We are sad to see you go and hope all the memories you have made at O'Neil Creek Campground have been positive.*

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To make this a smooth and positive process for all, please follow and refer to the OCC guidelines and policies as laid out in this pamphlet and the agreement you signed at the beginning of the season.

### Step 1:

- The fee for selling your unit on OCC property is \$600 and all charges on account must be paid. This fee is due the moment you list your camper For Sale anywhere, and is non-refundable. This fee allows you to post it on our sales board in the office and have office staff discuss your unit to potential buyers in your absence. If you choose not to post to our board, the fee remains at \$600 and all other rules remain the same. The \$600 fee is for one year from date of listing. You will get \$100 of that back (or put towards electrical charge) if sold properly.
- If after one year, if it does not sell and you continue to keep it for sale, but occupy it on a regular basis, you are allowed to keep the unit here to sell, with an additional \$600 fee for the next year.
- If you do not use it on a regular basis after one year, you will be required to remove it from our property. This decision will be made by Owner/Management before Sale Renewal.
- If you are selling a unit that is 20 years or older, it must be approved by Management before offering it for sale, if not, we will decline the new owners agreement and all responsibility will fall on seller.
- "For Sale" signs are not allowed on your trailer.

**Please talk to Management about details if you decide to sell your unit.**

### Step 2:

Find a buyer who will fit our OCC Family, by ensuring they are aware of the rules and policies of the campground.

The following are a few "biggies". More details can be found on the Seasonal Agreement and on the campground website ([www.oneilcreek.com](http://www.oneilcreek.com)).

- Only ONE person/family may purchase your unit. Please inform your buyer that sale of unit is NOT to be shared between two or more families. (Not sisters, brothers, nor parent & adult kids.)
- The buyer will incur the transfer/administrative fee of \$600 (\$200 will be credited to their account once both adults have attended a new seasonal meeting). (\$100/adult)
- No one may use the unit when you are not present.
- Owner is responsible for upkeep of the site.
- Mail is not allowed at OCC.
- Quiet Times must be observed.
- Golf Carts/Scooters
- Electrical Metering
- Decks/Sheds. Any plans for building must be approved by management prior.
- Registering Guests/Vehicles at Office
- Pumping Services on Tuesdays
- Garbage/Recycling

### Step 3:

The Switch-Over.

- Let us know the absolute last day of your seasonal reservation ownership and the start of the new owner seasonal reservation. We will need to read your electric meter.
- All charges to your account must be paid.
- Your seasonal car passes must be turned in prior to transaction of the sale of your unit.
- Your seasonal guest passes must be turned in - \$10/each to replace.

**NO SALE IS FINAL UNTIL APPROVED BY MANAGEMENT**

**Please direct any other questions you may have to Management.**

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