



## Frequently Asked Questions

- **When is the Merritt Beach Season?**

Opening day is April 1. Season ends October 31.

- **Do you offer RV Storage at Merritt Beach?**

We are now able to allow storage for your Recreational Vehicles during the off Season (November 1 to March 31) with a signed lease and deposit of (\$500) Five Hundred dollars for the following season. The deposit will be deducted from the cost of your lot per your lease agreement.

- **Do you offer daily, weekly, monthly rates?**

Unfortunately we do not offer daily, weekly, or monthly spots. There are many great RV campsites around Omaha that do.

- **Do you have a waiting list?**

We do have a waiting list. The waitlist will get first options before we release availability to the public. We will need a name to contact, good phone number, email address to contact, size of your camper, and desired location. You will first be notified by email. If we do not get a response within 24 hours we will move to the next in line to keep the process moving. We cannot hold a lot without a deposit, so please look for an email from [merrittbeachrvpark@gmail.com](mailto:merrittbeachrvpark@gmail.com). Please reach out to us via this email address [merrittbeachrvpark@gmail.com](mailto:merrittbeachrvpark@gmail.com) for further inquiries or to be placed on the waitlist for next season.

- **What is the process to acquire a lot at Merritt Beach?**

1. If you would like to schedule a time to view any of the available lots, please reach out to our Camp Manager to schedule a time to be out at Merritt Beach.
2. If you would like to lease a pad site for the upcoming season please contact the office first with your pad site choice so we can verify its availability. We will then send you a lease specifically to that pad site for signing and what is required for deposit collections.
3. There is a \$500 deposit required to reserve a lot. This deposit is applied to your lease upon approval and with a signed lease agreement. Lot costs range from \$2000 to \$4100 depending on location and size of the lot. First lease payment is due no later than January 15 and final balance is due no later than March 1. You cannot move onto your lot until given approval by our Camp Manager. Camp Manager must be on property at the time of move in.

- **Do you have a social media account or website?**

We do have a website and a Facebook Page if you would like to check it out , and follow us! We do send a lot of updates through the Facebook page as well. Our website is:

<https://www.merrittsbeachrvpark.com>, our Facebook page is:

<https://www.facebook.com/merrittsbeach>

- **Is Merritt Beach a secure park?**

Merritt Beach is a gated RV Park. Access to the park is via a key code which is given out at the beginning of the season (April 1) to all everyone that is paid in full. In the offseason, access is gained through an appointment with our camp manager only.

- **Can I stay in my RV during the offseason?**

Our permit only allows for camping during the season from April 1 to October 31. Anyone found staying in their camper during the off season will have their lease terminated and they will have to remove their property from Merritt Beach.

- **What amenities does Merritt Beach Provide?**

Merritt Beach provides full water and electrical hook ups. We pay for water, but you must contact OPPD to set up electrical service. We have 20/50 amp service.

- **Are there additional fees for Merritt Beach?**

You will need to contact OPPD to set up service. OPPD: 85 Main St. Louisville, Ne 68037 402-234-2455. Inform them you are leasing a lot at Merritt Beach with the address of 20133 Beach Road. You will need your lot number.

- **What are the lot sizes?**

Approximately 40 x 60. However many lots are pie shaped. Lots are from power pedestal to your water hookup.

- **Who maintains the park and common areas?**

Our camp manager will be in charge of all day to day maintenance and clean-up of all common areas, including the comfort station and public porta potties in and around Merritt Beach property.

- **Who do we call if there is a maintenance issue?**

Our camp manager will be need to be contacted immediately via phone with any emergencies pertaining to the park.

- **What are the parks rules and covenants?**

You will receive a copy of these rules and regulations to initial and sign with your lease agreement. There is also a copy on our website for review.

- **Can we pull our RV our and come back?**

You can pull your RV in and out when you want during the season. If you are needing access to your RV during the off season storage, please schedule an appointment with our camp manager for access.

- **Can we sublet a lot?**

Subletting your lot is not allowed per your lease agreement.

- **Can we get a refund on our deposit?**

There will be no refunds on your deposit.

- **Can we get a refund if we do not stay for the entire season (April 1-October 31)?**

If you choose not to remain with us for the entire season, we will understand, however there will not be a refund issued per your lease agreement.

- **Are there public restrooms on property?**

There is a comfort station with restrooms on property. There are also several public porta potties on property that get cleaned out weekly. Please be respectful and clean up after yourself.

- **May we customize out lot with a deck, patio, or shed?**

Each lot will be allowed to have one storage unit/shed. It can be a two-wheel enclosed trailer, or a commercially produced resin shed. Per out county permit, the maximum size is to be 8' x 8'. Every unit/shed must be approved in writing by the camp management or you will be asked to remove. Sheds cannot be a permanent fixture, they must be able to be moved at any moment. Decks/patios can be constructed at the lease holders expense. Decks can only be 10 x 12 in size and cannot encroach on another lots space. Must be approved in writing by the camp manager.

- **Are golf carts or ATVs allowed?**

ATV's, UTV's, and Golf Carts will be allowed. You will be required to carry insurance on their ATV, UTV, Golf Cart, Boat, or any motorized vehicle in addition to their RV they have on the Merritt's Beach property. You must provide a copy of this insurance to management with your signed lease. They must be in good working condition and have working lights. By law of the State of Nebraska, in order to operate a full-size ATV, UTV & Golf Cart operators must be a minimum of 16 years of age. The vehicle must display the park and lot sticker. Helmets are required. No outside ATV's, UTV's or Golf Carts allowed on premises. ATV's, UTV's, Golf Cart, or any motorized vehicle will not be allowed on the beach. ATV's, UTV's, Golf Cart, or any motorized vehicle is prohibited from racing on Beach Road at any time.

- **Are the roads/lots paved?**

Roads and lots in Merritt Beach are asphalt grinding. Beach road is not paved and speed limit must be maintained to prevent damage to the road and excess dust.

- **Please explain the additional insurance.**

Please contact your insurance agent first. However, to add Merritt Beach as an additional insured, it should go on the personal liability through your homeowners coverage. To add Merritt Beach as an additional insured, it should not cost anything additional, however your insurance company may have a small processing fee. The \$500,000 per occurrence coverage should be on your camper and auto policy. Many times you will see this at \$250,000, however in Nebraska it needs to be \$500,000. You will also need to carry insurance on your gold cart and ATV. We urge you to discuss this with your insurance agent.

- **Who do we contact for questions or concerns?**

Your first call should be to our park manager always when you are already a lease holder. All other questions or concerns can be directed to our main office.

**Merritt Beach Office:**

5004 S 110th St

Omaha, Ne

PHONE: 402-979-1196

EMAIL: [merritbeachrvpark@gmail.com](mailto:merritbeachrvpark@gmail.com)

Hours M-F 8:30am-4:30pm. Closed Holidays.