

## **Shady Oaks Campground**

### **Seasonal Camper's Campsite Agreement**

**May 1<sup>st</sup> –Sept. 30<sup>th</sup> 2015**

This Agreement made and entered into by and between Shady Oaks Campground, hereinafter referred to as "SOC" and \_\_\_\_\_ jointly and severally, hereinafter referred to as "Seasonal Camper," agrees to the following:

SOC agrees to rent Campground Site # \_\_\_\_\_ commencing on May 1<sup>st</sup>, 2015 to and including Sept. 30<sup>th</sup> 2015. The price shall be \_\_\_\_\_ for the site with water, \_\_\_\_\_amp and sewer. Electric is metered and charged at \$.18 per KWH (subject to change; if electric company raises rates, an increase will be passed through to Seasonal Camper). Electric meters will be read at beginning of month and again at the end of month and will be given to camper.

There are 3 options for paying seasonal fees:

1. Campsite fees can be paid in full by Dec. 15<sup>th</sup>, 2014 for Camper to receive a 10% discount for the season.
2. Campsite fees can also be paid in three monthly installments to receive a 5% discount for the season due:
  - a. Dec. 15<sup>th</sup> 2014 \_\_\_\_\_
  - b. Feb. 15<sup>th</sup> 2015 \_\_\_\_\_
  - c. April 15<sup>th</sup> 2015 \_\_\_\_\_
3. Campsite fees can be paid in five monthly installments due on the 1<sup>st</sup> of each month:
  - a. May 1<sup>st</sup> 2015 \_\_\_\_\_
  - b. June 1<sup>st</sup> 2015 \_\_\_\_\_
  - c. July 1<sup>st</sup> 2015 \_\_\_\_\_
  - d. Aug 1<sup>st</sup> 2015 \_\_\_\_\_
  - e. Sept 1<sup>st</sup> 2015 \_\_\_\_\_

A deposit fee of \$210.00 will be due Dec. 15<sup>th</sup> to hold site for 2015 Season.

Seasonal Campers who pay in full by Dec. 15<sup>th</sup> or choose instalment plan will be allowed to leave their campers onsite for the off season (Oct 1<sup>st</sup> –April 31<sup>st</sup>) with a signed 2015 contract at NO FEE for offseason storage.

Dogs will be permitted in the Estate lots for a seasonal fee of \$150. All dogs will be permitted only in the Estate lots and will not be permitted to roam campground. All dogs must be leashed at all times they are out of the camper and are never to be left unattended. Campers must abide by the SOC dog policy.

Car Remotes: Each Seasonal Camper will be issued Gate Remotes with a \$10.00 deposit for each remote. Remotes will be returned at the end of the Season with refund given when the remotes are returned. Only two vehicles will be allowed per site and other vehicles may be parked in the overflow parking.

Guests: Any Guest of a Seasonal Camper must check in and notify SOC if they are a day guest or overnight guest. Guests must be met at the front gate and escorted in by the Seasonal Camper. No guests shall be left on the Seasonal Site unless accompanied by the Seasonal Camper.

Subletting: The Seasonal Camper agrees to use the premises solely for personal camping and will not sublet the premises without prior written consent from SOC.

Liability: This property is privately owned. The Seasonal Camper accepts camping privileges with the understanding that the Seasonal Camper does hereby release SOC, its owners and employees of all liabilities for loss or damage to property and/or person (s) arising from the use of its camping facilities, and the Seasonal Camper agrees to indemnify SOC, its owners and employees against claims resulting from loss or damage to property or injury to the person or anyone occupying the site arising from the use of its camping facilities. SOC is not responsible to the Seasonal Camper for the loss or damage to any property of the Seasonal Camper or of others by interruption of electrical service, by left or otherwise. SOC shall not be liable for any such damage by occupants on adjacent / other campsites, or damage caused by the operation and construction of any public works.

Site Maintenance: Seasonal Camper agrees to keep the unit and site neat and tidy at all times. No fences, lattice or other construction of any kind may be built without prior written consent of the management. If the Seasonal Camper fails to maintain said campsite, and continues to fail to maintain same upon three-day notice from SOC, SOC shall charge the Seasonal Camper a minimum \$50.00 maintenance charge for each failure so notified. Payment is due within 7 days of notification. If not paid you may be subject to dismissal without refund.

Insurance: It is the obligation of the Seasonal Camper to maintain public liability, fire, wind and other hazard insurance on their personal property situated upon said campsite and for their acts or omissions occurring while occupying said campsite. SOC does not carry any insurance that covers any belongings of Seasonal Campers or Guests.

Rules: The Seasonal Camper agrees to read and comply with all Campground Rules & Regulations and furthermore, agrees to require their children and all guests to abide by these rules. Any breach of rules shall be deemed a breach of this agreement. SOC may make changes to the rules as it deems in its sole discretion for the good of SOC and guests. Written notice of changes will be posted in the rec. hall. Seasonal Campers disregarding rules may be subject to dismissal without refund.

Vacating Site: Seasonal Camper shall quietly and peacefully return said campsite in as good a condition as was upon commencement of the agreement, ordinary wear and tear expected. If Seasonal Camper shall fail to remove from campsite any and all of Seasonal Campers personal property upon termination of the agreement, SOC shall have the right to remove said personal property from campsite, with a lien upon same for actual and reasonable cost of removal and storage, not less than \$25.00, then a storage fee will be charged daily.

Attorney's Fees: Seasonal Campers shall pay all costs, expenses and reasonable attorney's fees that may be incurred or paid by SOC in enforcing the terms and conditions of this agreement.

Minors: No minors may be on Park property without responsible parent or guardian.

Lifeguard: Seasonal Camper specifically acknowledges that Shady Oaks Campground does not maintain a lifeguard on duty at the SOC pool. Seasonal Camper assumes full responsibility for the safety of the Seasonal Camper, their children, guests and anyone else associated with the Seasonal Camper while using the facility.

### **Shady Oaks General Information**

Office Hours: The actual hours change with the season and are posted. The general store includes RV parts, toiletries, and other items.

Clothesline's: Clothesline's are dangerous, especially at night, and are not permitted.

Pets: Dogs are welcome in the Estate Campsites. They must be on a leash at all times. You must pick up after them immediately. The owners of dogs who bark uncontrollably will be asked to leave with their pets. Pets are not allowed to be tied up outside and/or left unattended at any time. Pets are not allowed in any of our facilities, pool area, or cabins. Dogs are not allowed to enter into any other part of the campground except for the Estates. Anyone found not picking up after their pet would be asked to leave the park, with no refunds. No aggressive breeds allowed.

Restrooms and Showers: Facilities are exclusively for our guests. We clean them regularly and appreciate you helping us keep them clean.

Neighbors: Please respect the privacy of others and do not cut across occupied sites.

Quiet Time: Quiet time is from 10pm to 8am. Sound carries a long way at night so be courteous to your fellow campers. If you are asked by SOC to quiet down more than three times you may be asked to leave.

Open Fires: Open fires are allowed as long as it is in a designated fire ring. All fires must be extinguished before leaving the area. Firewood is for sale in the general store.

Garbage and Litter: Garbage and Litter needs to be taken to the furnished dumpster. SOC is not responsible for picking up garbage at your site.

**GOLF CART:** Make \_\_\_\_\_ Model \_\_\_\_\_

Color \_\_\_\_\_ Year \_\_\_\_\_

**RV ON SITE:** Make \_\_\_\_\_ Model \_\_\_\_\_

RV License Tag \_\_\_\_\_ Length \_\_\_\_\_

Seasonal Camper's Name:

Date:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

**Address** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

Cell: \_\_\_\_\_

**Number of Gate Openers used:\_\_\_\_\_**

Office Use:

Deposit Paid By (circle one) Check    Cash    Credit Card

Deposit Amount Paid \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

\$\_\_\_\_\_ Date Paid\_\_\_\_\_

\$\_\_\_\_\_ Date Paid\_\_\_\_\_

\$ \_\_\_\_\_ Date Paid \_\_\_\_\_

\$ \_\_\_\_\_ Date Paid \_\_\_\_\_