

## **ELSEN'S LANDING LLC**

### **LEASE AGREEMENT RULES**

1. The Elsen's Landing LLC camping season is from May 1st to October 1st.
2. The season rate includes a gravel pad for camping unit, water and electric hook ups. (Sites do not have septic at this time). Holding tanks are required and pumped at campers expense.
3. Your camper is furnished for your immediate family (Husband, wife and unmarried children under 22).
4. Deposit and Site Fee
  - a. The 20\_\_ site fee is \$2000.
  - b. Dock fee is \$200.
  - c. A deposit of \$500 is required upon signing contract.
  - d. Next installment of \$500 is due by January 1st, 20\_\_.
  - e. The balance of site fee is due on or before March 1st, 20\_\_.
  - f. A deposit of \$500 by November 1st to confirm your site for the 20\_\_ season.
  - g. If not renewing your site for the 20\_\_ season, your unit must be off site by October 1st, 20\_\_.
  - h. If the balance of the site fee is not paid by March 1st, 20\_\_, the site becomes open for us to rent out, and the unit must be off-site by May 1st, 20\_\_.
  - i. \$10 per day late fee will incur for non-payment starting March 2nd, 20\_\_.
  - j. There is no partial refund of a site fee for early departure.
5. If you are taking your unit off your site temporarily, please notify us.
6. Due to regulations, check with management before purchasing a different trailer.
7. We limit the size of storage sheds and decks. Please check with management first.
8. Seasonal Campers will be charged bi-monthly for power. Metered hook ups provided at each site.
9. Any garbage cans on Camper's site must have a lid. All garbage must be disposed of in the park dumpster when leaving the park. A fee will be charged if management has to clean up Camper's site.

#### **10. Guest Policy**

- a. All guests of seasonal campers must register with management. Please text management who will be visiting. State law requires us to know who is staying on our property.
- b. Guest will be charged a \$5 visitor fee per person per days. If overnight, it will be counted as two days.
- c. Guests who use your trailer while you are not there will be charged \$10.00 per day per person per day (maximum \$40.00 per day).
- d. Seasonal campers assume all damages and resulting consequences caused by their guest(s). Elsen's Landing LLC Seasonal Campground is not liable for any injuries resulting from inherent risks of camping and outdoor settings.
- e. As we are a small resort with limited space, please discuss with us in advance any plans for a gathering of guests (especially on Holidays such as 4th of July).

11. The Campground provides a pavilion for camp activities, or can be rented (for a nominal fee) for individual parties.

**12. QUIET HOURS**

- a. In order to maintain a family atmosphere, we enforce a quiet time. Loud music or noisy gatherings will not be permitted at any time. We retain the right to not renew your lease if this rule is continually violated. Below is a summary of our Quiet Hours policy:
  - i. Quiet time is from 11:00 pm – 8:00 am
  - ii. Fires out by 12:30 am.
  - iii. No unattended fires allowed!

13. Each campsite can have only 1 vehicle per site. Any other vehicles can park in a designated area.

Check with management on where you may park.

14. Please do not leave unsightly storage items around your campsite. All items must be stored either on your deck or under your camper when you leave.

15. Boats should only be on the designated dock (designated when payment is made).

16. We do allow pets; however, they must be leashed at all times and not be left unattended to bark and disturb other campers. **NO PETS ALLOWED IN SWIMMING AREA.**

17. Perishables should not be left in the refrigerator in case of a power outage or in case the outside plug gets pulled out accidentally.

18. Elsen's Landing LLC will not be responsible for accidents or injury to our campers or guests or loss of money, food, beverages or damage to property of any kind. Parents will be held responsible for any damage done by their children and tenants will be responsible for the conduct of their guests.

19. Each RV owner must maintain their own insurance coverage for damage to their property and equipment while parked at Elsen's Landing LLC.

20. Elsen's Landing LLC reserves the right to evict or not renew this contract at any time the resort management feels the tenant does not follow this contract agreement or campground rules and regulations.

21. All trailers must be inspected and be in excellent condition prior to locating it on a seasonal campsite. All types of trailers and park model trailers must be 10 years or younger unless approved by management.

22. It is highly recommended that the campers have an RV water pressure regulator on their trailer.

23. We suggest you leave a key for your unit at the office so if you leave yours at home, lock yourself out or leave a vent open after you have left, it won't be a problem.

24. Trailers cannot be sold to another party and left on the lot without management's permission.

25. Boat lift dock space is limited. You can put in a boat lift at your own cost.

- a. Dock space rent is \$200 per season.
- b. Boat lifts must be:
  - i. In the water by May 1st.
  - ii. of the water no later than October 1st, but no earlier.
  - iii. and removal will be done by professional lift company.

iv. of insurance liability reasons, no extension cords or electrical connections of any kind are allowed to docked boats.

26. No lifeguard is provided. Swim at your own risk. Please supervise swimming children. **NO SWIMMING NEAR DOCKS!**

27. All seasonal campers will need to supply their own picnic table and/or deck furniture.

28. Decks are allowed but must not be larger than 8 ft. x 10 ft.

29. Campers are responsible for mowing and maintaining site and keep it looking nice. If management needs to weed and mow site, a service fee of \$25 will be charged.

30. All Landscaping improvements made to Camper's campsite, such as trees or bushes, become the property of Campground.

31. No fences on or around campsite.

32. No Fireworks of any kind allowed.

33. By entering into this lease agreement, each person agrees to abide by all rules of this campground whether written or implied. I agree to be held fully responsible for any and all damages or fees incurred by myself, anyone in my party or my guest.

#### **GENERAL CAMPING RULES**

- Quiet time is from 11:00 pm – 8:00 am
- Fires out by 12:30 am
- Do not leave trash in campfire pits
- Do not leave campfires unattended
- Speed limit is 5 mph
- Due to emergency vehicle access, No parking on driveway, anytime.
- No guns or weapons allowed (including BB or pellet guns)

I read, understand and agree to comply with the Elsen's Landing LLC lease agreement rules.

Signature(s) \_\_\_\_\_ Date: \_\_\_\_\_