

Oakdale Campground 2022 Seasonal Campsite Rental Agreement

Riverside LLC operating as Oakdale Campground is pleased to offer a Seasonal Campsite Rental Agreement, made and entered into by and between Oakdale Campground, 4611 OH-235, Quincy, OH 43343 (hereinafter referred to as "The Park") and the individuals identified within this Seasonal Campsite Rental Agreement (hereinafter referred to as "Camper"). The term of this Seasonal Campsite Rental Agreement shall be valid from April 1, 2022 to October 31, 2022 (hereinafter referred to as "Camping Season").

The Park agrees to rent to the Camper Campsite # _____ in Oakdale Campground for the 2022 Camping Season. The Park reserves the right to ask Camper to relocate trailer/motorhome to a comparably priced Campsite.

Camper 1:

Last Name, First Name Phone Number

Email

Street Address City State Zip Code

Camper 2:

Last Name, First Name Phone Number

Email

Street Address City State Zip Code

Camping Unit Make Model

Year Length License Plate #

Seasonal Rate \$1,150.00 Winter Storage Program \$200 (applied towards 2022 season)

*Campsite Assignment may be adjusted to accommodate certain construction projects

Trailer/Motorhome Insurance _____

Winter Storage Program Y/N: _____

Golf Cart Registered Y/N: _____ **Golf Cart Insurance** _____ **Golf Cart Registration Date:** _____

Pet Registration Y/N: _____ **Qty:** _____ **Breed:** _____

Pet Registration Date: _____

Camper 1 Initials _____ Camper 2 Initials _____ Date _____

Site #: _____

Seasonal Campsite Rental Agreement Terms:

1. The term of this Seasonal Campsite Rental Agreement shall be from April 1, 2022 to October 31, 2022. No camping is permitted when The Park is closed. This Seasonal Campsite Rental Agreement is not a lease. This Seasonal Campsite Rental Agreement is a contract which is binding on both The Park and the Camper. The Park is not a Landlord, the Camper is not a tenant. This Seasonal Campsite Rental Agreement is, for legal purposes, a license to use the property of The Park on the conditions which are stated in this Seasonal Campsite Rental Agreement. All information is subject to change with or without notice at the sole discretion of The Park.
2. Only one (1) family is permitted per Seasonal Campsite Rental Agreement. Campsite Occupancy must not exceed 10 people for lodging. Excess occupants must be removed from The Park or a second Campsite must be rented.
3. The Camper agrees to pay the base Seasonal Campsite fee as indicated in the contract within this Seasonal Campsite Rental Agreement, plus any additional fees for pets.
4. If the Camper has agreed to the Winter Storage Program the fee must be paid by October 31, 2021.
5. The Camper must have insurance to be kept on file at The Park for all vehicles, camping units, and recreational vehicles including golf carts and motorized watercraft.
6. Water and use of facilities and free recreational activities are included in the Campsite rate. Note, dumpsters are provided free of charge for trash disposal and are located at each entrance to The Park. Black and Grey water pump services are available at an additional charge. Free wastewater disposal is available at 2 dump stations in The Park. Water service in April and October may be intermittent depending on the weather. Water must be shut off when the unit is not in use.
7. Electric meters are installed at each Seasonal Campsite. Each camping unit is to be plugged into the electric pedestal located on the Campsite specified in this Seasonal Campsite Rental Agreement. Electric usage is billed separately, the cost is in addition to the base Campsite rate and other applicable fees. Electric meters will be read no later than the 4th of each month. A record of the charges will be emailed to the Camper by the 10th of each month and available in the office, a copy is maintained by The Park Management. Camper has the preferred option to complete a credit card authorization form for electricity charges. The credit card on file will be charged the outstanding balance on the 20th of each month. Payment declined for any reason will result in a \$25.00 service charge and a new credit card authorization form will be required from the Camper within 48 hours. If a Camper cannot provide a credit card authorization form, payments by Check or Cash must be made by the 20th of each month. If personal check does not clear or credit card is declined Camper will be charged \$25 service fee. Continued nonpayment will result in cash only payments. Electric disconnection 25th of current month reading for nonpayment of electric unless arrangements are made with management.
8. Automatic credit card payments will receive a **10% discount** on all utility bills. This does not apply to the Campsite Seasonal rental.
9. Entrance onto Park property constitutes permission for Oakdale Campground staff to photograph or video the visitor/guest while on premises.
10. The Camper assumes all risks and danger incidental to the activity of camping in a rustic outdoor environment including injury to The Camper, guests, visitors, and specifically (but not exclusively) the danger of being injured resulting from participation in activities, use of facilities, fallen trees, or inclement weather conditions and agrees that The Park and its owners, agents, and employees are not liable for injuries or property damage resulting from such causes. Please report any matter needing attention to The Park Office.
11. Rules: <https://www.campoakdale.com/rules/> The Camper has read and agrees to the published rules and regulations on the website. The Park rules and regulations can be updated weekly. The Camper understands that The Park reserves the right to terminate this contract at any time and for any reason.

Camper 1 Initials _____ Camper 2 Initials _____ Date _____

Site #: _____

Winter Storage Program: Winter storage is available to renewing Seasonal Campers beginning the last day of the camping season, October 31, 2021 and ends March 31, 2022. The cost is \$200.00 and must be paid prior to October 15, 2021. The \$200 winter storage fee will be applied to the 2022 seasonal rate for the returning Camper. The Park is not responsible for any damage, theft of belongings for the owner. Owner agrees that the trailer/motorhome is fully insured and will not hold campground property owner or management responsible for anything.

The camping unit, depending on location of Campsite, can be left on the Campsite or on an approved storage lot in The Park throughout the winter. Winter access to the camping unit will not be available. Camper may have access to Campsite beginning April 1, 2022, the first day of the 2022 Camping Season, to de-winterize and set up for the Camping Season.

After October 31st access to The Park is restricted, available on an emergency basis only and by appointment only. Appointments must be made in advance with The Park Management.

Additional Immediate Family Members

Names of any children or adults who will be considered registered guests for the Camper.

Name: _____ Age: _____ Relation: _____

Name: _____ Age: _____ Relation: _____

Name: _____ Age: _____ Relation: _____

Name: _____ Age: _____ Relation: _____

Name: _____ Age: _____ Relation: _____

Name: _____ Age: _____ Relation: _____

Name: _____ Age: _____ Relation: _____

Name: _____ Age: _____ Relation: _____

Emergency Contact Information

Names and contact information for any adults the Camper provides for emergency contact only

Name: _____ Phone Number: _____

Name: _____ Phone Number: _____

Name: _____ Phone Number: _____

Name: _____ Phone Number: _____

Name: _____ Phone Number: _____

Camper 1 Initials _____ Camper 2 Initials _____ Date _____

Site #: _____

Camper assumes all responsibility for guests and visitors and agrees to comply with the following rules set forth by the Park:

1. Ensure guests have registered with The Park and paid any applicable fees if required.
2. The conduct of their visitors and/or their overnight guests.
3. Visitors and guests are not permitted to bring breeds of pets outlined in The Parks rules into The Park.
4. Visitors and guests must park their registered vehicle at the Campsite or overflow parking.

Seasonal Campsite Rental Agreement Rules and Regulations: The Camper agrees to be bound by the rules and regulations of The Park as posted at <https://www.campoakdale.com/rules> in addition to the terms and provisions herein stated. The Park rules and regulations can be updated weekly. Children, relatives, friends, and guests of the Camper are also bound by these terms. Infractions of The Park rules by visitors or guests may result in the termination of the Seasonal Campsite Rental Agreement with no refunds.

1. **Use of Campsite:** Camper shall, at sole cost, comply with all governmental laws, statues, ordinates, rules, regulations, or requirements now or hereafter in force relating to or affecting the condition, use or occupancy of the Campsite. No Camper is permitted to occupy the Campsite beyond October 31, 2022. Camper may not claim The Park as Camper's permanent residence.
 1. Camper shall not use the Campsite for any illegal activity or other activities in which injures the reputation of The Park, its owners, employees, and other affiliates.
 2. Camper shall not commit nor suffer any waste upon the Campsite. All wastewater (gray or black) must be safely contained within the camping unit tank or transfer tank. Camper shall not dump ANY wastewater on the ground.
 3. Camper acknowledges The Parks property boundaries and shall not trespass on any and all property surrounding Oakdale Campground.
 4. No fireworks, including sparklers, firecrackers and caps, may be possessed or used by Camper, Camper's visitors or guests on the Campsite or anywhere on Park property.
2. **Camping Unit:** Only one camping unit is permitted per Campsite. The camping unit must be fully self-contained. All camping units must a model year of 2010 or newer and must be in a good physical condition (no broken windows, no visible roof damage, no unsightly delamination, no frame damage). Any camping units than a model year 2010 must be approved by management. Undesirable looking camping units, buses or homemade camping units are not permitted. Management reserves the right to make judgements on campsite appearance based on other campers feedback and reports. Extended stay LP tanks are not permitted unless approved by management.
3. **Camper Insurance:** The Camper agrees to carry and maintain in full force and effect adequate property damage and liability insurance on any vehicle or recreational vehicle including golf carts or anything else brought into The Park, and watercraft brought into The Park, during the term of this Seasonal Campsite Rental Agreement. Camper agrees to hold The Park harmless of any damage to their personal property, camping units or vehicles unless said damage was caused by neglect of The Park managements failure to respond to Camper's request for attention in a reasonable timeframe.
4. **Camper for Sale:** No "For Sale" signs will be allowed in the The Park or permitted on the camping unit. Any Camper desiring to sell their camping unit may (with management's prior written approval) create a type or written advertisement together with the Campsite number and a brief description of the camping unit on The Parks public bulletin boards. Advertisements stating the camping unit may be seen at The Park is permitted as long as the Camper has arranged for the visitor's arrival and the Camper or someone designated as the Campers representative is on site at the time of showing. In the event the Camper sells their camping unit, the Seasonal Camping Package will not be transferable with the sale. The Camper agrees to use the premises solely for camping and will not transfer the Campsite without the consent of the The Park.

Camper 1 Initials _____ Camper 2 Initials _____ Date _____

Site #: _____

5. **Default:** The Park reserves the rights to terminate the Camper's Seasonal Campsite Rental Agreement for breach of any of the conditions herein or at their discretion. In the event this Seasonal Campsite Rental Agreement is terminated, the Camper shall remove any and all of their personal property from The Park within three (3) days of the date the said notice is received by the Camper unless management determines that the health or safety of The Parks guests is endangered. In that event, The Park may require the Camper to immediately remove their personal property. If the Seasonal Campsite Rental Agreement is terminated due to failure to comply with ALL stated rules, no refund will be given for Campsite rate or fees.
 1. This Seasonal Campsite Rental Agreement may be terminated by The Park at its sole discretion for any reason with no refunds given.
 2. If an applicant wishes to cancel this Seasonal Campsite Rental Agreement after the start of the Camping Season no refund will be given.
 3. Cancellations for the Seasonal Camping Package must be received in writing.
 4. Camping units left on Campsite after the end of the Seasonal Campsite Rental Agreement will be charged a daily rate of \$50 unless other arrangements are confirmed in writing, or the Camper enrolls in the Winter Storage Program.
 5. The Park reserves the right to move any trailer/motorhome or other property if not removed by the Camper or owner. The Park is not responsible for any damage if any occurs.

6. **Subletting:** Campsites may not be subleased. If a guest will be using a Seasonal Campsite the length of stay can be no longer than seven (7) days, they must register at The Park Office and pay the applicable guest, pet and additional vehicle fees if required.

7. **Golf Carts:** One golf cart is permitted per Campsite unless approved by The Park management. Proof of vehicle insurance is required. Only licensed drivers 16 years or older listed on the insurance policy may drive the golf cart. The use of the golf cart on private property is a privilege that can be revoked if the golf cart is used in a reckless manner or if unlicensed drivers are permitted to operate the cart in The park. The owner of the golf cart must register the golf cart with The Park Office. Golf carts may not be driven on grass areas or out of The Park. Golf carts will be required to be labeled with a letter and one or two numbers on the driver side identifying the Campsite number that they are registered to.

8. **Site Conditions:** The Camper must maintain the Campsite in a neat and clean appearance and follow the specifications below:
 1. Camping units must be left on wheels and/or approved jacks, no cement blocks. Camping units must be positioned and in a condition so that it can be moved within 48 hours. Extended stay LP tanks are not permitted unless approved by management.
 2. Any item(s) stored under the recreational vehicle that cause the Campsite to look messy or cluttered are not permitted. If the following items cause the Campsite to look messy or cluttered it is not permitted: Campsite or lawn ornaments, figures, hanging signs, flags or pennants, grass mats/rugs, enclosed steps, refrigerators/freezers, or household furniture.
 3. Confederate flags are strictly prohibited with no option for exception at any time.
 4. Plastic tarps are only permitted to cover firewood and golf carts when necessary.
 5. No off-RV satellite dishes, CB, shortwave radios, or other antennas without management's approval. Only those built in and made for camping are permitted without management approval.
 6. No gardens are allowed unless they are in containers that can be removed at the end of the Camping Season or when the Campsite is vacated.
 7. No selling of any items in the manner of a garage sale is permitted, with the exception of a community organized event.
 8. The Camper agrees that The Park is not responsible for any stolen or damaged property, and that it's The Campers responsibility to move, store and/or lock all items when not in use to prevent such an occurrence.

9. **Screened Rooms and Decking:** Tent type screened rooms attached to the camping unit are permitted. Framed screens rooms and/or awnings are permitted with management's prior written approval. Platforms may be constructed for access into the Camper's unit. Decking must conform to the specifications below:
 1. Platforms may be constructed with pressure treated lumber only using 1' x 6' or 1 1/4' x 6' for deck surface.
 2. Build in 4' x 8' sections. All members must be screwed together for easy dismantling.
 3. Platform may be the same length as the camping unit. No more than 8' in depth and may not wrap around trailer/motorhome.

Camper 1 Initials _____ Camper 2 Initials _____ Date _____

Site #: _____

9. **Storage Sheds:** Outside buildings are permitted if they are not permanent structures and are in accordance with State laws and regulations. Prior approval must be given by Park management with written plans.
10. **Firewood and Fire Rings:** Woodpiles can be no larger than the approximate size of one (1) cord of cut wood and must be stacked in an organized way so that it will not cause injury due to falling. No fire rings excessive in size are permitted, this is reviewed on a case-by-case basis as necessary. No uncontained fires are allowed at a campsite. Firewood purchased from outside The Park is permitted unless Ohio state laws and regulations restrict it IE. Infestation and destructive conditions.
11. **Improvements:** Park non-recreational equipment will not be loaned or rented. In the event Camper desires to make any improvements that would permanently scar the ground, such improvements may only be completed with management's prior written approval. Any improvements will remain the property of The Park when the Camper leaves The Park. Management reserves the right to move your equipment in case of emergency or change Campsites for The Parks improvements with two weeks' notice. Notice will be given in writing or via phone and email listed on this Seasonal Campsite Rental Agreement.
12. **Vehicles and Parking:** Two vehicles are permitted at each Campsite. Boats and Trailers are considered a vehicle. Additional vehicles must be registered at The Park Office and may park in the approved overflow parking areas. Parking additional vehicles on vacant Campsite or neighboring campsite is prohibited. Violators will be towed without warning at Camper's sole expense. Speed limit is always 5 MPH.
13. **Washing of RVs or Vehicles:** It is important that your camping unit always be clean and in good condition. Campers may wash their camping unit, golf cars, and personal vehicles. Washing of vehicles in The Park is permitted as long as it is not excessive and does not interfere with others guests recreational time. Campers may wash their camping unit with power washer if consideration is given to your neighbors regarding the noise you are making. Excessive power washing during the weekends or during peak camping season when other guests are present is not permitted.
14. **When Camper is no longer a Seasonal Camper,** they are responsible for completely cleaning their Campsite prior to departure, including the removal of any remaining platform and decorations, unless management approval is given. If any debris is left at the Campsite after departure, a cleaning fee will be assessed. Cost to repair any ruts and/or Campsite damage will be billed to the Camper at the time of repair.
15. **Mail, Messages, Phone Calls:** Park address may not be used as a permanent address. The Park Office phone is answered during Park Office hours only. Emergency messages will be delivered as soon as possible. General messages will be posted on The Park public bulletin boards.
16. **Pets:** Seasonal Campsite Rates include two (2) pets. Additional pets may be added to the base Seasonal Campsite fee at the cost of \$25.00 per pet. A maximum of four (4) pets may be registered per Campsite. If Camper is reported to have unregistered pet(s) on Campsite, a \$50.00 charge will be applied per pet in lieu of the standard pet fee. All pets must be on a leash no longer than six (6) feet in length when outside the camping unit. Pets must be always attended to, even if tied up or in a cage. Pet waste must be immediately picked up and properly disposed of in a plastic bag. Pet waste not properly disposed of will result in a \$25.00 charge on each occurrence. Guests and visitors are permitted to bring pets in The Park which are not on The Parks ban list. Multiple complaints on Camper's pets will result in Camper losing pet privileges for the Camping Season.

For insurance and legal reasons, the following breeds will not be permitted in The Park at any time. This includes partial breed of above listed dogs. Service animals are the same restrictions.

American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, American Bully, Rottweilers, Mastiffs, Dogos, Dobermann, and Wolf Breed.

Camper 1 Initials _____ Camper 2 Initials _____ Date _____

Site #: _____

By signing this Seasonal Campsite Rental Agreement, I hereby acknowledge that all Campers, occupants, family members, guests and invitees have read the foregoing Seasonal Campsite Rental Agreement terms, rules and regulations and hereby agree to abide by them. I (we) will also abide by all other posted Park rules that apply throughout The Park. I understand that should I choose to leave prior to the end of the current Camping Season or should the Seasonal Campsite Rental Agreement be terminated by the management for failure to abide by the above provisions, Park rules or regulations, no refund shall be made either in part or in full for the unused portion of the Camping Season. This Seasonal Campsite Rental Agreement is severable: if one portion is invalid the remaining portion shall, nevertheless, remain in full force and effect.

By signing this Seasonal Campsite Rental Agreement, I (we) are agreeing that I have answered all questions to the best of my knowledge, and I have read and fully understand all terms, conditions, and obligations, financial or otherwise, listed within the Seasonal Campsite Rental Agreement.

Camper Signature: _____

Date: _____

Camper Signature: _____

Date: _____

Welcome to our Seasonal Family here at Oakdale Campground!

Staff Use Only

Oakdale Representative Name: _____

Staff: Use this section and any additional pages to indicate concessions/permissions granted for Camper or Camping unit by The Park. Attach any additional pages to this contract with Camper's initials and date clearly identified.

Notes:
