



# 2025 Seasonal Camping Lease Agreement

Welcome to our family campground! We're all about having fun while respecting a few common-sense rules. To ensure a peaceful and enjoyable experience for everyone please take a moment to review our rules to avoid any misunderstandings.

A signed lease is required for each season. Management reserves the right to terminate a seasonal contract without a refund if rules are violated.

By signing our lease agreement, you agree to follow all campground rules and keep your account in good standing at all times. Please return signed/initialed documents in its entirety.

## Campground Rules & Policies for All Campers

### Quiet Hours:

- Time: 11:00 PM - 7:00 AM
- Campfires: Must be extinguished by 11:00 PM

### Check-In & Check-Out Times:

- Check-In:
  - Sun-Thu: 1pm - 5pm
  - Fri - Sat: 1pm - 8pm
  - Call for later arrival
- Check-Out: By noon
- Charges: Early arrivals and late departures will incur charges; early morning check-ins pay full day rate
- All guests must check-in at the main office before heading or setting up on a campsite.

### Pool:

- Supervision: No certified lifeguard on duty
- Children: Under 16 must be accompanied by an adult
- Spa: No children allowed
- Restrictions: No food, drinks, or pets in pool area

### Speed Limit:

- Limit: 5 MPH
- Caution: Watch out for small children

### Pets:

- Leash: Must be on a leash no longer than 10' at all times
- Unattended Pets: Not allowed
- Rabies Certificate: Required upon check-in
- Courtesy: Avoid excessive barking
- Cleanup: Campers must clean up after their pets. When walking your pet, you must visibly carry something to clean up after your pet.
- Walking Pets: Children may not walk pets.
- Behavior: If your pet disturbs others, you may be asked to leave without a refund.
- Restrictions: Do not tie pets to trees or shrubs
- Snakes, Spiders, Ferrets, and Iguanas are NOT allowed due to liability reasons.

### Water Usage:

- Restrictions: No washing of vehicles or camping units
- Conservation: Avoid wasting water and leaking connections

### Trees:

- Preservation: Do not cut or disfigure trees or shrubs
- Restrictions: No nails or ropes attached to trees

### Fire:

- Do not move or modify Fire Rings/Fireplaces
- No burning construction lumber or debris
- Extinguish all flames before leaving campsite
- Do not leave children in charge of fires

### Children:

- Responsibility: Parents are accountable for their children's actions
- Curfew: Must be at campsites by 11:00 PM
- Supervision: Do not leave children unattended

### Bicycles:

- Usage: Allowed during daylight hours only
- Curfew: Bikes must be back at campsite before dark

- Helmets: Required for children 16 and under
- Restrictions: No bike riding in parking area; ATV and dirt bike riding prohibited

### **Gray Water:**

- Disposal: Must use sewer connection or dump station
- Treatment: Use environmentally safe products

### **Firearms and Fireworks:**

- Prohibition: Strictly prohibited

### **Drones:**

- Usage: Not permitted for guest privacy

### **Visitors/Guests:**

- Registration: Must register at the office upon arrival
- Fee: Charged per guest
- Departure: Day visitors must leave by 10:00 PM
- Pets: Visitors cannot bring pets
- Guests must comply with all campground rules and regulations.
- Violations can result in ejection from the premises without a refund.

### **Trash & Recyclables:**

- Disposal: Use dumpster at the main entrance
- Recycling: Bins for deposit bottles and cans only

### **Vehicles:**

- Condition: Vehicles leaking oil or fuel not allowed

### **Campsites:**

- Cleanliness: Leave campsite as clean as found

### **Wild life:**

- It is important to always leave the wildlife alone. Never feed other animals or do damage to their home or even to the animals you find around the campground.
- Leaving food out, even on picnic tables, can attract unwanted visitors such as bears. It is important to put food away properly when not cooking or before going to bed. This will help keep you and others safe.

### **Disorderly Behavior:**

- Peppermint Park is a privately owned campground; we enforce our rules to protect our campers and our Park. Disorderly behavior may result in eviction without refund.

### **Subletting & Site Usage:**

- Campsites cannot be sublet under any circumstances.

### **Abandonment:**

- If a unit or item is left for more than 30 days beyond forfeiture, it may be put up for public sale or disposed of.

### **Site Modifications & Restrictions:**

- No changes can be made to the number of adults or children under the contract during the camping season.
- No structural modifications to campsites without prior approval.

### **Liability & Insurance:**

- Campers must carry their own liability and comprehensive insurance to protect their belongings against theft, pilferage, fire, windstorm, water damage, hail, and vandalism etc.
- The campground, its management, and employees are not responsible for loss or damage to property or injuries to campers or visitors.

## **Transient Campers: Payments / Refunds & Cancellations**

**Payment:** All reservations require full payment at the time of booking.

### **Refunds and Cancellations:**

#### Holiday weekend

Reservations for following holiday weekends require a 3-day minimum, are non-refundable and non-transferable.

- Memorial Day (May 23 - May 26)
- Independence Day (Jul 3 - Jul 6)
- Labor Day (Aug 29 - Sep 1)
- Columbus Day (Oct 10 - Oct 13)

#### Normal Weekdays/Weekends

- Over 30 Days Prior: Full refund minus a \$25 administration fee.
- 14-30 Days Prior: 50% refund minus a \$25 administration fee..
- 14 Days or Less: Non-refundable.

**Next section has additional policy items for Seasonal Campers**

Initial: \_\_\_\_\_

## **Seasonal Campers:**

### **Campsite**

One camper and screen room per site. Keep your campsite neat, clean and mowed at all times. We will mow and trim if your campsite is neglected and charge your account \$35 each time. You may arrange for mowing to be done for you in the event of illness or absence. No gas mowers or trimmers may be stored on site. Satellite dishes permitted on camper or tripod only. Hazardous waste storage is not permitted. Make sure all paint, insecticide, etc. cans are taken home after use or will be disposed of by the management.

### **Awnings and Storage boxes**

No additions may be made to camping units. No sheds are permitted. Rubbermaid type storage containers are permitted with a maximum size of 48"high, 36"deep, 60"wide. One storage container per site. Awnings and screen rooms must be a retractable camper type, not a solid permanently attached structure.

### **Decks**

Decks may be built the same length as your trailer by 8' wide. Design, color and material must be approved by the management in advance. Build in no larger than 4'x8' individual sections placed side by side on blocks to desired length and height. Decks 2' and higher off the ground require railings. Additional deck sections are permitted under screen rooms limited to 12'x12' or 144 sq. ft. Decks not permitted under carport type canopies. Deck sections no longer used for screen rooms must be removed.

### **Outside Appliances**

Additional appliances such as water heaters or refrigerators are not allowed.

### **Campsite Changes**

No changes may be made to your site, i.e. brush cutting, tree trimming, moving boundaries or changing the size of the site. Call before you dig! Contact the management with requests or concerns. Flower beds and planting of shrubs must be approved in advance.

### **Visitors**

Any persons on site other than the contract holders must pay as visitors and sign in upon entering the campground. Your visitors may not bring pets into the campground. It is your responsibility to inform them. We reserve the right to refuse entrance to visitors with pets due to insurance regulations. Do not loan gate cards to your visitors. Day visitors are not allowed in after 8 PM and must exit by 10 PM. Overnight visitors should leave by 2PM the next day. You may pre-register any visitors and add them to your account at the office.

### **Campsite Use**

Seasonal campsites cannot be sublet to anyone else. Your campsite may not be loaned or rented to anyone else by you. Your lease of the campsite is intended for your family only. However, if you arrange for family members to camp on a weekend you are not here, they will pay the fees as regular visitors to your site. This must be arranged in advance at the office. If not prearranged by you, your family will not be permitted to enter the campground.

### **Picnic Table**

Do not paint or stain the picnic tables. If there is a problem with your table, let us know immediately so we can repair or replace it with another. Do not cover the table permanently. Remove all covers

### **Golf Carts**

Electric golf carts are permitted if insured and there is a medical need only. An insurance certificate must be provided for our files naming the campground. No gas golf carts allowed.

### **Water**

Turn water off at your site if leaving for more than a trip to town. This will prevent damage in the event of a leak in the trailer. Water left on will be turned off by staff. The water may be shut off and drained back in early Spring or late Fall without notice if freezing conditions are forecast.

### **Taxes**

The owner of each camping unit is responsible for excise/property taxes. If your unit is registered, the town where you reside will send you a bill. If your unit is unregistered, the town where it is parked will send the bill. This may or may not be pursued by all towns. We only wish to inform you of the potential charges.

### **Pumping**

Non-sewer seasonals will be pumped by sign up sheet at no additional charge. This is usually, but not guaranteed, to be Tuesday and Friday. The days may change on holiday weeks as necessary. Emergency pumping service fees will be charged to your account for unscheduled pumps at \$25.

### **Fires**

Fireplaces may not be built larger than 30" inside diameter. You may build your own fireplace if you choose. The design, location and material must be preapproved by the management. The amount of firewood stored on your site should not exceed 1/2 cord (approximately 2'x4'x8') or 64 cu.ft. Firewood storage sheds must also be approved by the management and placed within your campsite. We will check and clean your fireplace as needed. No construction wood is permitted for fires.

### **Billing**

Electric bills and misc. charges (ie. guests) shall be picked up at the office and paid monthly. Past due accounts will have interest added monthly. Each campsite has an electric meter from which we calculate your individual electric usage on approximately the 1st of each month. These charges are automatically added to your account. We will post a notice each month when the bills are ready to pick up.

### **Propane**

100# Propane bottles and LP hoses may be purchased from the campground and will be delivered on Tuesdays only. When used with your small reserve tank, emergency or unscheduled deliveries and extra charges (\$25) can be avoided. Please carefully monitor tank fill level. A sign up sheet for the next delivery day is located in the office. Insurance regulations prohibit the transportation of 100# LP tanks in and out of the campground by customers.

### **Garbage**

The dumpsters are intended for household garbage only. Please take home discarded furniture, grills, boxes, etc. Do not put large items or any metal in the dumpsters. There are also barrels labeled for deposit cans and bottles. Do not burn garbage in the fireplace.

### **Vehicles**

No truck/car servicing or repairs may be performed in the campground. In addition, any vehicles leaking fluids shall be removed from the property. All vehicles must be parked on your own site, not in the roadways. Do not park on a neighbor's site without permission.

Initial: \_\_\_\_\_

## Leaves/Grass Clippings

When doing Spring and Fall clean up, leave piles at the front of your site for pick up during the week. Grass clippings after mowing can also be left at the road edge in front of your campsite for pick up.

## Campers

Older camping units are subject to campground approval. The campground reserves the right to inspect and refuse any unit found to be in disrepair. We reserve the right to ask that a unit be removed from the campground at any time without refund if allowed to fall into a state of disrepair. Park Model campers (not Mobile Homes) will only be allowed if legal highway size for normal towing. Exceptions will not be made for extra width, height or length. All campers are required to have gray and black water holding tanks. No hitches or wheel assemblies may be removed from any camping unit.

## Fee Details: May 2025 - October 2025

### \$3,250 (Cash or Check only)

- Covers 2 adults and 2 children or grandchildren (your own, under 18, unmarried, and living at home).
- Additional immediate family members: \$200 each (Children 5 and under stay free) per season. This must be done at the time of contract. Changes will not be made during the season.
- Includes storage of your camper and belongings over winter, provided a completed lease and deposit are received for the following summer season.
- Routine sewer pumping (not emergency requests) is included.
- Electricity is metered and billed monthly.
- Visitors will be charged the standard fee unless you request to add them to your bill.

## Payments, Refunds and Cancellations:

### Returning Campers:

- To extend your site for the next season, a non-refundable \$800 deposit is due by September 1.

### New Campers:

- \$800 deposit is required upfront, which will be non-refundable after 2 weeks of signing the lease.

### All:

- The remaining balance must be paid by May 1st of the season.
- A \$100 late fee applies after May 1, and if not paid by May 10, 2025, the site will be forfeited.
- Past-due accounts will incur 18% annual interest.
- No refunds will be given for early departures.

Initial: \_\_\_\_\_

# SEASONAL SITE AGREEMENT

between

## Peppermint Park Camping Resort

and

Lessee's Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

This is an agreement to rent space (and no bailment is created thereby), on which is to be placed, entirely at the owner's risk, the following:

Type of Camping Unit: \_\_\_\_\_

Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ VIN#: \_\_\_\_\_

Lessee agrees to rent space for a period from May 15, 2025 terminating October 15, 2025 at the rate of \$3250.00. A non-refundable deposit of \$800.00 must be received no later than Sept. 1, 2024. The balance of \$2450.00 must be received by May 1, 2025. After May 1, 2025 a \$100 late fee will be applied. After May 10, 2025 the site will be forfeited if unpaid. \*Interest (at the annual rate of 18%) will be added monthly to all past due accounts. No bills will be sent. \*Lessee acknowledges that the lessor is hereby given a lien upon the property described above to secure any and all space rental fees, repairs, service rendered, and storage (\$10 per day) and interest to lessee during the term of this agreement. Any unit/item left 30 days beyond the date of forfeiture shall be considered abandoned and will be offered for public sale to cover charges or disposed of as the management deems necessary. No refunds of any type will be made for cancellation, termination or default on seasonal campsites.

I. The lessee agrees to use the premises for camping only and does certify that the campsite cannot be sublet. 2. The lessee agrees to carry his own liability and comprehensive insurance to protect against theft, pilferage, fire, windstorm, water damage, hail, and vandalism. As renters of space, the lessor cannot and will not be responsible for loss of any kind. It is mutually understood that the lessee hereby releases lessor from any and all liability. 3. The lessee agrees to read and comply with all SEASONAL and CAMPGROUND RULES AND REGULATIONS. The lessee understands that he/she, family or guest may be subject to ejection from the premises for any violation of these rules, and that the lessee will not be entitled to a refund of any monies. 4. This property being privately owned, the lessee accepts camping privileges with the understanding that he does heartily release Peppermint Park Camping Resort, its management and employees of all liability for loss or damage to property and injury to his/her person arising out of his/her use of its camping facilities and agrees to indemnify Peppermint Park Camping Resort, its management and employees, against claims resulting from loss or damage to property or injury arising out of the use of its camping facilities.

Names of all people in family under this contract:

(2 adults and 2 children, 18 and under)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Initial: \_\_\_\_\_

Names of children 5 and under:

\_\_\_\_\_  
\_\_\_\_\_

Additional adults or children you wish to include under contract (\$200 each): No changes may be made to add or delete during the camping season.

\_\_\_\_\_  
\_\_\_\_\_

Pets and Rabies Certificate expiration: \_\_\_\_\_

Year, make, model and license plate of the motor vehicles to be parked on the campground property:

: \_\_\_\_\_

This lease contains the entire agreement between lessor and lessee. No other representation or inducement, verbal or written, has been made which is not contained in this lease. This lease is severable, if one portion is invalid, the remaining shall, nevertheless, remain in full force.

I HAVE READ THE ABOVE AGREEMENT, UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS SET FORTH. I UNDERSTAND I AM RESPONSIBLE FOR ALL COSTS OF COLLECTION INCLUDING REASONABLE ATTORNEY FEES AND COURT COSTS INCURRED IN CONNECTION WITH THIS AGREEMENT OR DEFAULT.

**ACCEPTED Your Signature:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**Your Printed Name (lessee):** \_\_\_\_\_

**ACCEPTED PPCR Signature:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**Printed Name: Peppermint Park Camping Resort (lessor)**  
**(operated by Evergreen Escapes LLC)**

**Initial:** \_\_\_\_\_