

# SEASONAL CONTRACT 2018

SEASONAL LOT RENTERS MAY CONSIST OF ONE OF THE FOLLOWING:

- 1.) ONE FAMILY: Husband, Wife and unmarried children living at home
- 2.) ONE single parent & unmarried children living at home
- 3.) ONE single person

THIS CONTRACT ALSO INCLUDES THE FAMILY PLAN, WHICH INCLUDES ALL MARRIED CHILDREN AND GRANDCHILDREN OF THE PRIMARY CONTRACT HOLDER.

## RULES FOR ALL SEASONAL LOT RENTERS

Below are listed the rules for all Seasonal renters. The management reserves the right to request anyone to leave the park when breaking any one or more of the following rules. Parents are responsible for their children's actions while in the park. In the event of an eviction, the lot renter will be charged day rate of \$55.00 per day from April 24 to the date of eviction. All other monies (except electric cost) will be refunded at the time the trailer is removed.

The rules are as follows for the 2018 season:

1. Your seasonal site rent will be \$3,995.00 from April 27 to Oct. 8, plus \$100.00 deposit towards your electric. A \$800 deposit must be made by Dec. 15 to hold your lot. This is refundable until March 1. Lot rent is to be paid in full when the trailer is placed on the lot, or if the trailer is stored on the lot from the previous year, it is to be paid when the trailer is first occupied. (NO later than May 15<sup>th</sup>) Trailers stored on the site through the winter will be charged \$30.00 per month. (Due Dec. 15<sup>th</sup>) Trailers 10 years or older must be inspected by management before being placed in the park on a Seasonal bases.
2. You are responsible for your own electric. If it should run over the \$100 deposit, you are responsible to pay the remainder in the fall. (No later than Dec. 15<sup>th</sup>) Also, refunds will be paid at that time. All Seasonal renters are responsible for any taxes imposed by the state or county for improvements made by the renter on trailers or seasonal lots. (Porches, Decks etc.)
3. The trailer registered in May is the only trailer that can be used on the seasonal site. No lots may be used by different families or trailers. (EXCEPTION: trailer may be used by other families 2 weeks out of a season if they have been pre-registered at the office) If other family members or friends use your trailer beyond the 2-week summer limit, they will be charged day rate of \$55.00 per day.
4. Only one camping unit is permitted on each site. No tents.
5. Each Seasonal will receive two car codes per lot. If more car codes are needed, there will be a \$50.00 fee per year for each additional code. AT LEAST ONE CAR MUST BE PARKED ON YOUR SITE. No boats or boat trailers larger than 8' wide by 16' long will be allowed to be parked on the site. PLEASE DO NOT PARK ON EMPTY SITES.
6. If the trailer is removed for a short period of time, the seasonal renter has the option to have the site re-rented, if the park is full. The office will charge ½ the lot rent for this service.
7. You are allowed to plant flowers & shrubs.
8. Flat, treated wood decks are allowed, only the width of your awning. Railings are allowed. Please see the office for construction rules.
9. No permanent screen houses or sheds. Screened/Porch enclosures are allowed. Please see office for rules and regulations.
10. Only a 3x3' stack of wood is allowed stacked outside of trailers.
11. No pleasure riding of motorcycles, scooters or mini-bikes in the park. NO bicycle riding in the park after dark. No rollerblading in the park.
12. No Firearms/Fireworks in the park.
13. Clotheslines should be neat. Do not tie lines to trees for a long period of time. Do not nail objects to the trees.
14. Do not deface or cut any trees for any purpose.
15. Fires are allowed in grills and firerings only. Please do not place grills on picnic tables.
16. Be sure your fire is out before retiring or leaving your site.
17. Swim at your own risk. NO lifeguards on duty. An adult must accompany all children under 12. Pool and Whirlpool opens Memorial Day and closes Labor Day. The office and store have very limited hours after Labor Day.
18. No smoking in the service building or deck areas.
19. No alcohol beverages allowed in the park.

20. Pets are welcome. Please keep them on a leash, and clean up after them immediately. Please refrain from taking them into the service building and pool area.
21. Quiet hours are from 10:00 PM to 8:00 AM.
22. Please place your garbage in the trash dumpsters.
23. Emergency messages will be delivered. All others will be placed in your mailboxes.
24. The office, store and laundry are closed on Sundays.
25. Please respect your neighbors and keep your campsite neat at all times. All seasonal renters are responsible for their own grass. Lawnmowers are provided. (Office will mow for \$10.00 per time). Trailers must be kept clean.
26. Seasonal renters (ONLY) are allowed unlimited Day guest to their campsites. Please have your visitors stop at the office to receive their pool bands and get a daily gate code. Your visitors must park in the visitor's parking lot. For **SUNDAY** visitors, you will need to get a gate code and pool bracelets on **SATURDAY**. If you do not do this on Saturday, your guest will need to park on the side streets.
27. Overnight visitors, (other than those covered by the family plan) 12 years and older, will be charged the regular visitors fee of \$5.00 per person. This is to cover the added expense of bathroom, shower and facility use. Overnight visitors are people VISITING YOU, not using your trailer when you are not there. If people use your trailer when you are not there, they will be charged the regular day rate of \$55.00.
28. Seasonal renters must carry insurance to cover their own unit for fire, theft, liability & damage etc. Oak Grove does not carry insurance on trailers being used or stored at Oak Grove.

THIS CONTRACT IS NOT TRANSFERABLE. IF FOR ANY REASON YOU CAN'T STAY FOR THE ENTIRE SUMMER, OR DECIDE TO SELL YOUR TRAILER DURING THE SUMMER, THE RATE WILL BE BASED ON THIS CONTRACT OR DAY RATE BEGINNING APRIL 28. (WHICH EVER IS THE LEAST) ALL IN GROUND IMPROVEMENTS MUST BE LEFT ON THE SITE. ALL OTHER IMPROVEMENTS MUST BE REMOVED BY SEASONAL RENTER. IF NOT REMOVED, SEASONAL RENTER WILL BE CHARGED FOR REMOVAL.

IT YOU SELL YOUR TRAILER, A NEW CONTRACT MUST BE MADE WITH THE NEW OWNERS. IT IS YOUR RESPONSIBILITY TO MAKE THE NEW OWNERS AWARE OF THIS POLICY BEFORE BUYING YOUR TRAILER.

I \_\_\_\_\_ have read the above 28 rules and agree to comply. I have been given a copy of the rules as a reference.

Included in this seasonal contract are:

1. \_\_\_\_\_ Age \_\_\_\_\_
2. \_\_\_\_\_ Age \_\_\_\_\_
3. \_\_\_\_\_ Age \_\_\_\_\_
4. \_\_\_\_\_ Age \_\_\_\_\_
5. \_\_\_\_\_ Age \_\_\_\_\_
6. \_\_\_\_\_ Age \_\_\_\_\_

Other Family Member: