



## Camp at Newfound Lake Extended Stay Agreement

This Agreement, made \_\_\_\_ day of \_\_\_\_\_, 2024, between CAMP at Newfound Lake, with an address of 792 Mayhew Turnpike, Bristol, NH 03222(the "PARK") and \_\_\_\_\_(name) with a mailing address of \_\_\_\_\_(address) (the "Guest")

CAMP at Newfound Lake Park agrees to rent to GUEST, site number \_\_\_\_\_ from May 1<sup>st</sup> through October 15<sup>th</sup> 2024. The Rental Term shall be on a day to day basis which may be terminated at any time by the Park for violation of park rules.

### **GUEST agrees to the following terms and conditions:**

#### **PAYMENT:**

A deposit of seven hundred and fifty dollars (\$750.00) by check is due upon booking. The remainder of your seasonal camping rental must be paid in full by April 1, 2024. 2024 Rates are \$4,250.00 interior and \$4,750.00 perimeter. Failure to pay in full by April 1<sup>st</sup> 2024 will result in your site being made available to others. You can also cancel this agreement any time between now and April 1st, 2024. Payments made will be refunded minus a \$75 processing fee. Payments can be made and mailed to Camp at Newfound Lake, PO BOX 1051 Portsmouth, NH 03802-1051.

#### **RULES:**

I agree to read and comply with all rules in this agreement and the rules available in the park office. It is my responsibility to read and understand these rules. NOTE: Our extended stay campers have different rules contained in this document than those for transient campers. The Park reserves the right to change the rules at any time.

#### **AUTHORIZED VEHICLES & OCCUPANTS:**

The only RV, vehicles and occupants allowed to stay at my site are those listed in this agreement. Any changes must be authorized by the Park.

#### **INSURANCE:**

Registration during the term of this agreement. Guest will furnish proof of insurance to Park if requested.

#### **VISITORS:**

Guest may host two (2) free visitors per day for a duration less than 4 hours. Each visitor must register at the office and display a visitor pass; must park their vehicle on Guest's site and must be in Guest's company. Visitors whose stay will be more than 4 hours must register and pay for a day pass. A visitor is not allowed to stay overnight unless a guest overnight fee is paid. I understand I may be ejected without refund if I



host a visitor overnight who has not paid the overnight fee. VISITOR RULES ARE STRICTLY ENFORCED.

### **EXTRA VEHICLES:**

Two cars are included with Guest site fee. A car, a boat, utility trailer, or any other vehicle beyond the two included per site are subject to a \$3.00/day fee. A small utility trailer or boat may be substituted for one allowed car. A motorcycle is also permitted in addition to your 2 other vehicles. The Park reserves the right to allow an extra vehicle and determine where that vehicle is parked, either on your site or in an area designated for extra vehicles. Vehicles on the site must be parked on gravel within the site and not be in the road or on any vacant site. All vehicles must be registered and insured. Park reserves the right to request proof of registration and insurance of vehicles.

### **UTILITIES:**

**SEWER:** Sewer hook-up is available at Guest site. Guest will ONLY use RV toilet paper in Guest RV and will maintain the proper type and amount of chemicals in my black tank. Bleach may not be used in washing machines. Guest understands that should their RV cause the septic/sewer pumping system to fail that Guest will be held responsible for ALL labor, parts, and repair costs. Blackwater valve must be closed until ready to dump.

**WATER:** A water hook-up is available at guest's site. Guest will use their own shower and toilet facilities during their stay. If guest will be gone from site more than 24 hours, guest will shut off the water at the hydrant before departing to prevent flooding and damage should a water hose or fitting fail.

**ELECTRICAL:** An electrical receptacle is available at guest's site. For extended stay/seasonal sites, electricity is not included in the monthly camping fee. Electric meters will be read on the first day of each month and the charges will be billed monthly at the current utility rates and fees. **PARK is not allowed to make a profit off of electricity. You will pay the PARK'S exact cost, no more.** Guest will be notified 30 days in advance of any changes in utility charges. Credit cards may not be used for payment for electricity, checks preferred. Payment due by the 7<sup>th</sup> of the month.

**TV/WIFI:** Guest understands the Cable TV and WIFI are not utilities. They are complimentary and at times may be slow or not available for guest use. They are not included in site fees and as such, interruptions in these free services, as with all free amenities, are not grounds for monetary reimbursement or early departure from this agreement. If guest is working out of guest's camper, guest may want to consider a hot spot through a cellular company to avoid interruption with work.



**APPEARANCE: TO HELP MAINTAIN THE PARK'S HIGH STANDARD OF APPEARANCE THE FOLLOWING RULES APPLY:**

1. PARK limits a vehicles age for extended stays. An RV 10 years or older or one not originally an RV (Bus conversions etc...) may not stay longer than 2 weeks without prior PARK approval of the visual condition of the RV.
2. I understand my RV must be in good working condition and exterior well maintained.
3. No site alterations, sheds, decks, large steps, walls, or other structures are allowed on guest site. Guest understands Camp at Newfound Lake RV Park is not a mobile home park or guest's "home", it is a hospitality campground, and guest site must at all times look like a campsite, clean, neat and "Departure Ready."
4. No compressor refrigerators, large tables, or "furniture" may be left outdoors. guest understands site should look like camping, not living permanently. Guest will seek permission from PARK for anything on guest site that is not normally considered camping equipment. Small potted plants are allowed, family name sign is also permitted.
5. Campsite shall at all times remain neat and orderly. No tarps are allowed on guest's campsite. Storage of material of any type under a camper or motorhome is strictly prohibited. The site must remain free from trash, junk, detritus, and unused stored items. Acceptable outdoor items on guest site are camping chairs, portable tables and grills, coolers, camping accessories, bicycles, personal watercraft like paddle boards, small kayaks, screen tents or porches, etc. PARK reserves the right at any time to ask guest to remove any item on site that they determine to be not normally seen at a campground or RV park. Guest site must look and appear like you are camping, not like guest is living at our park.
6. Park limits use of concrete blocks for leveling. One under each leveling jack is ok but Park prefers pressure treated wood or any leveling block kit typically sold at a camping equipment store.

**SELLING PRODUCTS:**

No product or service may be sold from guest site without express authorization from the PARK. Examples of what may be allowed are computer services, dog walking, crafts and other similar services. Business signs are not allowed on guest site but may be allowed on our office bulletin board. A General Liability Policy associated with guest sales may be required.

**SITE FEE INCREASE:**

Seasonal site fee is fixed; however, fees may be adjusted at any time when the PARK deems it warranted due to unusual circumstances, large utility increases, etc...



**PERSONAL PROPERTY:**

Guest agrees to release all interests and claims to ownership and possession to all personal property remaining on the site or in the PARK grounds at 12:00PM (Noon) the day following termination of this agreement. Guest agrees that said left personal property shall become the property of the PARK immediately and, as such, PARK, at its discretion, shall have the right to dispose of said personal property within twenty-four (24) hours. Guest also agrees to remove all personal property on day of departure. Do not leave junk grills, carpets, etc when departing at end of season. Guest understands they will be liable for removal costs.

**LIABILITY:**

The use of PARK's facilities is at the authorized guests listed below own risk. PARK guests are responsible for their visitors and shall ensure each is registered with the PARK office. PARK assumes no responsibility or liability for the safety and security of RV guests, campers or visitors. PARK is not responsible for loss or damage to RV guests or camping guests' property due to theft, vandalism, fire, any casualty, or act of God. Registered guests and all other users of this property expressly assume all risk of such loss or damage and must carry their own insurance.

**DISCLAIMER:**

PARK provides its services, including but not limited to its sites, utilities and amenities on an "as is" basis and makes not representations or warranties of any kind, either express or implied. Guest understands temporary outages of utilities and amenities may occur. By staying at or using PARK's facilities, Guest agrees to these terms and that under no circumstances will PARK be liable for direct, indirect, incidental or any other type of damages resulting from my use of any part of the PARK. This includes but is in no way limited to, loss or injury caused in whole or in part by guest negligence or things beyond Park's control.

**INDEMNIFICATION:**

RV guests and/or camping guest visitors shall indemnify and hold harmless PARK, its owners, officers and employees from all claims, liability, and expenses, including but not limited to attorney and other professional fees, for injury to persons, loss of life, or damage to property arising out of the tenant's exercise of his rights here-under.

**RESERVATIONS OF RIGHTS:**

Camp at Newfound Lake is a private property. PARK reserves the right to amend these rules without prior notice to our guests and their visitors. PARK, at its discretion, reserves the right to refuse entry to the park to any person and eject current guests without a refund for any violation and/or repeated violation of park rules and/or this agreement. PARK also reserves the right to refuse to accommodate current and returning guests that have violated our rules and regulations and/or have vacated the resort without paying all fees.



**OTHER OCCUPANTS AUTHORIZED TO STAY AT SITE:**

NAME, AGE, AND RELATIONSHIP: \_\_\_\_\_

NAME, AGE, AND RELATIONSHIP: \_\_\_\_\_

NAME, AGE, AND RELATIONSHIP: \_\_\_\_\_

**RV AUTHORIZED TO PARK AT SITE:**

MAKE:

TYPE:

YEAR:

CONDITION:

COLOR:

LENGTH:

POP OUTS (Y/N):

LICENSE PLATE NUMBER:

STATE:

**ADDITIONAL VEHICLES/BOATS/TRAILERS AUTHORIZED TO PARK AT SITE:**

VEHICLE 1:

MAKE:

MODEL:

YEAR:

LENGTH:

LICENSE PLATE NUMBER:

STATE:



VEHICLE 2:

MAKE:

MODEL:

YEAR:

LENGTH:

LICENSE PLATE NUMBER:

STATE:

**\*\*PLEASE BE SURE THAT YOUR RV AND VEHICLES CAN FIT AT YOUR RV SITE, THERE IS LIMITED ADDITIONAL PARKING AVAILABLE ON SITE. CONTACT US DIRECTLY IF THERE ARE QUESTIONS OR CONCERNS ABOUT THIS PRIOR TO BOOKING\*\***

**EMERGENCY CONTACTS (PLEASE PROVIDE TWO):**

NAME:

RELATIONSHIP:

PHONE:

ADDITIONAL PHONE:

NAME:

RELATIONSHIP:

PHONE:

ADDITIONAL PHONE:



*Private and Confidential*



I have fully informed myself of the contents of this Agreement by reading it before signing. I understand that Camp at Newfound Lake is NOT a mobile home park, nor my legal residence. My signature represents my total compliance with the terms set forth within this Agreement.

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**Guest Name:** \_\_\_\_\_ **Date**  
**Guest Address:**  
**Guest Telephone Number:**  
**Guest Email Address:**

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**Guest Name:** \_\_\_\_\_ **Date**  
**Guest Address:**  
**Guest Telephone Number:**  
**Guest Email Address:**

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**Member Name:** \_\_\_\_\_ **Date**  
**RK Ventures LLC DBA Camp at Newfound Lake**  
**PO BOX 1051**  
**Portsmouth, NH**  
**03802-1051**



## Consent to Background Check

Applicant Name: \_\_\_\_\_

Present Address: \_\_\_\_\_

Second Applicant Name: \_\_\_\_\_

Present Address: \_\_\_\_\_

I hereby authorize Camp at Newfound Lake (the "Company") of 792 Mayhew Turnpike, Bristol, New Hampshire 03222, and/or its agents to make investigation of my background, and criminal history record information which may be in any state or local files, including those maintained by both public and private organizations, and all public records, for the purpose of confirming the information contained on my application and/or obtaining other information which may be material to my qualifications for employment. A telephone facsimile (fax) or xerographic copy of this consent shall be considered as valid as the original consent.

I hereby consent to the Company's verification of all the information I have provided on my application form. I also agree to execute as a condition of this agreement or a condition of my rental agreement any additional written authorization necessary for the Company to obtain access to and copies of records pertaining to this information.

With regard to the foregoing disclosures, I hereby agree to release any person, company, or other entity from any and all causes of action that otherwise might arise from supplying the Camp at Newfound Lake with information it may request pursuant to this release. I understand that any false answers or statements, or misrepresentations by omission, made by me on this application or any related document, will be sufficient for rejection of my application or for my immediate discharge should such falsifications or misrepresentations be discovered after the agreement is signed.

Applicant:

\_\_\_\_\_  
Applicant Name: \_\_\_\_\_ Date

\_\_\_\_\_  
Applicant Name: \_\_\_\_\_ Date



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