



DUCK CREEK CAMPGROUND

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2022 SEASONAL CAMPER TERMS & AGREEMENT CONTRACT

The 2022 contract is valid October 18th, 2021 through October 17th, 2022. Duck Creek Campground is open from mid April to mid October. **A \$500.00 deposit is due by October 18th, 2021. Half of the remaining balance will be due by January 15, 2022. The remaining 2022 seasonal balance must be paid in full by April 1, 2022.** After April 1st, a \$5.00 per day fee will be charged until the balance is paid in full. Payment plans can be set up. There is a processing fee of \$5.00/transaction.

***Not a Lease:** This agreement is a contract which is binding on both Duck Creek Campground and the Seasonal. This agreement is NOT a lease of real estate and the Seasonal is NOT a tenant. This agreement is, for legal purposes, a license to use the property of Duck Creek Campground on the conditions which are stated in this agreement

***Not a Residence:** Under Wisconsin law, campgrounds are not allowed to be a permanent residence. Seasonals may not claim Duck Creek Campground as their permanent address, voting address or other place of residence. **No mail may be sent to Duck Creek Campground.**

*** Off-Season Usage:** You may stay in your trailer overnight in the off season at no charge. Water to the campsites and restrooms will be turned on in the spring when weather permits. Electricity is available to campsites year-round. The roads to the campsites are not plowed. Park your vehicle in the plowed parking areas only. If the roads to the campsites are wet and soggy please keep your vehicle parked on the blacktop areas only. Help us avoid tearing up the property.

***Site Usage:** All seasonal fees cover only your immediate family and they must be listed on this contract. You can not let anyone stay in your camper unless you are present! If there is only one adult renting the site, an additional adult may be included and indicated this on the signed contract. All seasonals are subject to a background check at their cost. **No one under the age of 21 is allowed to stay in your camper without an adult.**

*** Vehicles:** 2 vehicles maximum per site. Please park on your own campsite - not another site or area in the campground. If you need additional parking consult management. The posted **speed limit** in the campground is **5 M.P.H.** Share this information with your family and guests. **YOU MUST BE A LICENSED DRIVER TO OPERATE A MOTORIZED VEHICLE**

*** Extra Trailers:** (Example: boat or utility trailer, etc) Trailers may be temporarily parked on the extra lot on the east end of the campground. An additional camping unit is not considered an extra trailer. We have long term (a week or more) parking available on a monthly basis. Contact us for approval.

*** Children:** Children must be at their campsite during the quiet hours (11:00 pm – 8:00 am). Parents will be responsible for their children and must watch them at the playground or when swimming at the pond. All children at the pond 16 years & younger must be accompanied by an adult. There is no lifeguard on duty. **No swimming after dark.**

* **Guests:** ALL guests must register at the office and obtain a car pass. There is a charge of \$5.00 per adult when staying over one hour. Overnight guests staying in your camper will be charged \$10.00 per adult, per night. If an extra unit is set up, there is a \$25 charge per night. Guests under the age of 21 are free. If additional parking is needed, please consult the office. **Remember, you are personally responsible for your guests – all of the campground rules apply to them.**

* **Camper Specifications:** No campers more than 15 years old will be allowed as seasonal campers. Campers that are over **35 feet in length will require a variance fee.** There will be an additional charge of \$100 per foot over 35 feet. Park models are not allowed.

* **Insurance:** Duck Creek Campground shall not be liable for acts of theft, burglary or vandalism, or for damage caused by natural elements. You are solely responsible for safeguarding your possessions, it being understood that we do not provide security guards or similar services. You must maintain full property insurance coverage. Please submit a Certificate of Insurance to Duck Creek Campground. This is obtained by calling your insurance agent and requesting a copy be sent to us.

* **Utilities:** Electric meters are installed at all seasonal campsites. A one-time \$50.00 deposit is required. The deposit is 100% refundable, provided your meter service is paid in full. DO NOT plug into an area other than your own. Those found doing so will result in immediate eviction from the campground! The campground owners will read the meters and you will be billed at the end of each contract year. Payment will be charged to the card on file, unless seasonal requests for a different payment form. The Gas service is provided by Lakes Gas. If you need a contract, we have a copy in our General Store. You will need to contact them to set up service and get refills. (*Lakes Gas W6215 State Road 33, Pardeeville, WI, 53954 608-429-3216*)

* **Personal Property Tax:** Effective 2013, Wyocena Township assessed all seasonal campsites for personal property tax. This tax is assessed from the county. In assessing this tax the appraiser has measured all wooden outside structures on your site. Your trailer itself is exempt. Each site assessment will be noted on your January invoice and is payable with the January 15, 2022 payment.

* **Decks/Porches/Sheds/Fire Pits, Etc.** You must have approval from the campground owners to build any decks, porches or sheds or to move a fire pit. Please provide a drawing or written plan. No metal sheds are permitted. Sheds cannot be larger than 8' x 8'. **Deck, steps, and any wooden sheds may not exceed 400 sq. feet as a combined total.** Anyone hiring others to do work at their site must have proof of insurance. The Campground owners reserve the right to remove any construction done without prior approval.

* **Honeywagon Service:** Honeywagon service is provided every Monday and Thursday while the water to the campground is turned on. The fee for Honeywagon service is \$30.00 per pump for a 110 gallon tank. Tickets are to be purchased in advance in the store. The \$30.00 fee only includes what is in your transfer tank at the time of pumping. There is another \$30.00 fee if the camper tank levers need to be pulled at the time of pumping.

If you wish to obtain a seasonal ticket to have your tank pumped on a regular basis the fees are as follows:

Biweekly: \$325/year; Weekly: \$650/year. (110 gallon tanks) Tanks larger than 110 gallons are subject to additional fees.

* **Site Maintenance:** Seasonal campers maintain their own site. Lawnmowers and rakes are provided in the small shed by the entrance for your convenience. Sites are to be mowed and raked on a regular basis. If you cannot do it, please arrange to have someone do it for you. Notice will be given if we feel your site

is being neglected and a \$50 fee will be charged to your account per occasion. Repeated abuse of this may result in you being asked to vacate the campground. Leaves may be burned in your fire pit **ONLY AFTER 6:00 PM.** If you do not want to burn your leaves, put them in the compost pile at the far east end of the campground. Please put the cold ashes from your fire pit in the compost pile. DO NOT dump ashes in the woods or dumpster!

* **Camper Maintenance:** Power washing of your camper or deck CANNOT be done from noon on Fridays through 1:00 PM on Sundays (Monday on a holiday weekend). The use of power washers greatly diminishes the capacity of water coming from our well and the noise disrupts the camping atmosphere. We encourage you to wash your camper yearly as well as caulk the windows and seams. Check roof condition. *Recommendation- Call Thom with Everyday Living Solutions LLC, (608)219-5442*

* **Landscaping:** No one may cut any trees or large branches in or out of their campsite without the advance permission of the campground owners. Any paving stones installed, any trees, shrubs or plantings placed by the seasonal will become the property of Duck Creek Campground upon termination of the site rental. No existing trees, shrubs, plantings, or paving stones will be cut or dug out without the expressed consent of Duck Creek Campground.

* **Waste Water:** It is a violation of state law to let any gray/black water run on the ground. Drain hoses/pipes must be securely connected to your trailer and transfer tank at all times. Do not allow the waste water in your tank to run over onto the ground. Any leaks must be repaired immediately. Direct ground drainage will result in immediate eviction from the park.

* **Quiet Hour:** The quiet hours are from 11:00 p.m. to 8:00 a.m. Music, singing and talking must be kept at a level that can be heard only on your campsite, not your neighbor's. Please have your campfire down to a minimum flame NO ROARING FLAME and turn off all outside lights when you retire. Respect your neighbors. If you encounter a problem, let us know at that time, not at a later date.

* **Fireworks/Firearms:** Fireworks that shoot in the air or make noise are not allowed in the campground at any time. Firearms are prohibited.

* **Pets:** Pets are welcome but must be kept on a leash at all times, unless in the dog park. Do not leave your pets unattended. Please keep them quiet and clean up after. Pets are not allowed on the beach or in the pond, nor in any public buildings. There are a maximum of 2 pets on each site. There are dog stations throughout the park with disposals. If we have to clean up after your pet, notice will be given and a \$50 fee will be charged to your account on each occasion.

* **Garbage:** Please put your garbage in sealed plastic bags and place it in the appropriate dumpster. Please do not leave full garbage cans outside for longer than a week. We do not have a RECYCLE Dumpster any longer. Construction materials are NOT allowed in the dumpster. Dumpsters are for trash accumulated at Campground only. Dumpsters closed in the off season.

* **Early Termination:** If a Seasonal chooses to leave during the camping season, or the contract has been voided, no refunds will be given.

* **Sale of Camper:** Please notify us immediately of your intent to sell your camper or to vacate your site. Failure to notify us will make your contract null and void and will result in the removal of your camper at your cost. **Anyone selling their camper on site will be assessed a fee of \$250 payable to Duck Creek.** The fee includes an inspection by management (to determine if your camper can be sold on site), a for sale post, and management showing the camper to potential buyers. FOR SALE signs are

not allowed on your site. At this time you will also receive your final electric bill, pay for a final septic pump and be given credit for your electric meter deposit.

*** Removal of Units:** If a seasonal fails to remove a unit as required by this agreement, the seasonal acknowledges that Duck Creek Campground has the right to remove the unit. Duck Creek Campground will attempt, before removing the unit, to notify the Owner and provide them with five (5) days to remove the unit. If the campground removes the unit, it will place the unit in storage. The seasonal acknowledges that Duck Creek Campground is not responsible for damage to the unit caused by removal. The seasonal shall pay Duck Creek Campground expenses to remove the unit plus a flat fee of \$300. There shall be a charge of \$25 per day for non-removal of a unit on or before the date on which the unit should be removed.

*** No transfers or assignments of agreement:** This agreement is solely between the persons signing this document and Duck Creek Campground. The seasonal may not transfer this agreement to any other person or persons, or assign the camper's obligations to any other person. The sale or repossession of a unit shall result in early termination and removal of the unit, unless Duck Creek Campground agrees, in its sole discretion, to enter into a new agreement.

*** Events & Important Weekends:** Each year we host many activities and charity events (supporting Multiple Sclerosis). Our seasonal campers play an important role in the success of these events. Please consider helping for our MS Fundraiser Weekends/Activities. We also have a wood cutting weekend at the end of each season. That wood is then sold to campers and the proceeds go to our Fundraiser for MS. Please consider joining us for these events!

Payment Schedule

Oct. 18th, 2021	\$500 Deposit + electric from 2021
Jan. 15th, 2022	Half of the remaining balance + property tax
April 1st, 2022	Remaining balance due

After April 1, 2021 a \$5 per day FEE will be accessed until the balance is paid in full.

[Click here to download and fill out the 2022 Seasonal Campground Agreement FORM](#)

**It is YOUR choice to camp as a Seasonal at Duck Creek Campground,
and OUR choice to have you! You need to be proud of your place, you call it home!**