



Full Time Living & Seasonal Application & Guidelines

All of the Following Guidelines Must be Understood, Agreed Upon & Signed

We will need the following:

- A copy of each adults Drivers License scanned (or screenshot) for our records
- (we screen for Sex Offenders)
- A picture of your Vehicle & RV (a screenshot sent via text is fine). This is standard procedure for all campgrounds so we can identify vehicles of unregistered guests & ensure the rig you want to bring to our property is structurally sound & well taken care of.
- Information on any pets living with you.

Camping & Outdoor activity Risks & Liability

As you choose to participate in camping activities and occupying a campsite amongst nature you acknowledge you understand we are not liable for damage to oneself or personal property; including your camper or vehicle, by acts of involving yourself in & amongst nature such as excessive rain, falling limbs or trees, uneven surfaces that come with being in nature, bites from wild animals or snakes, scratches, bumps or bruises or breaks you may acquire when participating in outdoor activities such as camping. This includes acknowledging your personal liability for participating in water related activities such as swimming, fishing or kayaking, including your personal responsibility to care for and keep your children safe near or on any bodies of water while camping. There is NO LIFEGUARD on duty and being around or in any body of water on our property you take on the personal risks for yourselves and your children that comes with engaging in such activity.

Campground Rules & Agreement

Site Occupancy

Number of occupants living full time/staying seasonally must be noted upon interview & approved before being considered for a Full Time/Seasonal spot.

Only One RV per site. If you have more than one vehicle please let us know.

Most of our sites allow room for more than one vehicle. Parking on the grass is not permitted.

No Tent/Primitive Camping on RV sites. If you have a guest who would like to tent camp they are welcome to reserve a designated tent site.

Bathhouse

The Bathhouse is open May-August for paying customers only.

Should you have additional guests (other than the couple/household registered as residents) they are to use the showers in your camper.

Quiet Hours

Quiet hours are daily 10:00pm – 7:00am.

Speed Limit

5 miles per hour throughout the park for guests safety.

ATV Vehicles keep to trails, do not drive through high brush/un-mowed areas as these are animal habitats.

Children

Guests are responsible for the behavior of their children. All children under age 12 should be accompanied by an adult at all times.

Swimming

Guests Swim at their own Risk. By signing the guidelines you waive all rights to imposing liability on our business and take on personal responsibility for your choices and acknowledge that you are aware that there is NO LIFEGUARD ON DUTY. We are not liable for any water related accidents.

Pet Policy

Pets must be leashed & droppings picked up after. Dogs are not to be left outside unattended. Animals shall not disturb the peace or be a nuisance to other guests; small barky dogs can be especially noisy which disturbs the peace; you'll need to ensure your dog is not preoccupied with barking when there is activity outside as it makes the atmosphere not peaceful. No vicious dogs or aggressive breeds. Per our insurance we cannot allow Pit Bulls.

Fireworks

No fireworks at any time or season. No exceptions.

Picnic Tables & Fire Pits

One picnic table & One fire pit is available if desired at your campsite.

Campfires/Firewood

No outside firewood Permitted due to the risk of invasive Beetle infestation on our timber.

Fallen branches may be gathered and used; there are plenty of trails for this. Cutting of standing trees or green limbs is strictly prohibited. Campfires should not be left unattended.

No burning treated lumber, diapers or other non-burnables.

Your fire pit it your responsibility to clean out of cigarette butts/cans/trash/etc.

We reserves the right to regulate the size & location of fires and ban campfires when conditions warrant.

Trash

Please place all trash IN A TRASH BAG & then in designated dumpsters. Bicycles, large furniture & other large items will not be taken by the disposal company.

Safety After Dark

Flashlights are recommended at dark. ATVs, golf carts and all vehicles must use headlights.

Visitors Welcome

If you have visitors staying later be sure quiet hours are being kept & their vehicle is in the designated visitor parking.

No Smoking in Certain Areas

No smoking anywhere but at your personal campsite. Cigarette Butts must be disposed of appropriately NOT LEFT ON THR GROUND OR IN THR FIREPITS.

Damaged or Missing Items

Negligent or intentional Damage to park items/structure is subject to fees. If you think you misplaced/lost an item, please notify us. We keep a lost and found.

Fishing

CATH & RELEASE ONLY OFF DAM & FISHING DOCK! No fishing off the shores of the pond!

Trails & Wildlife

Trails may have uneven surfaces. Watch your footing. Stay on the mowed trail. We are not responsible for ticks, poison ivys, rashes, bites & scratches or personal injury. Copperhead & Cottonmouth Snakes are native to this area of Missouri. It is your responsibility to watch your step. Snakes, Lizards, Turtles & other wildlife are NOT to be harmed or moved from places they are found.

Conduct

No illegal drugs, public intoxication that causes a disturbance, possession of alcohol by minors, public displays of nudity and disorderly conduct will not be tolerated. Be courteous of others.

Full Time Living Site Cleanliness:

Sites must be kept visually attractive & easy to mow & maintain. Excessive yard ornaments in the grass should be avoided as they make it difficult to mow. Trash left outside is not permitted as it attracts wildlife & becomes an eyesore.

Structures such as decks & outdoor screened areas must be approved. No outside structures without permission as we want to ensure it's sound, attractive & doesn't impede into neighboring camp spots.

Winter RV Skirting for Full Time Campers

Although not required, we HIGHLY recommend skirting your RV by November of the given year.

Skirting your rig protects your tires from dry-rot & most importantly insulates your RV preventing your tanks and lines from freezing. This will also help you keep lower electricity costs.

Skirting does not have to be professional but should be attractive & clean. If you decide to skirt your RV & don't purchase a designated RV skirting system (which is okay, it doesn't have to be professional) but **You must notify us of Your desired skirting material for it to be approved prior to installation. This is to ensure it doesn't look like the Beverly Hillbillies. Since we have experience skirting using various materials, we may be able to help you with ideas/installation methods of which one is most affordable & most effective if you need some input.**

No hay/straw to skirt campers allowed. Ask us why; we'll tell you horror stories.

Mail Service:

Occupants may set up a PO Box at the Post Office in town to receive their mail and any packages. Please Do not use our address as your mailing address.

Management

Kimmys At Caplinger is a private campground. We reserve the right to deny service to any person and to ask anyone to leave the premises at any time should they destroy property, become a nuisance to other guests, involve themselves in disruptive activity and/or fail to apply themselves to the standards we set as a campground after repeated warnings.

No refunds will be given.

COVID-19

We are committed to keeping you safe by keeping an orderly, clean & well Screened campground. When it comes to Your health, that is YOUR responsibility.

We cannot guarantee you won't be exposed to COVID-19 or any other virus while staying with us. Protect yourself as you see fit. Use common sense.

At no time will we ask about your medical conditions or medical choices;

That is against the law & a violation of your rights to privacy.

Please protect yourself by:

- Knowing your rights.
- Washing your hands & avoiding touching your face.
- Covering your mouth and nose when you sneeze/cough
- If you're sick, please stay home and get well.

Agreed upon Monthly Rate & Inclusions:

Your monthly spot rent as of this day_____ is \$405 per month.

This includes:

-RV Spot

-Water

-Sewer

-Dumpster access

-Free Wifi

You pay your own Utilities (electric) which is read on the 1st of each month and total sent to you based on your usage.

This cost must be included with your monthly rent of:

\$405 Full Time Living Rate

\$375 Seasonal Rate (come and go, weekend warrior, etc.)

If a situation comes up where you need a few days extension please notify us. We understand things come up.

This should not happen frequently.

If Payments are frequently made after the 7th of the month we may have to consider beginning to incur a late fee.

Though we do not anticipate it, Monthly rates are subject to change if needed. If we must change our rates, you will be given a months notice before these changes go into effect. Electric per KWH rates may fluctuate based on Liberty Utilities rates. We have no control over this.

Laundry Facility & Cost:

We host two High Efficiency Front load washers & dryers and ample space to fold/tend to your clothes; no coins needed.

Rates for Laundry Facility use are not included in your monthly rate.

- \$40 for one months use for one person
- \$50 for one months use for 2-5 people

By signing this Agreement you:

Acknowledge our aforementioned standards, fees and rules & agree to abide by them. You also acknowledge your spot may be revoked if you cannot abide by the standards agreed upon.

Name & Signature of all Of- age (adult) occupants & date:

Date & Signature of Campground Owner Acknowledging Agreement & receiving of Documents needed:

