

2022 GENERAL PARK RULES

Countryside Campground LLC

Countryside Campground LLC's goal is for all guests to enjoy their time in a safe, secure, and enjoyable environment. The following rules are in effect in order to achieve that goal. If there are questions, please speak to Mgmt. Any violation of the rules may result in removal from the property without warning or refund and may result in loss of camping privileges. Countryside Campground LLC reserves the right to make additions or deletions to the following as it considers necessary.

The 2022 Camping season is April 22nd, 2022, through October 23rd, 2022. Signed acknowledgement of these General Park Rules and/or 2022 Seasonal Lease Agreement on file required to use the park. Outside of those dates the campground is closed. No Camping Units to be occupied outside this period without written permission. Specific water & electric service on and off dates will be weather dependent.

Be considerate of your fellow campers, their privacy, and space. Please do not walk-on, nor pass through other sites. Everyone must be respectful of one another. No Aggressive & abusive behavior including language, gestures, or insignia.

Quiet hours 11pm to 8am every night. No loud music or excessive noise at any time. Anyone under the age of 17 must be on their sites by 12am unless accompanied by a parent or guardian over the age of 18.

Amenities and events are not entitlements. Amenities offered and events scheduled are at the discretion of Countryside Campground llc. It reserves the right to exclude anyone from use of any amenities or events, if found that you have misused or abused them in any way.

It's your responsibility to pre-register your guests if they are arriving before or after office hours.

Registered Occupant(s) will ultimately be held responsible for all persons occupying their unit and guests in the campground with your permission or knowledge. In the event of behavior likely to cause offense or damage to any other person, staff, or property you may be removed from the property without warning. At no time shall anyone or their guest cause someone to be deprived of the enjoyment of the property.

Dogs & cats (maximum of 2 combined) are permitted. It is the responsibility of pet owner to cleanup any mess from their pets. Dangerous or aggressive dogs are not allowed in the campground. Pets must be always leashed, even at your campsite and not left unattended. When walking pets, you must clean up after them. Pick up after your pet at Dog Park. Make sure kids walking pets know to clean up after them. Put pet waste in plastic bag before in trash cans.

Golf Carts are permitted. Must have head light for night use. Minors must have a driver's permit to drive without an adult. Kids may drive with an adult on the golf cart. Kids may drive without an adult if permitted by their parents Sundays 1:00pm - Friday 3:00pm (Holiday weekends no driving on Sundays). NO golf carts are to be driven between 1:00am - 7am. NO off-road use of golf carts. No driving on sewer systems. Canal Path is designated for day use only, please observe sign when entering in this area. This area is considered multipurpose. Please be aware & respectful to Hikers, Bikers & Golf Carts & UTV's. Golf carts must be registered, with the campground, to your site. Must have proof of insurance provided to the campground office. Site # must be displayed and visible on your cart. Violation of any of these rules could result in revoking your driving privileges.

Motor vehicles and golf carts must obey all normal traffic signs. This means stopping at stop signs, obeying speed limit, and no-entry signs. All motor vehicles, golf carts or trailers must be parked on your site or in a designated storage area. No parking or storage on the road as it impedes accessibility in the event of an emergency.

ATVs, dirt bikes, dune bikes, quad bikes or other such gas-powered vehicles are not allowed to be driven on the property.

Flush only biodegradable items down sewer system. NO paper towels, napkins, sanitizer wipes, baby wipes, cleaning wipes, swifter sheets, etc. If Countryside Campground LLC needs to repair sewer lines outside of your camper, due to your negligence there will be a charge of \$50 per hour plus materials needed for repair.

All occupants are prohibited from harming, trapping, poisoning, and killing of any wildlife and discouraged from feeding the wildlife. You agree that Countryside Campground llc is not liable for any damages caused any animal under any circumstances. Parents are encouraged to speak to their children regarding the wildlife throughout the campground.

Pool is not supervised by lifeguards and is 'Swim at your Own Risk' and only allowed during posted hours. Please observe posted regulations for the pool including but not limited to no jumping or diving from ladders or sides of the pool, no glass containers or large inflatables allowed. No Styrofoam bead or glitter filled toys or floaties.

All firewood that is brought into the park must be from Pine County per local & State laws. (Many pest species live on or in trees, lumber, and firewood. Moving untreated firewood can spread pests and affecting the health of Minnesota's trees and forests. Emerald ash borer gypsy moth and Asian long horned beetle are examples of invasive species that have killed millions of trees across the US.)

Do not be prune, trim, or cut **Trees**, shrubs, hedges down without written permission.

Trash must be disposed of in garbage dumpster by pole barn or restaurant parking lot. Countryside Campground LLCs dumpsters are for garbage generated ONLY while staying on premises. Absolutely no garbage from outside is permitted. Disposal fees: grills \$10, TV \$25, lawn mower \$25 (no gas or oil). Please help the environment by recycling aluminum cans in the designated bin.

Fireworks (including “MN Safe”) are not allowed to be set off on the property.

Camping Units are recommended to be fitted with a dry powder fire extinguisher, a fully functional smoke alarm and functional carbon monoxide alarm.

Campfires and barbecues must be properly extinguished before retiring for the evening, or upon departure of site. Management reserves the right to forbid campfires entirely if conditions pose a threat to the safety of others.

Notify the office if you are having someone come to do work for you at your site or on your personal property. Have them sign in when they arrive.

No construction or erection of any kind anywhere on the property without prior approval. This includes, but not limited to hard roofs, sheds, decks, patio stones, fire pits & fences. A landscaped separation can be done from the back of your site no further than the front of the site. No permanent structures of any kind requiring footings. Contact us before digging or construction is started. There may be buried electrical wires or water and sewer lines.

No criminal activity of any kind is allowed. This includes theft, possession of unlawful drugs or firearms, committing any form of assault. No guns or weapons of any kind are allowed on Countryside Campground LLC property. Stealing of any nature, could be grounds for removal from the property. No causing damage to anything of anybody’s on the premises.

All payments are non-refundable and are held against the final balance owing. The payments are forfeited as liquidated damages and not as a penalty upon breach of any rule.

The park is closed with no overnight access over the winter season from October 24th, 2022, until the park re-opens in 2023 without written permission. During this time all services will be turned off. Seasonal(s) in good standing may park their vehicle at the Office and walk back to check their Camping Unit.

Countryside Campground LLC assumes no responsibility for any loss through fire, theft, collision or otherwise to trailers, additions, improvements or vehicles or their contents, regardless of cause. You further agree that the use of the campground or its facilities is solely at the risk of yourself.

Non-Seasonal winter storage available \$100 per month. Does not include electric. Must be set up in advance. (No guarantee on a seasonal site)

**Countryside Campground LLC
2022 Seasonal Lease Agreement**

Seasonal Rate \$2,000.00 payment schedule:

September 1, 2021:	\$200 (Deposit to keep current site)
October 15, 2021:	\$600
January 15, 2022:	\$600
April 15, 2022:	\$600

After April 15 there is a monthly late fee of 8% on all unpaid balances. If the balance is not paid in full by May 1st, 2022. You will not be permitted to use the property unless arrangements are made first. When using a credit card for Seasonal Site payments there is a 5% convenience fee charge.

Fully paid site fee includes water, sewer, metered electric and your winter storage prior to the 2022 camping season. You will be charged extra for electricity used during the season at .18 (kwh) plus tax. There will be minimal Electric charge of \$65 plus tax each billing period. If your meter is not working, you will be charged the minimal fee. The meters will be read after the July 4th weekend and the week after the close of the season. Electric to be invoiced by July 15th & November 15th of any given year. If you leave the electricity on in your trailer during your absence, Countryside Campground LLC is not responsible for food loss or any other damage due to electrical failure. A late fee of \$10 per month will be charged for delinquent payments 15 days beyond the stated due date, and every 30 days after that.

The Seasonal Occupant(s) and eligible family members agree to abide by the General Park Rules, which is made a part of this Seasonal Contract.

The Seasonal Site term is from the 25th day of October 2021 to the 23rd Day of October 2022. If your camper is onsite after the last day of this lease and you have not notified the office of move out then your Seasonal Contract is automatically renewed according to the payment schedule for the following year, but not guaranteed. No refunds. All fees are due and considered earned at their due date. If you do not want to renew for the following year you must remove camper and have site cleared by the end of the contract date.

Water not guaranteed before May 15th in any given year, or after October 1st in any given year. The park is closed with no overnight access over the winter season from October 24th, 2022, until the park re-opens in 2023 without written permission. During this time all services will be turned off. Hunting season is an exception to the closed dates. Seasonals may use their campers and sites are available to rent for the hunting season. Weather permitting, hot water in the

bathroom building will be on thru the exception dates. Seasonal(s) in good standing may park their vehicle at the Office and walk back to check their Camping Unit.

Seasonal camping at Countryside Campground LLC is for your family only. Seasonal site is rented by one family only. A family consists of an individual or couple including children under 22 still living at home. You may let immediate family use your site if you are not there such as grandparents, parents, brothers, sisters, and your children over 21. There is no charge for daily or overnight guests if you are there and they are staying in your camper. You may put up an extra tent for your kids, who live at home, to use with no extra charge.

If you have an extra family staying with you and you put up a tent or any other type of camping unit, they will be charged \$25 per night for their family regardless of who sleeps in it. Guests must register at the office and pay their overnight fee, or it will be added to your site.

Site repair requests may be filled out at the office. Provide a detailed description of the work requested along with your name, site # and phone # on the form and it shall be submitted for review and scheduling.

All seasonal units must be neat looking and commercially manufactured units. Seasonal trailers being brought in must be less than 10 years old or at campground owner/management discretion. Trailers which are showing age or not properly maintained, will not be allowed in or to renew the site for the following year. Countryside Campground LLC reserves the right to reject any trailer for any reason.

Seasonals are required to maintain your own lawn, fire pit, and empty your trash. If your lawn is not properly maintained (over 8") \$25 can be added to your account each time it needs to be mowed.

Seasonal Camping Units and sites are to be kept in good condition, must be kept neat well-groomed manner and, clean in appearance to maintain the high standards of the campground. Seasonal(s) are responsible for the general upkeep of the Seasonal Camping Unit and the tidiness around the site. This includes, but not limited to, mowing, raking, trimming weeds and removal of debris. No unsightly clutter may be stored around campsite or under camper. If your site is not maintained in a timely manner, it will be mowed and a charge of \$25.00 per occurrence will be assessed. If a Seasonal(s) does not meet the standards of the campground in terms of condition, general standards and safety, a written notice will be sent to the Seasonal(s) giving 14 days to rectify the situation. Mechanicals must be in good working condition.

Selling, camping Units older than 10 years old may not stay in the park if sold without prior approval. Selling of your Camping Unit and including its current site will not be allowed without prior approval. If another Seasonal Resident has requested a site change to your site, your Camping Unit must be moved to another site if sold. Seasonal site rent is non-refundable and considered earned upon due date. Seasonal site privilege transferability must be approved. If you vacate your site early the campground reserves the right to rent out that site. Renting your seasonal site out to anyone, is strictly prohibited.

Seasonals must maintain property, casualty, and liability insurance coverage. Insurance shall protect against damage or loss of their personal property or equipment while located on campground property. Countryside Campground LLC is not responsible for any loss, property damage, theft or injury sustained while on or in your property (RV, deck, golf cart, etc.). The campground will not be responsible for acts of nature. The campground will not be responsible for moving your Camping Unit because of an act of nature.

All trailers must have current license plate tabs.

It is agreed between the parties that the intended use for the specified site is for recreational vacation purposes in a campground. The campground is designed for seasonal or temporary use only and as such cannot be used as a permanent home address.

The Lease Agreement is for the occupants of the site specified only. The Seasonal Occupant(s) acknowledges that he/her is a lessee with respect to any facilities assigned to him/her and is deemed to have willingly assumed, without restriction, all risks arising out of his/her use of the site and campground.

All charges for a deposit, storage, rent service etc., are earned, due and payable when invoiced or upon their due date. Any overdue charges or other payments required to be paid shall be subject to a late fee.

To reserve your site for the upcoming season, a signed Seasonal Lease Agreement, and a non-refundable deposit of **\$200.00** is required by the due date. This deposit doesn't include winter storage for your Camping Unit, if you so leave in the spring for any reason.

Site rent is non-transferable and subletting of sites or Camping Units is not allowed. If deposits are not received by September 30th, Countryside Campground LLC reserves the right to rent that site for the following year, and you will be charged a storage fee of \$100 per month once your current lease expires until your Camping Unit is removed.

Countryside Campground LLC reserves the right to refuse admittance to anyone who previously violated the General Campground Rules or Seasonal Lease Agreement (including delinquent accounts. Management reserves the right to allow or disallow any site changes at its discretion.

Amendments to this lease, are at the sole discretion of the Countryside Campground LLC, may be instituted with written notice to the Seasonal Occupant(s).

The Seasonal Occupant(s) hereby agrees to inform all family members specified in this Seasonal Lease Agreement and guests or visitors or other persons attending the Seasonal Occupant(s) site as to the General Campground Rules.

The Seasonal Occupant(s) hereby authorize and direct the Campground, upon termination of this lease agreement for any reason, to act as the Seasonal Occupant(s) agent for the securing and/or removal of any of the Seasonal Occupant(s) property from the above site at a \$300.00 Fee, or elsewhere in the campground, and the Campground shall not be liable for any damages.

The Seasonal Occupant(s), his/her family and guests, for themselves, their heirs, executors, administrators, successors and assigns HEREBY RELEASE, WAIVE AND FOREVER DISCHARGE the Campground, his/her employees, his/her agents, servants, successors and assigns OF AND FROM ALL CLAIMS, demands, damages, costs, expenses, actions and causes of action, whether in law or equity, in respect to death, injury, loss or damages to himself/herself, his/her family or guests on their property HOWSOEVER CAUSED, arising or to arise by reason of occupation of the above mentioned site and use of the campground or otherwise, whether prior to, during or subsequent to this AND NOTWITHSTANDING that the same may have been contributed to or occasioned by the negligence of any of the aforesaid. The Seasonal Occupant(s) further undertakes on his own behalf and on behalf of his family and guests to indemnify all the aforesaid from and against all liability incurred by all of them arising because of or in any way connected with this Lease Agreement. The Seasonal Occupant(s) hereby undertakes and agrees to abide by all the terms and conditions of any applicable municipal or federal laws and regulations and any failure to do so may be deemed to be by the Seasonal Occupant(s), his/her eligible family members, guests, visitors, or others attending at the Seasonal Occupant(s) site with the Seasonal Occupant(s) permission, a breach of this Lease Agreement.

The Seasonal Occupant(s) of a site shall exercise such care as is reasonable in the maintenance of the site during his/her occupancy to see those persons entering on the site and the property brought on the site by those persons are reasonably safe while on the site and shall save the Campground harmless from any claims because of the Seasonal Occupant(s) to do so. No storage sheds, woodsheds, screened in structures, decks and carports shall be incorporated without prior written approval of the Campground. If such approval is granted, such add-ons, additions or improvements must be incorporated, so as not to impede the expeditious vacating of the site and removal of the Seasonal Occupant(s) property. If you vacate your site and you have an existing structure, it must be removed from the campground at your own expense.

Site # _____

Countryside Campground LLC reserves the right to evict or not renew this Seasonal Lease Agreement at any time for any seasonal camper that it feels endangers the livelihood of residents, Countryside Campground LLC or any part of the campground property or does not follow this contract agreement or campground rules.

I acknowledge providing the personal information pursuant to this contract and confirm the accuracy of the same. I consent to the disclosure of this personal information for the use of the Campground as required from time to time to administer and enforce this agreement. I fully understand that I am responsible for all occupants including guests associated with my site

Any violation of above shall be deemed to be breach of this Lease Agreement and this lease may be terminated at the option of the Countryside Campground LLC.

List of all Site Occupants:
(i.e., kids or anyone staying on the site on a regular basis.)

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Seasonal Occupant

Seasonal Occupant

Date