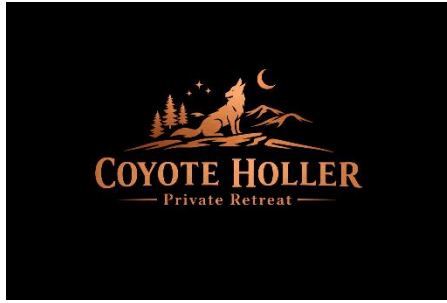




Jerrod Moore | 918-381-8914 | jerrodmoore@coyotehollerretreat.com

Mailing: 28600 S 4240 Rd, Inola, OK 74036 | **Physical:** 7208 NE 455 Dr, Spavinaw, OK 74366

Lessee: _____ **Section:** _____ **Site #** _____

SITE LEASE AGREEMENT

Current as of January 1st, 2026

This Lease Agreement supersedes and replaces all previous lease agreements.

This Lease Agreement is entered into between _____ (Resident) and Coyote Holler LLP (Owner), effective _____. In consideration of Resident's payment of rent and agreement to, and compliance with, the other provisions set forth in the Lease, the landlord leases to Resident the RV site indicated above which is located at: 7208 NE 455 Dr, Spavinaw, OK 74366.

This Lease is a **Monthly Automatic Renewal Lease**. It continues indefinitely until either the Owner or the Resident gives 30 days written notice to the other party that they will be terminating the Lease. When no such notice is issued, the Lease will automatically renew on the first day of each month and continue until the last day of that month. The term RV used in this lease describes all recreational vehicles including Cottages/Tiny Homes.

A. Site Rent, Electric, Water and Other Charges

1. Resident shall pay Owner for the RV site in the amount shown in Section B, below, per month. Residents are required to pay their own electric through their own meter which will be billed out monthly. There will be a \$100 deposit for electric. Trash service, water, and Sewer are provided by the Resort.
2. RV site rent, electric and other charges, including late fees, are due and payable without notice on the 1st day of each month.
3. **Any payment received after the 5th will be deemed past due and will result in a \$100.00 late fee. After three late fees have been accrued, an eviction notice will be sent to the Resident.**
4. **When an account is 20 days past due, a Demand for Non-payment of Rent and 10-day Notice to Quit and Vacate Premises letter will be issued and served by a Process Server.**
5. RV site rent payments can be made by Cash, Check, Money Order, or Credit/Debit Card online or in person at our Office or in the drop box by the Resort Office door. The mail and drop box are checked daily. Payment may also be mailed to:

Coyote Holler LLP 28600 S 4240 Rd, Inola, OK 74036

6. Additional charges may be levied only as specified and provided for elsewhere in this Lease except for certain unpredictable situations (Example: Fire that is the Resident's fault that damages the Owner's utility or any of the Resort's property).

7. Resident shall be given thirty (30) days written notice of the Owner's intent to perform services for which an additional charge will be made.
8. Additional charges are due in full no later than thirty (30) days from the Resident's receipt of a written invoice from the Owner.
9. There will be an extra charge of \$15.00 per night for tents added to an RV site.

B. Rates

1. RV Sites and Utilities

\$495 per month

2. Inside Storage: Covered Storages

\$100 per month

3. Open Storage: Any location on Resort property

Empty Trailers: \$25 per month

Occupied Trailers: \$50 per month

C. Signed Lease Agreements and Certificates of Insurance

1. To be a Resident of Coyote Holler LLP, all Residents must fill out the Coyote Holler LLP Residential Application and be approved by Resort Management.
2. To be a Resident of Coyote Holler LLP, all Residents must have a signed Automatic Renewable Month-To-Month Lease Agreement on file in the Resort's Office.
3. Certificates of Insurance for Resident's RVs are due in the Resort Office no later than thirty (30) days after entering the Resort. Residents who purchase an RV as a replacement for their initial RV shall have thirty (30) days from the date of such replacement to provide, to the Resort Office, a Certificate of Insurance, along with all other pertinent information related to the replacement RV.

There are separate Leases for Residents of Coyote Holler LLP to Lease the Inside Storages and Open Storage.

D. Modifications of this Lease Agreement and/or Resort Rules and Regulations

1. Resort Owner reserves the right to update, amend, or establish new rules and regulations with a 24 hour notice to the Resort Residents (excluding rate changes).
2. If the proposed change involves an increase in rent or rate changes, a notice must be given sixty (60) days prior to the increase.
3. A copy of any new Lease Agreement changes or terms, which supersedes or supplements the terms stated herein, will be furnished to the Resident at least thirty (30) days prior to the effective date of any amendment, addition, or deletion of the existing lease terms.

E. Further Conditions and Agreements

This Lease Agreement contains the entire agreement and understanding between the parties. There are no oral understandings, terms, or conditions, and neither party has relied upon any representation, expressed or implied, not contained in this Lease Agreement. This Lease Agreement cannot be changed or supplemented orally.

F. Non-discrimination

The Owner shall not discriminate against any Resident or prospective Resident.

G. Subletting/Sub-leasing/Sub-renting of any site is forbidden.

Residents are not allowed to lease more than one RV site or Inside Storage unit at one time. Leasing more than one and allowing other guests/residents to utilize the amenity would be considered

Subletting/Sub-leasing/Sub-renting.

H. Commercial Enterprises or Personal Business

No commercial enterprises may be conducted on Resort property, including RV sites, by Residents or their guests. Residents may not register the Resort address as their own business or commercial address.

I. Notice

1. Any notice required to be given to Owner shall be sufficient if mailed by Certified Mail, or served by Process Server to or at: **Coyote Holler LLP, 28600 S 4240 Rd, Inola, OK 74036**
2. Any notice required to be mailed or served to Resident shall be sufficient if mailed by Certified Mail or served by Process Server to Resident's address on file in the Office. Resident is responsible for keeping Owner apprised of his/her current address with a signed, written notification in a timely manner relative to any change of address.

J. Sale of RV located within the Resort

At least 30 days prior to selling an RV within the Resort, the Resident will notify the Owner, by certified or registered mail, of the name, address and contact information of the prospective purchaser. Prospective buyers must be approved by Coyote Holler LLP Management. Management will have fifteen (15) days to indicate so in writing to the Resident.

K. Abandonment

1. An RV owned by a Resident shall be considered abandoned if **all** the following conditions exist:
 - a. Rent for the RV Site is at least thirty (30) days in arrears
 - b. A reasonable person would believe that the RV has been abandoned
 - c. Owner has attempted to contact the Resident at the Resident's permanent home, last known place of employment, and last known mailing address without success.
2. Owner of the Resort may move abandoned RV to an impound facility.
3. Resort Owner may dispose of the abandoned RV in accordance with applicable State law.

L. Access

1. Owner may enter the RV site under the following conditions:
 - a. When it is necessary to inspect the site for any violation of this Lease.
 - b. To make necessary or agreed-to repairs, alterations, or improvements.
 - c. To supply agreed-upon services.
 - d. To exhibit the site to prospective customers, workers, or contractors.
2. When the Owner reasonably believes there is a likelihood of imminent injury to any person, damage to property, or interruption of utility services, the Owner may enter the RV without notice to the Resident.

M. Responsibilities of Owner

1. Owner will provide Resident with adequate and safe electrical service to the meter box. Owner is responsible for maintenance of the electrical service up to the point at which it surfaces at the electric meter box.
2. Owner will provide Resident with potable water at an adequate pressure to meet every day needs and to prevent a health hazard from back siphoning. Owner is responsible for maintenance for water lines to the point at which the lines surface from the ground under the RV.
3. Owner will provide adequate wastewater disposal, which is properly connected to a properly operating subsurface disposal system. Owner shall ensure that the sewage disposal system is serviced adequately to prevent surfacing or back-up. Owner is responsible for maintaining the sewage disposal system to the point where it surfaces from the ground to service the RV.
4. Owner shall provide lawn maintenance that includes regular mowing of the grounds, RV sites and

reasonable weed-eating of the same.

5. Owner shall maintain the common area structures; keep trash areas free from rats and reasonably free from all insects, vermin, and other pests.
6. Owner shall ensure that the common areas are maintained in a manner that enables Residents to utilize them for the purposes envisioned without adversely affecting their health and/or safety.
7. Owner will maintain roads on a year-round basis in a fashion that ensures the safe use of, and fitness for, the purposes for which they were intended, without unreasonable interruption.
8. Resort maintenance crew will not perform maintenance or repairs on residents' personal RV or RV Cottage.

N. Responsibilities of the Resident

1. Resident shall keep the premises, and the RV placed thereon, neat, clean, in good repair, and used in such a manner as not to be detrimental to any other Resident or to the operation of the RV Resort for health, safety and/or aesthetic reasons. No household furniture shall be used as patio furniture. Example: recliner, couch, kitchen table and chairs, etc. No Resident may enclose decks with walls or windows. Example, no add-on rooms. Non-operating machinery or equipment such as boats, vehicles, golf carts, seadoos/jetskis, or batteries, are not allowed to be stored at RV sites or any other location in the Resort.
2. Plumbing must be kept in good repair and plumbing leaks must be repaired immediately. All exposed water lines must be properly insulated and/or have operative heat tape to prevent freezing from ground exit forward. Any damage caused to Resort property due to negligence will result in a \$100 Fee.
3. Residents must have prior written approval of the Owner for awnings, screened rooms, decks, or porches, not of a permanent nature, to be placed on the Resident's site. Any such improvements or additions must comply with this Lease Agreement.
4. Residents are responsible for their own electric meters and paying their electric bills.
5. Residents must have prior written approval of the Owner for any Garden or Landscaping on their site. All Gardens, Plants, and Landscapes will not encroach on the neighboring sites. All exterior fruit & vegetable plants must fit and stay within a 4'x6' Garden area. There will be an increase of \$10 per month for water totaling \$20 per month for any Resident with a Garden or Landscaping.
6. Resident shall NOT dig on the RV Site without the prior written consent of Owner, and staked verification by utilities authorities of the location of underground infrastructure systems (electrical, sewer, water, telephone, cable, etc.). Any damage done to an underground utility by the Resident shall be repaired at the Resident's expense.
7. Resident, and Resident's household members and guests, are required to respect the privacy and boundary lines of other Resident's sites. Resident, and Resident's household members and guests, shall not conduct themselves in such a way as to unreasonably disturb other Residents. Resident, and Resident's household members and guests, agree to refrain from any illegal activities. Resident shall be responsible for the activities and behaviors of all persons residing with Resident.
8. The Resident, and Resident's household members and guests, shall not deliberately or negligently destroy, deface, damage, alter or remove any fixture, mechanical or utility system or furnishings of Resort property or another Resident's property.
9. Resident shall not use or occupy his/her RV in such a way as to cause any site to fail to comply with the terms of this Lease Agreement or State or Local laws and ordinances.
10. Resident shall be responsible for the expense of maintaining plumbing, electrical and other utility services within the RV, and from the point at which Resident connects to Coyote Holler LLP utilities. Coyote Holler LLP is not responsible for electrical surges, or any perished goods.
11. Generators must be disconnected from Coyote Holler LLP utility before use.
12. Resident shall maintain the RV site free from rats and reasonably free from insects, vermin, and other pests to the extent that failure to maintain may affect the fitness for human habitation of any RV site.
13. Resident is responsible for any damage caused by failing to control water leaks from within the RV and disposing of insoluble items, which may cause blockages, surfacing, or backup of the sewage system.

14. Household waste/trash must be deposited in Resort dumpsters.
15. Upon termination of the Lease Agreement, Resident will leave the RV site in as good of a condition as it was at the beginning of the Lease Agreement.
16. Liability insurance MUST be kept current on Resident's RV. Please have your insurance agent email a current Certificate of Liability Insurance to the Resort Office. Owner's email is
17. RV Owner must supply Resort with current V.I.N. and tag/decal numbers for his/her RV, which will be kept on file in the Office.
18. No RVs 10 years or older will be allowed to enter the Resort or be in Storage. Residents located in the Resort as of July 8, 2017, are grandfathered in; however, upon sale of an RV which is 10 years old or older, RV must be removed from the Resort. Cottages are excluded from the 10 year rule. Unqualified RV's may be exempt per the owners discretion.
19. No RVs 10 years old or older will be allowed to move sites within the Resort. Whichever site it currently occupies is grandfathered.
20. If planning an event or celebration (birthday, anniversary, family reunion, etc.), please contact the Office. Inquire at the Office about extra parking for your guests.

O. Guest Policy

1. **Guests shall be permitted**, provided that the Resident notifies the Office in writing of the names and lengths of visits of any guest(s) staying longer than three (3) days.
2. Residents must meet their visitor at the gate. There will be a fee of \$50 each time the Resort Office opens the gate for a Resident's guest outside of business hours (with the exception of emergencies).
3. Residents are responsible for ensuring their guests have a Guest Pass displayed in their vehicle while on the Resort property. If available.
4. Residents MUST be present with their guests utilizing any Resort amenities.
5. Resident's guests may only bring one boat, and only if the Resident is going to be with that guest in that boat. Residents guests may not bring multiple boats.
6. Residents must be considerate of the amount of guests they invite during peak times or holidays.

P. Parking Policy

1. Residents are required to use the Resident and Guest Parking Passes.
2. Parking passes are to be used for Vehicles, Golf Carts, UTVs, and Boat or Personal Watercraft Trailers.
3. Inside Storage and Open Storage are leased to Coyote Holler LLP Residents only. Residents must have a signed Storage Lease on file in the Resort Office to store their registered Boat or Personal Watercraft Trailers on Resort property.
4. Open Storage is considered any location of Coyote Holler LLP property.
5. Residents are required to register and pay a fee for any Boat or Personal Watercraft Trailers to be permitted on the Resort Property. These Trailers must also have the required Parking Passes on display. Trailers without the proper Parking Passes or registration are subject to be towed from the Resort Property at the Trailer owner's expense.
6. Residents must have prior written approval of Owner to park or store any Boat or Personal Watercraft Trailers at their RV site. Trailers must not encroach on neighboring sites or cause the RV site to be in Non-Compliance with other regulations stated here in this Lease Agreement.
7. Do not park boats, jet skis, or extra vehicles on the grass. This activity creates ruts in the grass, and we would be unable to mow in those areas.

Steps for violations of rules pertaining to parking are as follows:

Step 1. Resident will be given a warning and a reminder of the rules.

Step 2. Resident will receive a Non-Compliance/Violation Letter.

Step 3. Resident will receive a 30-day Non-Renewal Letter.

Q. Animal Policy

1. **Only dogs or cats will be allowed per RV site.** All animals must be tagged and have a current copy of vaccinations on record in the Resort Office.
2. All animals are required to be always under the control and visual observation of their owner. A 6-foot leash rule is in effect whenever the animal is outside the owner's RV. There is no exception to the leash rule.
3. An animal may never be tied up/penned outside of an RV and left unattended. Outdoor animal pens or fences are allowed per owners approval.
4. No animals are allowed to roam freely in the Resort. Animals will not be allowed to chase people, golf carts or vehicles.
5. Owners of animals must be responsible and immediately pick up after their animal and deposit waste in trash dumpsters.
6. Please respect the other guests and only walk animals where "pets" are allowed.
7. Animals may not interfere with the peace and quiet of other guests. If your animal disturbs other guests, you will be asked to control your animals.
8. Farm animals/livestock are not allowed such as horses, cows, goats, sheep, poultry, etc.

Steps for violations of rules pertaining to animals are as follows:

Step 1. Resident will be given a warning and a reminder of the rules.

Step 2. Resident will be asked to permanently remove the pet from the Resort premises.

Step 3. Resident may be asked to leave the property without a refund.

If a Resident's animal bites another person or animal, the Resident involved will remove the animal from the premises immediately. The animal that bites will, under no circumstance, be allowed to return to the Resort. No aggressive animals are allowed in the Resort. **AGGRESSIVE ANIMALS WILL NOT BE TOLERATED.** This rule will be enforced.

R. RULES AND REGULATIONS

Coyote Holler LLP strives to make your visit as enjoyable as possible. To help handle potential problems, we have established rules to ensure that all can have a safe, secure, and enjoyable stay.

Listed below are Rules & Regulations of Coyote Holler LLP

1. No discharging of firearms of any kind is allowed in the Resort, including BB, pellet, or paintball guns.
2. Quiet time is observed from 10:00 pm to 8:00 am. Holiday weekends and approved, planned, and scheduled activities are excluded. The Owner must approve all scheduled activities. However, at no time should you have your radio, television, or any other device, motor, or machinery so loud as to disturb your neighbors.
3. All new sheds must be approved in advance by the Owner, regardless of size. The maximum size allowed is 10' x 12', but 8' x 10' storage sheds are preferred. The height restriction is 12' measured at the ceiling peak. All dimensions are to be measured from the exterior of the shed.
4. The Office must approve all plans for improvements or alterations to the sites. No privacy fence is allowed in the Resort.
5. No hanging strings of lights in or around tree trunks and/or branches. Keep hoses, satellite cables and other objects out of the way of the mowers and weed eaters.
6. Owner must approve all plans for any improvement or alterations.
7. Please adhere to the 10-mph speed limit anywhere in the Resort. Children and adults are at play. Speeding will not be tolerated.
8. No unsupervised children are allowed on hillsides, walkways, pond/rocks, creeks, unimproved forest, or roads. Please keep an eye on your children.
9. All children under the age of 18 must be at their leased RV site by 10:00 pm, unless accompanied by a parent or parents.
10. Pond rules include, NO swimming or wading of any kind. NO watercraft or toys of any kind.

Fishing hours are daytime only. DO NOT climb on the fountains. DO NOT toss trash or rocks into the pond. Notify Resort Management immediately if a fishing line gets snagged on any pond utilities.

11. Gate rules include, Do not share your FOB, and do not physically touch the gate. If there is an issue, contact Resort Management to assist.
12. In the case of an emergency, after calling 911 residents must notify Resort Management. Resort Management diligently works towards expediting Emergency responders to the needed location.
13. The Storm Shelter will be unlocked for hazardous conditions. Animals must be on a leash. Park in the gravel area. No smoking, glass, food, vulgar language, climbing on top of shelter, hanging from safety rails, and no locking or blocking the door. "There is not a storm shelter available at this time."
14. Use the Clubhouse at your own risk. Do not move furniture or equipment. Parties or gatherings of any kind must first be approved by the Resort Office. "There is no clubhouse at this time"
15. Residents must have a signed Fitness Waiver on file in the Resort Office to utilize the Gym. "There is no gym at this time"
16. No outside fires, except in fire rings or grills, with adult supervision and within compliance of any burn bans that may be in effect. Residents must have an up-to-date fire extinguisher at site.
17. Vandalism or theft will not be tolerated. COUNTY SHERIFF'S OFFICE WILL BE NOTIFIED AND VIOLATORS WILL BE PROSECUTED.
18. No recreational vehicles such as dirt bikes, youth motorcycles, or four-wheelers are allowed in the Resort. UTVs may only be driven within the Resort using the shortest distance from your site to the designated area, and are not allowed during quiet hours from 10pm to 8am.
19. For the safety of all our Residents, golf carts are required to have lights on after dark. **You must have a Valid Driver's License in order to operate any Golf Cart, UTV, or Motor Vehicle, OR be accompanied by an adult 18+ years old with a Valid Driver's License. Person(s) 16 years of age may only drive a golf cart from their RV site to designated areas. Example: RV site to pool, RV site to boat, RV site to playground area. Point A (RV site) to point B and back point A.**
20. Hanging laundry out to dry on clotheslines is not permitted.
21. No fireworks are allowed in the Resort except on July 4 and New Year's Eve (per Oklahoma law). On such occasions, fireworks will be allowed only in the designated area, staying away from any RVs, boats, buildings, etc.
22. A Resident may not **threaten** to **verbally** harm another Resident or the Owner or Employee of the Resort. If a Resident **threatens** to **verbally** harm another Resident or Owner or Employee of the Resort, after the investigation by Owner, a determination will be made at which time the Resident's Lease can be terminated.
23. A Resident may not **threaten** to **physically** harm another Resident or the Owner or Employee of the Resort. If a Resident **physically abuses** or **threatens physical abuse** to another Resident or the Owner or Employee of the Resort, the following procedure will be followed: **1st Violation:** The County Sheriff's Office will be contacted. After determination by the Resort Owner as to the Resident responsible for the **physical abuse**, that Resident's Lease Agreement will be immediately terminated, and the Resident will be asked to remove their RV and all personal belongings from the Resort.
24. Any Resident needing to have rules enforced may contact the Owner.
25. Coyote Holler LLP, its Owners or Employees, are not responsible for any accidents, acts of nature, or losses of any kind.

S. Management reserves the right to refuse service to anyone, with or without reasonable cause.

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CONTACT INFORMATION & SIGNATURES

Print Name: _____ **Cell Ph.:** _____ **Print**

Name: _____ **Cell Ph.:** _____ **Address:**

City:

State: _____ **Zip:** _____ **Primary**

Email: _____

Secondary Email: _____

Emergency Contact:

Print Name: _____ **Cell Ph.:** _____

Relationship: _____

RV Make/Model: _____ **VIN #:** _____ **RV**

License Tag #: _____ **Year of RV** _____

Copy of Driver's License: _____ **Copy of proof of Insurance:** _____

Resident Signature: _____ **Date:** _____

Resident Signature: _____ **Date:** _____

"Owner"

Coyote Holler LLP

An Oklahoma Limited Liability Partnership

By:

Jerrold Moore

Resort Owner: _____ **Date:** _____