

## SHOREWOOD LANDING ON LAKE OZARK

### 2026 CAMPGROUND RULES, REGULATIONS, USE, AND OCCUPANCY AGREEMENT

As part of a paid reservation, the named "Guest" shall have the right to occupy an assigned site specifically subject to his/her agreement to the terms outlined within this Use and Occupancy Agreement. Signature of this Agreement signifies both understanding and a pledge to abide by the conditions of the agreement. Violators of our rules may be ejected from the park without a refund. This Agreement does not establish a relationship of Landlord and Tenant, but rather, constitutes a Use License which Ownership may revoke if Guest does not comply with all terms. Ownership reserves the right to refuse service, limit the length of stay and the number of persons or vehicles per site and/or evict any person or party without a refund. The Guest (s) must self-insure themselves and their property, including their rig. Ownership accepts no responsibility for theft or damage to any vehicles, RV/Trailers, or personal property. The Ownership assumes no responsibility for loss, theft, damage, accident or injury.

**CAMPGROUND PROPERTY:** Damage to campground property may be grounds for an immediate eviction from **Shorewood Landing on Lake Ozark**.

**SPEED LIMIT AND TRAFFIC SAFETY:** Throughout the campground we maintain a 5 mph speed limit. Please watch for children, pets, and golf carts.

**QUIET TIME:** Weeknights: 10 p.m. to 8 a.m. Friday and Saturday: 11 p.m. to 8 a.m. This includes, but is not limited to: playing music, loud talking. Ownership reserves the right to extend the 10 p.m. cut-off for holidays and special events throughout the summer. Generators should only be used while you situate and connect your vehicle to electricity or when you are disconnecting and gearing up to vacate the campground. All bright exterior and decorative lighting is to be turned off at Quiet Time. Dim safety lighting can be used.

**SITE & OCCUPANCY:** Only one (1) RV/Trailer or camping unit is allowed per campsite. No more than six Guests are allowed to occupy a site. Guests shall be allowed a maximum of two vehicles per site, to include those of visitors. Children and those under the age of 18 are not to be left unattended. At this time, we are not equipped for Electric Vehicle Charging, to include electric cars, trucks, SUV's, bicycles, toys, or other transportation equipment. Any excessive energy usage at a site may be subject to additional charges and/or ejection from the campground. Electricity and Water are standard amenities for which every attempt will be made to maintain. Fluctuations of either water or power are the nature of camping and accepted risks. All Campers are required to provide their own manufactured power connections to park pedestals, water hoses, and water pressure regulators for park spigots.

**INSURANCE:** Liability insurance is required for all golf carts and campers. It is our recommendation that you also insure your items to protect from any events of wind, water, rain, tree, fire, injury, theft, damage, or any other event that may cause harm to your items, or your guests. The campground assumes no responsibility for accidents or damage. **Proof of golf cart and camper insurance must be provided to the office annually.**

**RECREATIONAL VEHICLES:** **ONLY extended stay guests are permitted use of recreational vehicles/golf carts.**

Extended Stay Guests may recreationally utilize gas or battery-operated golf carts only. To operate a vehicle independently, the operator must possess a valid driver's license and be an insured driver. Four wheelers, ATV's, UTVs, Side by Sides, dirt bikes, etc. are not permitted within the campground. Only adults aged 18 and above are permitted use of recreational vehicles after dark. Seasonal guests are responsible for all damages/injuries incurred by or resulting from the operation of these vehicles and will Hold Harmless Shorewood Landing and its Ownership. Any recreational vehicle users are to understand the risks and potential hazards that come with such operation and are to make themselves aware of the geographical environment within the campgrounds.

Valid Insurance is required for all carts and vehicles.

**VISITORS AT SITES:** Those visiting the campsite of an extended stay guest will need to utilize designated parking areas and must utilize a Visitor Hang tag (available through the office.) The campground maintains a general rule of six guests per campsite unless pre-approved by ownership. If your guests are unfamiliar with the campground, please meet them at the office. Monthly Guests must be on site at all times when any non-family visitors are present. Should any concerns or issues arrive with a Guest's visitor, the campground team will notify the Guest. These visitors may be banned from the campground, and in extreme conditions, the Guest's Reservation may be jeopardized resulting in ejection from the campground.

**TRASH:** Place all garbage in designated dumpsters located around the park. All trash must be contained within a trash bag. Absolutely no "non-camping" trash or large objects are to be deposited in our dumpsters.

**CAMPFIRES:** Campfires are to be in designated fire rings or approved fire pits only. We will observe all Lake Area and Miller County burn advisories. NO bottles, cans, diapers, or plastics are to be placed in fire pits. Cleanup fees will apply.

**CAMPsite SET-UP and MAINTENANCE:** Guests are to maintain grass and weeds on their sites within close proximity to their camping units, decks, and decorations. While the campground will routinely spray for weeds and mow, we will maintain a safe distance from your

possessions. We will not move picnic tables, flower pots, or any other personal items in order to maintain a site. Site physical appearance must be kept clean, tidy, organized, and minimal. Overcrowding of sites with personal items will not be tolerated. No decks, turf, sheds, coverings, structures, tents, exterior fridge/freezers, or other bulky items will be allowed without express permission from staff.

No object may be driven into or attached to any tree, shrub, rock, sign, building or other object or structure in our campground. No trimming of branches or damage to any plant life is to occur. Trenching or digging in a campsite is prohibited. **All new decks or any other construction must be pre-approved by ownership in advance of construction and will be subject to specific size restrictions.** If a guest vacates a site and is unable to broker his/her own deal for the sale of a deck, he/she will need to either relinquish the deck (with ownership approval), or be prepared to dismantle it and remove it from the premises.

**Guests are expressly forbidden from authorizing dump trucks, excavating equipment, loaders, bobcats, or any other equipment to be transported in or out of the campground.**

**FIREARMS/FIREWORKS:** No Open Carry is allowed on property, including but not limited to: BB, Airsoft and pellet guns and regular firearms. Fireworks of any kind are prohibited.

**PETS:** Pets must be current on their rabies vaccinations. Keep pets on leashes (six-foot maximum length) or inside your camper. Do not leave unattended pets in a pen outside of your camper at any time. No excessive barking is allowed. Pet sanitation is the owner's responsibility in every area of the campground. In accordance with health codes, pets are not allowed in or near any buildings, bathrooms, pool, or playground areas. A maximum of 3 pets per site is allowed. Farm animals and "exotic" animals are prohibited. Adults, not children, are allowed to walk and monitor pets.

**SWIMMING POOL:** No Lifeguard is on Duty, and as such, Ownership accepts no responsibility or liability, and Guests should consider the pool to be a "swim at your own risk" facility. Children under 13 must be supervised by an adult (18 years or older). Anyone behaving in an unsafe or destructive manner will be removed from the pool area. Anyone creating a public nuisance or infringing upon the enjoyment of other guests will be removed. The pool may need to close periodically throughout the day for cleaning, particularly during the busy season.

General Pool Hours: 10:00 AM until dusk or 8:00 PM.. Absolutely no personal pools or personal hot tubs are allowed at any campsite.

**BOAT PARKING AND USE OF BOAT RAMP:** Shorewood Landing has limited parking for boats and recreational watercraft (fees may apply). This parking must be requested through our reservation desk prior to arrival. To access our boat ramp you must be a registered guest of the Campground and must be over the age of 18. Ownership reserves the right to limit or close our boat ramp access during severe weather, holiday and peak seasons, or during special events.

**DOCK USE:** Use of any docks, walkways, or swim ladders are at your own risk. Docks may be slick, unsteady, and narrow at times. These conditions may be intensified by the passing boat, water level, weather conditions, or location. Exercise caution at all times. Campgrounds are not responsible for accidents.

**CAMPsite SEWAGE/WASTE GUIDELINES** Ground disposal of any drain water (gray or black) is prohibited by State Law. Wastewater from RVs (including sink water) must be disposed of into sewer drains. Do not put grease down the sewer. Sewer connections are required by State Law and must have a tight seal by a sewer donut (or sewer ring) or a screw-type connector. **Absolutely no personal wipes, Kleenex, sanitary/personal supplies, or other paper products are allowed to be flushed in our campground.**

**WINTER GUESTS** If the hydrant is going to be used, self-regulating heat tape is required and must be plugged in at all times, and the spigot must be insulated with fire resistant insulation. The campground will typically supply this heat tape. Guests must ensure that it is plugged in and that it stays plugged in during the winter months to avoid damage to the hydrant. Guests who remove or disconnect the heat tape will be liable for damage and repairs. Those staying onsite during winter months will need to make their own personal preparations for freezing temperatures. This will include purchase of a heated hose which will be connected to your camper's power. If you elect to add skirting to your rig, you may use foam board, vinyl, or Tyvek. Check with the ownership team for other product approval. Generally we ask that skirting be neat and tidy and that it be painted to match your rig. Campers may not have straw or hay bales on their campsites due to fire risk.

**TERMS AND FORMS OF PAYMENTS:** We accept all Major Credit Cards or cash. Monthly payments are due on the 1st of each month. A 5% late fee will be applied starting the 5th day of the month if unpaid. *All Guests must have a credit card on file within our reservation software.* Any damage to sites or infrastructure will result in a charge to the card on file. By signing this agreement, you agree to these fees and charges.

**Utilities :** Site Utility meters will generally be read during the last week of the month, and shall be due by the 7<sup>th</sup> day of the following month. Unpaid fees will be billed to the card on file on the 8<sup>th</sup> day of the month, and your signature on this agreement provides your acceptance and authorization for this transaction. Card fees are the responsibility of the Guest.

**CHECK IN/CHECK OUT:** Must be pre-scheduled with Shorewood Landing on Lake Ozark. Check out time is 11:00 AM. Should Guests fail to remove the camping trailer and/or any other equipment or personal effects at the time of check-out or after being

asked to leave, Shorewood Landing reserves the right to remove the Guest's property from the Site and Guest shall be responsible for any and all expenses incurred by the Campground in moving or relocating Guest's property. Guest hereby understands that Shorewood Landing shall not bear any responsibility or costs for care or condition of the Unit at any point before, during, or after the removal.

- I, as the primary and registered user of this campsite, understand and agree that I am responsible for my actions (and those of others registered and invited to my site) and agree to follow all laws, rules, and policies of the State of Missouri, Miller County, and Shorewood Landing on Lake Ozark.
- I (including any family members, heirs, estate, or assigns) understand and agree that I am responsible for any and all injuries and/or property damage during the time of this stay or any violations of the rules and stipulations in this Agreement, and further AGREE TO INDEMNIFY, DEFEND, AND HOLD HARMLESS the owner and any of its employees from and against, any and all liability and/or claims whatsoever, for personal injury, bodily injury, death, and/or property damage or property loss, resulting from the use of paid site, any actions or conduct of myself and/or other users of this paid site, and/or any violations of this Agreement or rules contained herein.
- I understand that Shorewood Landing campground assumes no responsibility for personal injury, property damage, fines, or legal obligations which may be incurred during the use of the paid campsite.
- I understand that my camper and possessions are my personal and financial responsibility, and understand that I must be self-insured for damage or property loss and that Shorewood Landing will not accept this burden.
- This agreement constitutes the entire agreement between Shorewood Landing campground and I, and that no term may be waived or modified, except in writing signed by both parties.
- There are no warranties, expressed or implied, by owner to Guest, except as contained herein, and owner shall not be liable for any loss or injury to me, other registered guests to my site, or visitors invited by myself or other registered guests to the paid site. I agree and consent that this agreement shall be enforceable in a Court of law or any legal action, and shall/will be admissible in evidence in any legal proceeding, case, claim, or lawsuit.
- By signing below, I have read, understand, and agree to all statements above, and agree to comply fully with these policies.

**By signing this agreement, I hereby authorize Shorewood Landing on Lake Ozark to charge my credit card for any deposits, cancellations, fees, damages, taxes, resort fees, parking fees, or other incidentals associated with my reservation.**

**Missouri Statutory information regarding Inherent Risk and Campground Evictions:**

"WARNING--Under Missouri law, a private campground owner or an employee or officer of a private campground owner is not liable for an injury to or the death of a person or any property damage resulting from the inherent risks of camping under the Revised Statutes of Missouri." Missouri Statute Chapter 537.328

**It is understood that vehicles in and around the campgrounds may encounter rough terrain, multiple obstacles, steep drops (including, but not limited to ditches, gullies and steep river banks) and that the owner of the vehicle will take care to familiarize him/herself with these dangers, will avoid these dangers, and will educate all vehicle drivers as to these dangers.**

The following is an excerpt from Missouri Statute 419. Shorewood Landing strictly enforces our guest policies both to ensure safety to our guests and to ensure the enjoyment that each of our Guests deserves.

3. A campground owner may eject a person from the campground and notify the appropriate local law enforcement authorities of any person who:
  - (1) Is not a registered guest or visitor of the campground ; (2) Remains on the campground beyond an agreed-upon departure time and date; (3) Defaults in the payment of any lawfully imposed registration or visitor fee or charge; (4) Creates a disturbance that denies other persons their right to quiet enjoyment of the campground necessary for the preservation of public peace, health, and safety; or (5) Violates any federal, state, or local law.
4. A person who remains on a campground after having been asked to leave by a campground owner for violating any of the provisions of subsection 3 of this section shall be guilty of trespass in the first degree under section 569.140 and subject to the penalties therein and may be removed summarily by the campground owner or a law enforcement officer.

-Chapter 419.090

Signature of an authorized party is required:

Signature \_\_\_\_\_ Names of Additional Guests staying on site: \_\_\_\_\_

Date: \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_