

# Saulisberry Park Campgrounds 2020 Rental Contract

Season is from April 2020 to Oct. 31, 2020

Leasee Name: \_\_\_\_\_ date: \_\_\_\_\_ time: \_\_\_\_\_  
Requested lot number \_\_\_\_\_ Secondary lot number \_\_\_\_\_

Please circle:      Water                      Water and Electric                      Water, Electric and Sewer

Carefully read and initial each line. Once contract is signed it is legal and binding.

- NO REFUNDS ON LOT RENTALS.

- **All payments are due in full- no exceptions.** Failure to pay in full will result in loss of lot.

- **Saulisberry Park has a ZERO TOLERANCE RULE- if you disobey the rules you will be removed and will not be able to return or camp at Saulisberry Park in the future.**

- Campground lots are not transferable and are not to be sub-rented. This agreement is with the trailer/camper owner ONLY and is for one season only.

- Any change in ownership will require a new agreement. Previous trailer customers will be given preference in lot assignment whenever possible.

- **Each person listed on the Trailer/Camper's registration MUST undergo a background check and pass to be able to camp at Saulisberry Park. Failure to pass will automatically result in the inability to rent at Saulisberry Park.**

- **Each lot is allowed 1 camper/trailer.** No tents will be permitted on the lots with any hookups of any kind including, but not limited to; electric, water or sewer.

- Tents are permitted on Primitive lots only. Primitive lots are sold per night basis.

- Absolutely no living or camping will be permitted outside of the season. All violators will be immediately evicted per a court order served by the City of Kenton's Police Department.

- All trailers MUST be moved by Nov. 1 or a \$75.00 per day fee is owed to the City of Kenton by the leasee.

- Failure to abide by these rules will result in towing of campers/trailers at the expense of the owner.

- Storage: No tenants or guests of tenants will be permitted to store or park extra items on their lot. This includes, but is not limited to, trailers, cars, boats, or large sheds on their lot. Violations of this will be addressed by the Park Manager and/or the Parks and Rec. Director/Mayor. Failure to comply will result in eviction.

- All boats will be stored at a designated spot and not allowed on the leasee's lot.

- Your lot must be completely cleared off at the end of each season. This includes, but is not limited to, removal of firewood, decks, firepits, sheds, and anything else you choose to have on your lot. Failure to do so will result in a \$75.00 fee owed to the City of Kenton by the leasee.

- Responsibility: We are not responsible to owners for any loss or damage to their property including, but not limited to explosion, fire, flood, tornado, windstorms, high water, hail, acts of God or any other conditions. The park is not responsible for damage or theft of trailer, contents, equipment, accessories, or personal belongings. The owner/lessee accepts full responsibility for their trailer and agrees to carry their own insurance to protect their trailer and such other property against said items.

- Firearms: No discharging of firearms, air rifles, BB guns, bows and arrows, crossbows, or slingshots, permitted at any time in the park. No Fireworks will be allowed at any time.

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- Noise: Between the hours of 10:00 pm and 8:00 am excessive noises created by tenants or guests will not be tolerated. All children are to be on their sites or with their parents after the hour of 10:00 pm. This includes teenagers. **IF YOU DO NOT OBEY, YOU DO NOT STAY!**

- Pets: **All pets must be kept on leashes and it will be the responsibility of the owner to insure all stool deposits are cleaned up immediately.** Pets will not be left in trailers or tied unattended. Records of vaccinations and health issues are to be kept up to date and on file with the park management. State Law requires strict compliance with these pet regulations. No more than one (1) pet per lot. Lessor/manager shall have the right to control this issue based on complaints or nuisance caused by pets. Pit Bulls-Ohio Revised Code considers the Pit Bull Breed to be a "Vicious Dog" and therefore will not be allowed at any time in the park. This rule applies to lot owners and their guests.

- Guests and visitors: They should be informed of our regulations and must follow ALL rules. To avoid embarrassment, the management should be advised in advance if guests are to arrive not accompanied by the owner of the trailer. Remember that all owners are responsible for the conduct of their guests or visitors. Loud and boisterous parties or conduct will not be tolerated. Common sense and good judgment are the rules to follow.

- No more than two (2) cars per lot. There is additional parking in designated areas in the park for extra guests.

- Insurance: Owners are to fully insure their trailer and buildings and contents against damage or theft. Proof of liability insurance for Camper/Trailers and Boats is to be placed on-file with the management.

- Dumpsters: Please do not put leaves, hot ashes, large boxes (not broken down), metal objects, large wood items (burn at your camp site) or anything but bagged trash in the dumpsters. If you have any of these items, you must dispose of them at home. The dumpsters are a convenience for tenants. If it gets abused, it will be removed. Let's keep the park clean, please.

- Lessee agrees to allow lessor or its agents to enter upon any trailer, or vehicle for the purpose of inspection for safety or loss prevention with prior notice.

- Lessee agrees to mow grass and maintain grounds around lessee's pad area. If lessee fails to keep grass mowed, then lessor can mow said lot and will charge lessee \$15.00 for each mow. Lessee is NOT to cut trees or trim trees without permission of Management.

- Lessee agrees to pay a \$50.00 charge for each returned check. And to pay interest at a rate of 1.5% per month or fraction thereof on all amounts not paid within thirty (30) days of the returned check.

- Lessee agrees that upon the expiration of this lease, renewal is solely at the discretion of the lessor.

- Lessor/management reserves the right to change, alter or otherwise make changes to this agreement or rules and regulations at any time without prior notice.

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- Please note children are always present in the park so inappropriate language is unacceptable.

- Golf carts should only be driven by someone with a valid driver's license. This is for the safety of the cart owners and the residents of the park. Golf carts must be fully insured with proof of insurance on file with the park management. **All golf carts must be parked and not in operation after 11:00 PM.** Carts operated after dark, must have proper lighting. No reckless operation of carts will be tolerated. Each lot owner will be offered one (1) warning. Any further violations will require removal of your golf cart from the campground for the remainder of the season.

- Behavior: No loud music, offensive language, or loud yelling is acceptable in the campground. No loitering in or near the bath house, lawn areas, park or restrooms.

- Parents are directly responsible for the actions of their children! Children and bicycles must be on their own lot after dark.

- Each Leasee must keep their camp site clean and tidy. This includes, but is not limited to, tarps on campers, excess items on the lot, trash or dog waste. Failure to comply with this rule will result in eviction with no refund.

- **MANAGEMENT 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 REFUND.**

I have read, acknowledged and agree to all terms in this contract.

*Primary Leasee*

*Secondary Leasee*

*Date*