

Hardy's Lake in the Woods RV Resort Seasonal Contract

This agreement is entered between Hardy's Lake in the Woods Resort and _____, herein after referred to as Lessee.

This agreement is for one season, May 1, 2024, through Sep 30, 2024.

Site Fee \$3,400.00

A \$1,000 deposit is due September 22, 2023

Remaining amounts due to be paid by April 1, 2024.

Metered electricity payments are due July 15, 2024, and September 20, 2024.

Lessees are to abide by all rules and regulations of this resort including:

1. Quiet Time

- a. Quiet time starts at 10:00 p.m. to 8:00 a.m. For the safety of your children, we ask that they are at your own site or a site of someone that you know. We do not want children walking alone.
- b. Golf carts cannot be driven after 10:00 PM. Golf Carts will be required to have lights on 30 min after sunset.
- c. You do not have to put out your fire and go to bed, but you do need to consider others. Some like to get rest, have small children, or like to get up early to go fishing. No one wants to listen to loudness every weekend.
- d. No outdoor radios or TVs on after quiet time (includes on the deck or screened in porches). No loud radios at any time.
- e. Power washing and deck building cannot be done after 5:00 on Friday evening and before 2:00 on Sunday afternoon. None on Holiday weekends. No mowing on Saturdays.
- f. No fireworks of any kind are allowed.

2. Site Rules

- a. One camping unit per site. Site is based on Two adults and their dependents. Any other persons are considered guest. Guest Rules will be covered under Guest.
- b. Two vehicles per site. All others will be placed in overflow parking.
- c. Site must be clean. "Lawn Ornaments", things such as trash, excess building material, or things that generally ruin the appearance of site and Campground must be removed.
 - i. Hoses, electrical cords, dog leaches, or other things that will impede our ability to mow at all or in an efficient manner must be picked up.
- d. No trailers of any kind, except camping unit can be left in your site when you are not here. Approved trailers can be parked in overflow parking while you are gone.
- e. If you have a deck, you cannot have any type if indoor outdoor carpet on the ground. If you do not have a deck, you may put down a temporary rug while you are here. It must be removed and rolled up when you are not here.
- f. No one under the age of 21 is to stay at the Campground without a parent or legal guardian
- g. All Site Modification MUST be approved by Management. Including but not limited to adding of any structure and landscaping of any kind.

Hardy's Lake in the Woods RV Resort Seasonal Contract

- i. No rocks of any kind will be approved
 - ii. Nailing or screwing into trees will be strictly prohibited.
 - iii. Lessee may not put a new camper in unless approved my management
- h. Decks and sheds must be approved by management by way of Site Modification Form and require a building permit by Morrison County.
 - i. Decks are to be no bigger than 10 ft wide and the length of the lessee's camper. Decks must be left natural, stained, or painted in a non-loud and offensive manner i.e. Not pink, baby blue and so on.
 - ii. Sheds must be a plastic assembly shed. No bigger than 8ftx10ft.
 - iii. Structures of any kind must maintain a minimum of 10 ft from lessee next to you per Morrison County Setback Requirements
- i. Cameras, or any other type of recording or streaming device that has view or recording abilities of any kind, of any commonly shared and/or other lessee's rented lot will be strictly prohibited. Such devices could ruin other guests' experiences of privacy, could be inappropriately used, and could bring privately sorted issues onto a public stage such as social media.
- j. Within two years of leasing, lessee is required to hard pipe, also known as PVC, to the sewer line with a fernco or other removable tight fitting and may not permanently attach to the main sewer line.
- k. Sewer is for household organic sewer only, it is not to be used to dispose of toxic, biohazardous chemical, or flammable material.
- l. Washing Machines of any kind are strictly prohibited
- m. Burning of any trash, defined in Minnesota State Statue 88.171 is strictly prohibited and may result in void of contract. Statue includes burning of household trash, treated lumber and any other material that results in a noxious gas is against Minnesota State Law.

3. Golf Cart Rules

- a. We reserve the right to allow lessee to store, operate and restrict persons who can operate golf carts.
- b. Golf carts are to be operate in accordance with state and local laws.
- c. Golf carts are to be operated as if you are operating a car, which include but are not limited to:
 - i. Driver must have a valid driver's license or permit. If driver has a permit, they must be accompanied by an adult in the passenger seat and be willing and able to take control at any point. There is a zero-tolerance policy if kids are caught driving Golf Carts, including on the lap.
 - ii. Abide by the posted speed limit of 10 MPH or at speeds where the vehicle can be operated safely and well in control for given conditions.

Hardy's Lake in the Woods RV Resort Seasonal Contract

iii. Golf Cart Boundaries are only within the Campground on gravel roads, exclusively are not to be driven on any trails, nor public roads.

4. Lessee's Guest Policy

- a. We reserve the right to restrict persons from entering the resort that does not have a lease through Hardy's Lake in the Woods RV Resort.
- b. All Guest must register at the lodge at time of arrival per Minnesota State Statute 321.10 and provide: Legal Name, Make, Model, License Plate Number, site number, and any other reasonable information in compliance with Minnesota State Statute 321.10. Guest will be charged a five-dollar visitor fee per person per day, if overnight it will be accounted as two days.
- c. Lessee assumes all damages and resulting consequences caused by their guest. Hardy's Lake in the Woods RV Resort is not to be liable for any injuries in result to *inherent risks of camping and outdoor settings*.
- d. Lessee must be here when guest is present at the lease.
- e. No one under the age of 21 may stay the Campground without a parent, legal guardian, or adult suitable adult
- f. Lessee's Guest must follow all Campground rules outlined in this contract

5. Pets

- a. We reserve the right to restrict specific pets from Hardy's Lake in the Woods, with exceptions to service animals.
- b. All pets must be on a secured leash to be in compliance with local law.
- c. All pets must be picked up after, especially in sanitation regards.
- d. All pets must be attended to at all times, barking that result in noise complaints may be grounds for permanent banishment of given pet.

6. Selling on Site

- a. We Reserve the right for the sale of campers on site, with the intension of transferring ownership of lease.
- b. Contract must be signed prior to sale of camper on site.
- c. Camper must be no more than 10 years old to be sold on site.
- d. All dues and outstanding balances must be paid prior to transfer of lease.

7. Not to be used for seasonal permanent residents.

- a. We set forth the definition of resort, which being a temporary residence to be used for vacation and or recreation that last less than 30 consecutive days.

Hardy's Lake in the Woods RV Resort Seasonal Contract

b. Must have a permanent physical address within a reasonable distance of Hardy's Lake in the Wood RV Resort.

c. Hardy's Lake in the Wood RV Resort withholds Tenants Rights and Responsibilities, along with squatting rights.

8. Consequences and Repercussions

a. Three Strike Policy

i. First warning will be a verbal warning and will be accompanied with a Seasonal Contract informing lessee of the violated clause within this agreement.

ii. Second warning will be a written warning, with a statement informing lessee that this will be the final warning.

iii: Third Warning will result in an early termination of the lease with no refund.

b. Zero tolerance will be given and will result in an early termination of the lease if any State or Local Laws are violated that result in any injury, legal action and or a response from the police or any government agency.

c. Modifications and building must be exact to specifications laid out in this detailed plan on this document. If not, lessee will be required to repair the site to its original state. All modifications and building must be in accordance with State and Local Laws. For building i.e., deck or shed, you must obtain a building permit from Morrison County; any subsequent fines or punishment will be placed on the lessee if in violation. Building or modification not disclosed to Hardy's Lake in the Woods will be automatically declined and must be removed and or repaired to sites original state.

There are no partial refunds on the seasonal contract for early departures.

Insurance/Liability: Lessees are hereby notified resort does not carry insurance of any kind on the camper units, or on the personal property of the Lessee, including private docks or boats. Lessee agrees to carry all such insurance necessary to provide adequate protection from fire, wind, vandalism, burglary, and personal liability; and insurance necessary to provide adequate protection to all of Lessees personal property. Lessee agrees resort will not be liable for anything beyond resort control, including personal injury of you as well as your guest. All risk of theft, loss or damage to Lessee's property of any nature on the resort shall be borne by the Lessee.

By entering this lease, each person agrees to abide by all rules of this park whether written or implied. I agree to be held fully responsible for any and all damages or fees incurred by myself, anyone in my party, or my guests.

Guest Signature: _____ Date: _____

Initials _____

Contact Info-(Printed)

Names- (please include partner and dependent children.)

Address.

Phone numbers.

Email. _____

Site Number ____

Initials _____