**Hardy’s Lake in The Woods RV Resort**

**Outline of the seasonal contract**

**2021**

**1 QUIET TIME**

1. 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.
2. Golf carts cannot be driven after 10:00 PM. Golf Carts will be required to have lights on 30 min after sunset. No two stroke golf carts They are too loud.
3. 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.
4. No outdoor radios or TVs on after quiet time (includes on the deck or screened in porches). No loud radios at any time.
5. 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.
6. No fireworks of any kind are allowed.

**2 ONE UNIT PER SITE**

1. One camper is allowed per site (per our health dept) Two adults and dependent children.. No tents on sites.

One family per site-no dual ownership.

1. Two vehicles per site-all other cars/trucks/trailers must be parked in overflow parking (all your guests MUST park in overflow if you have 2 vehicles at

 your site already-please inform your guest where they are to park)

1. All your visitors need a car pass. (per health dept) **Each time that they visit.**

 *Information that is needed includes:*

 *Their Name-Make of car-License plate number-The site that they are visiting.*

**YOU MUST BE HERE WHEN ANY OF YOUR GUESTS ARE HERE.**

**4. PETS**

1. Pets need to be on a secured leash, cleaned up after and attended to ALWAYS. (health dept rules) Do not leave your dog while you spend the day on the lake or gone for the day-They miss you. Make sure if your children walk the dog they also pick up after the dog.

**5 GUESTS MUST KEEP SITE CLEAN**

1. Do not let items accumulate around your campers
2. We mow on Wed and Thur. Your site is skipped if you have hoses, electric cords or other things that will not allow the mower to get in and out.
3. No utility trailers are to be left here for the whole summer-we do not have enough parking room.
4. If you have a deck, you cannot have any indoor/outdoor carpet on the ground.

Absolutely no tires, mattresses, propane tanks, TV’s, lawn mowers, batteries, wood, or construction materials in the dumpsters. Do not bring trash from home and put in dumpsters. The garbage man has asked me to remind everyone to please put your trash in garbage bags.

We will clean out your fire pit at your request- Do NOT BURN nails, bottles or other non burnables, we have nowhere to put these, your pit will not be done.

We also need to be able to get to your pit.

**6. SPEED LIMIT IS 5 MPH**

 a. There are so many children we need to be careful.

**7. NO ONE UNDER THE AGE OF 21 IS TO STAY AT THE RESORT WITHOUT A PARENT OR LEGAL GUARDIAN.**

**8. GOLF CART DRIVERS MUST HAVE A VALID DRIVERS LICENSE**

 a. Safety is the main reason.

 b. Children that have a permit may drive with **their parent only**

**No children on laps driving.**

 c. Abide by the speed limit.

 d. Limiting the driving of golf carts it gets too dusty and busy.

 e. No driving golf carts on the trails in the woods.

 f. No driving golf carts on the township road -EVER.

 g. No ATVs or Side by Sides

\*\*\*You will be asked to remove your golf cart from the resort if you do not abide by these rules-

\*\*\*If we see children driving the golf carts you will be asked to bring your cart home. **No exceptions.**

**9. GUEST IS NOT TO BUILD OR ALTER SITE**

 **a.** Please ask for sizes for decks (no wider than 10 feet and no longer than your camper) and sheds (no bigger than an 8x10) MUST present a drawing and be a plastic assembly shed (such as Rubbermaid, Suncast, Lifetime…ect.). Morrison county also requires you to get a building permit for decks-There is a paper/form that I fill out that you give them when applying for that permit. **You may have one shed per site. Please ask Jeff where your shed can be.**

 **b. All decks, sheds and campers need to be 10 feet from the person next to you on either side (health dept)**

 **c. Do not put any screws or nails into the trees-no rocks/pavers around the base of the trees.**

 **No rocks of any kind anywhere. No pea rock at all.**

**10. GUEST IS RESPONSIBLE FOR ACTIONS/DAMAGES OF THEIR GUESTS**

 a. This speaks for itself-your company-your problems. All guests must register in the lodge each time they come.

**11. CAN’T SELL RV WITHOUT ASKING**

 a. We will need to inspect your site before you are able to put it up for sale. We need to make sure everything is ok for the next person coming in and that they are aware of the rules/rates.

A contract must be signed prior to sale of RV. If there is not a contract, we will assume that the RV/Camper will be being taken out of the resort.

**12. GUEST CANNOT PUT A NEW RV UNIT IN UNLESS APPROVED BY MANAGEMENT**

 a. We want to make sure you will be 10 feet away.

 b. We like to make sure we are here when you put it in so it goes in the right place and does not need to be moved again.

**13. No wood can be brought into the resort. We sell wood if you want to order wood.**

**14. No outside watercraft will be launched on Lena Lake**

**15. Within 2 years of leasing we require you hard pipe (PVC) your sewer hose to the sewer line**

**16. Site Needs to be no more than ten years old if you would like to sell on site.**

**17. Not intended for permanent seasonal residence.**

\*\*\*Please note insurance on camping units must be carried by guests.

\*\*\*Electric meters are read twice a year and are due somewhere around July 7th and the second week in Sept.

Bills can be paid in the lodge.

Deposit for the site is paid Sept 1 and the balance on seasonal units is due by April 1st.

Please be sure of the rules before signing the contract, consequences as followed…

First warning will be verbal.

Second warning will be a written statement that will be signed so that it is understood that it is the final warning.

Third time and you will be asked to leave the resort with no refund.

If any laws are broken and the police are called, you will be asked to

 leave the resort with no refund.

We reserve the right to make changes to the seasonal contract throughout the year if deemed necessary for guest satisfaction and safety. Changes will be sent to guest email and posted at the bathhouse.

**If you are looking for a place to “Party” this is not the place for you!**

In case of severe weather, please take shelter at the nearest lodge or bathhouse. Radio stations include 106.7 and 107.5 we are in Morrison County in the town of Cushing (or Lincoln Lakes Area)