# Ideal Park Inc 2025 Seasonal Campsite Contract Campsite #

This seasonal campsite contract is herein agreed to by Ideal Park Inc, hereafter referred to as "owners" or "campground owners" and the party(ies) signing this contract, hereafter referred to as "seasonal camper(s)". By signing this contract, the seasonal camper(s) agrees to all of the terms and conditions of this contract as follows and further agree to be bound by all rules of Ideal Park Inc. and assumes responsibility for adherence to these rules by family members and guests. Seasonal campers are not allowed to "sublet their contract agreement" to any other individual(s).

# Seasonal Camping

In return for a designated annual fee, a seasonal camper receives:

* Site to place their trailer, fire ring, picnic table, metered electric base, water hook up

Campground Contract Term

The seasonal campsite contract term for 2025 shall run from April 7, 2025 to April 6, 2026. The campground owners reserve the right to temporarily restrict access to any portion (or the whole) of Ideal Park Inc. for extenuating circumstances due to weather, health and safety concerns, township ordinance requirements, or other problems which might arise that are out of the owners' control.

* Contracts for the upcoming season are mailed to seasonal campers by early February of each year.
* The basic seasonal campsite contract fee for the 2025 camping season is $1,475.00. Electric is billed at the rate of .21 per kWh based on usage.
* Weekly sewage removal is $125.00 for the season. (April 14 - Oct 7)
* All new campers are responsible for a $50.00 site clean up fee. This will be refunded once the site is cleaned and vacated permanently.

# Acts of God

Ideal Park Inc. assumes no responsibility for damage to any property owned by seasonal campers which results from electrical malfunctions, severe weather, fires, floods or any other acts of God during the term of this contract.

# Physical Damage Insurance

The campground owners shall not be responsible for any loss or damage to any seasonal camper's property on the campground that is not directly attributable to the owners, employees or subcontractors of Ideal Park Inc. It is advised that seasonal campers obtain, at their own expense, an appropriate physical damage insurance policy to cover loss of any kind to their trailer, building structures, and golf carts as well as any other personal property of any description owned by the seasonal camper.

# Liability Insurance

Seasonal campers will obtain an appropriate liability insurance policy with adequate limits to cover liability claims resulting from the seasonal camper's family or their guest's negligence pertaining to the use of any trailer, building structures, and golf carts as well as any other personal property of any description for which the seasonal camper is the owner. The campground owner is not responsible for any damage which may occur to person or property according to the terms of this agreement and the seasonal camper does agree to hold, defend, save harmless and indemnify campground owner for any losses that may occur by their use of the premises.

# Decks/Porches

The campground owner is not in any way responsible for any additions to the trailer that may be placed by seasonal campers use of it such as porches, ramps, decks, and the like. Seasonal camper must check with local zoning officer before any addition is installed to determine the feasibility and/or acceptability of construction of such devises. Campground ownership approval is also necessary to approve the type of construction.

# Seasonal Campsite

* Trailers are to be moved by Ideal Park Inc personnel only.

Quiet Hours 11PM-8AM.... noise complaints during these hours are grounds for eviction



 Campers and guests must adhere to the 5 MPH speed limit.

* NO washing of vehicles - Campers may be washed Monday-Thursday.
* Propane Bottles must be chained and Refrigerators kept padlocked.
* Dumping of any waste water INCLUDING GRAY WATER is strictly prohibited. (Including outside sinks)
* No fireworks, keg beer, or junk lumber for burning.
* Electric golf carts only and individuals must have a valid driver's license to operate.
* No inflatable devices on the lake. Anyone under 16 must wear a life jacket.
* No swimming in the lake. No one is permitted out on the lake after dark.
* No storage of passenger vehicles on a campsite when it is not occupied

# Maintenance

Concerns relative to a poorly maintained seasonal campsite will be discussed with the seasonal camper. Disregard of seasonal campsite maintenance will result in employees of Ideal Park Inc performing any work deemed necessary by the campground owners to make the seasonal site acceptable. Seasonal campers will be billed for any work conducted by Ideal Park Inc. employees.

# Seasonal Campsite Contract Interpretation and Violations

Owners may make additional rules or changes to present policies governing Ideal Park Inc as campground owners deem necessary in order to protect the interests and safety of other seasonal and overnight campers as well as those of Ideal Park Inc. Seasonal campers agree to observe and comply with all additional rules and changes to present policies. In addition, by signing the seasonal campsite contract, the seasonal camper agrees to abide by the explanation of the seasonal campsite contract by the campground owners or their legal representative, not the seasonal camper's personal interpretation of said document. Any violation of the campground rules shall be deemed a breach of this contract agreement. Campground owners shall have the right to cancel a seasonal camper’s contract agreement for violations of said contract. The campground owners also reserve the right to cancel a contract agreement with any seasonal camper who does not properly maintain their site, is habitually late in paying their seasonal contract fees, engages in vulgar language, whose inappropriate conduct requires police intervention, or who has violated other rules contained within this contract may be significant enough to warrant cancellation of their seasonal campsite contract.

I (we) have read the 2025 Ideal Park Inc Seasonal Campsite Contract and understand and agree to the terms and conditions contained therein.

Owner:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Seasonal Camper:Seasonal Camper

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date  Date 