

Greenwood Acres Seasonal Camping Agreement and Campground Rules 2020

1. **Lots at Greenwood Acres** are occupied in an "as is" condition for the purpose of camping and winter storage of trailers. Greenwood Acres makes no representation or warranties about the facilities or their condition. Campsites are approximately 40' x 70' except lake and canal sites. Your campsite set up must be approved by management and meet the site set up guidelines for trailers, sheds, awnings, decks, screen rooms and other items. Please review the guidelines for site set up to keep clear of electric, sewer, water or other utility lines. **Initial**_____.
2. **You must provide proof of liability insurance on your trailer, golf cart and boat.** You must display your lot number on your trailer.
3. **Campground is open April 1 to October 31.** Water will be turned on mid-April through mid-October, weather permitting. There will be gate service 24 hours a day from April 1 thru October 31. The purchase of the "**Diamond Pass**" includes camping fees for the entire season from April 1-October 31. If you do not purchase the "Diamond pass", there is a fee of \$8.00 each day you are here, or plugged into the electric box from April 1st until Memorial Day weekend. Also, after Labor Day weekend there is a \$8.00 fee each day you are here or plugged into the electric box through October 31. **Initial**_____.
4. **All occupants are subject to the rules of the park.** Persons 11 years old and under must be on their own lot by 10pm or dark, whichever comes first, unless accompanied by a parent. 12 year olds, teens and singles under 25 years of age must be on their own lot by 10pm weekdays, midnight on weekends and holidays, and at dark at all other times. Quiet time is 11pm-8am for everyone. Keep noise levels down and refrain from foul language. No music allowed during quiet time. Acts of violence or vandalism shall be deemed to be a violation of these rules. Violation of any of the park rules could result in immediate eviction. If evicted for violating the rules, this agreement shall be terminated without refund. **Initial**_____.
5. **You must be at least 25 years of age and have a valid driver's license to operate a golf cart or any other motorized vehicle in the park.** We limit two golf carts per site. Each must be insured displaying a current year Greenwood Acres sticker with your lot and street number to be in the park. Golf carts working or not must be registered for a fee of \$75.00 for gas and \$150.00 for electric carts. You must have lights on golf carts after dark and they must be quiet. No driving golf carts between 12 mid-night and 6am. Speed limit is 10mph. Stop at all stop signs. Unsafe driving may result in loss of driving privilege while in the campground. No skateboards, scooters, rollerblades, hover boards, ripstix or kid's electric cars allowed. No bike riding after dark. Motorcycles or mopeds are not allowed. No Parking on vacant lots.
6. **Each fully paid seasonal campsite will receive two vehicle stickers.** All vehicles stickers must be registered at the office in the name of the adult possessing the sticker along with their vehicle information. Stickers must be attached to the lower driver's side corner of your car windshield by April 1 to enter the park, or you may have a picture sticker for a charge of \$15.00 from the office. Picture pass holder must show both sides of the pass upon entering or exiting the park. Picture passes are to be used only for the person whose picture is on it. There will be a \$50.00 charge for replacing any lost stickers including vehicle, boat, storage or golf cart stickers.
7. **You must show a valid driver's license matching the name and address of the agreement.** "A" stickers are for occupant's children under age 25 still living at home. "A" stickers are free to teens living at home. "A" stickers are \$50.00 for the season for occupant's children age 20 to age 24 still living at home. Cars with "A" stickers must be parked in visitor parking area. Cars without stickers are considered visitors and must pay the visitor fee and leave the park by 11:30pm. Guests wanting to spend the night must reserve their campsite in advance and pay the overnight camping rate. The agreement holder must be present to receive visitors and children under age 25.
8. **Boats must be registered at the office and must be marked with lot and street number by April 1.** Boat registration fee is \$25.00 for each boat. All boats must display their registration sticker at the front of the boat. All boats must be off your campsite and tied up at a numbered boat space or at your lakefront or canal boat space between Memorial Day and Labor Day. If you camp on a lakefront or a canal campsite, your boat space parking is limited to one dock and must be preapproved by management. Greenwood Acres is providing permanent aluminum side docks shared by two pontoon boats in some areas. Other docks in boat spaces must be approved by management. Boat spaces must be reserved at the office and paid by April 1. Off-lot boat trailer storage may be available for an additional fee. Registered boats may be stored on your own lot in the off season from Labor Day to Memorial Day weekend. The speed limit on the lake is 5mph. Water skiing, jet skis, speed boats, deck boats, bass boats, jet boats, etc. or tubing is not allowed. Boating is restricted to the south half of the lake. Management reserves the right to remove unregistered boats or docks in poor condition, unmarked or abandoned.
9. **No fireworks, firearms or weapons of any kind are permitted in the park.** Hunting or target practice is expressly prohibited.
10. **No subleasing will be permitted.** One trailer per lot and one family per trailer are allowed. Greenwood Acres considers a family as two adults and up to 6 minor children or grandchildren with a maximum of 8 persons per site. Your minor children may stay in a tent on your lot a maximum of 3 consecutive nights. One visitor vehicle is allowed at your lot only if you have space on your lot. Visitors must pay the visitor fee upon entering the park. Visitors must leave the park by 11:30pm and turn in visitor pass upon leaving. Visitor passes will not be issued between 11pm and 6am. Occupant is completely responsible for the conduct of family members and visitors. Large groups of visitors must be pre-approved by park management. Loud music or entertainment is not allowed on your lot or golf cart.
11. **Occupants are required to maintain the lot in a clean and proper condition, including keeping grass mowed and trimmed.** In the event park management determines that it is necessary to mow or clean up a campsite, occupant will be charged a minimum \$40.00 or more. It is the responsibility of the occupant to take their own trash to the trash compacter. No burning of trash is permitted. Campfires are allowed in fire pits only and must be attended by an adult. Picnic tables and fire pits are not provided for seasonal lots. No kennels or fences permitted. Campground will pump sewer tanks weekly with advance payment. Improper disposal of waste, including grey water, may result in immediate eviction. **Initial**_____.
12. **Pets are allowed provided they are on a 6' or less leash and in your trailer after dark.** Clean up after your own pet. No watchdogs allowed. Pets must be quiet. Pets that are aggressive will not be allowed. You must provide the office with proof of vaccinations. No pets are allowed at the pool, on the beach or at campground activities. Management reserves the right to require resident or their guests to remove their pets at any time.

13. **All recreation facilities close at dark, except the Recreation center with lighted tennis and basketball courts, Store, Café and Beach House.** While most recreation facilities are free, you must supply your own equipment. It is expressly understood that the use of all facilities and rides is at occupant's own risk. Greenwood Acres is not responsible for any injuries to occupants', their family or guests. No lifeguard on duty at the pool or beach. Glass, alcohol and diving are prohibited at the pool and at the beach.
14. **All occupants who purchase a diamond pass** for the additional \$448.00 plus pay all their Seasonal agreement fees as listed on the attached statement by January 31, 2020 will receive an early pay credit of \$100.00, or occupants who pay their Seasonal agreement fees by April 1, 2020 will receive an early pay credit of \$50.00. All payments for seasonal contracts are due April 1, 2020. Occupants who pay between April 2 and April 15 will not be given the early pay discount. **Starting April 15, a 10% late fee will be added to any balance owing.** Occupants with non-sufficient fund checks returned by the bank unpaid will be charged a \$35.00 NSF fee.
15. **Failure to notify park management in writing by April 1, 2020 of an intention to renew may result in the loss of the occupant's right to renew.** Management reserves the right to decline to renew for any reason which is deemed by management to be good and sufficient. If your agreement is not renewed at the option of Greenwood Acres, you will not be allowed to visit the campground and will be considered trespassing. Management has the right to remove and dispose of the trailer and personal property from the campsite if any balance owed is outstanding for more than 30 days or if the owner's trailer and personal property have not been removed from the campground within 30 days of termination or non-renewal of an occupant's seasonal contract. A fee will be added to your balance for cleanup and storage. Greenwood Acres will have the option to re-register the campsite to another person immediately after the campsite is cleared. **Initial _____.**
16. **Sale of personal trailers, sheds, awnings is limited to occupants who have paid for their seasonal campsites and must be pre-approved in writing by management.** Campsites are available to be renewed by the occupant from season to season although they cannot be considered as part of any personal property sale. The property and campsites are owned by Greenwood Acres and will be made available at the discretion of Greenwood Acres management. Occupants may NOT negotiate, guarantee, or pass lot, storage or boat space usage rights. The right to camp on any and all campsites at Greenwood Acres is at the discretion of Greenwood Acres management. New seasonal occupants may bring in or purchase trailers at the campground that are 24 years old or newer upon management approval. For those existing seasonal occupants in good standing owning trailers over 24 years old currently on a site at Greenwood Acres Family Campground may continue to keep the trailer at the campground as long as the occupant owns the trailer, site is unchanged, and Greenwood Acres management deems the trailer is in good condition. Existing occupant may not sell the trailer that is older than 24 years or on a lakefront campsite. The trailer must be removed from the campground.
17. **One electrical outlet is available for each campsite.** Electric usage may or may not be metered. When usage is not needed, any energy conservation is appreciated and may assist in minimizing future costs. The connection fee covers the installation and maintenance of the pedestal and wiring upgrades. The fee is based on the highest amp on the pedestal that is available at your site whether or not the connection is used. Golf carts and any additional electrical items at your site are to be plugged into your trailer outlets, not the electrical pedestal. Electric cords or hoses cannot be buried.
18. **The statement description noting your campsite section (Seasonal #1 through #11) includes campsite fee, garbage compactor use and park maintenance from Memorial Day to Labor Day.** Paid statement fees, also includes winter storage of your trailer, golf cart and boat on your lot. On the attached statement you may see additional charges such as: electric to shed \$100.00, state tax \$36.00, gas golf cart \$75.00, electric golf cart \$150.00, sewer maintenance \$150.00 for the season. Those seasonal occupants with add-a-rooms or enclosed screen rooms will be charged \$150.00 for the season. A first time sewer connection fee is \$70.00. There is a one-time \$25.00 security deposit fee that is refundable when the campsite is cleared.
19. **Greenwood Acres is not responsible for damage or loss of occupant's property or possessions.** Occupant must have their own insurance for their own property, trailer, golf carts, boats, etc., including fire, theft and general liability including injury liability. We require a current copy of your proof of insurance for your trailer, golf cart, boat, etc. There may be a personal property tax issued by the State or township by separate billing. The campground is not responsible for any taxes assessed on occupant's personal property. **Initial _____.**
20. **Occupant agrees to comply with and obey federal, state, local and all other applicable statutes and ordinances.**
21. **Occupant shall indemnify, defend and hold Greenwood Acres harmless from any and all claims, damages, losses, liabilities, or expenses (including reasonable attorney fees and costs) arising from occupant's use of the campground and its facilities and improvements or from any activity permitted or done by occupant or the invitees or guests of occupants.**
22. **Greenwood Acres management reserves the right to change these rules at any time and for any reason which is deemed by management to be good and sufficient.**

I have read and agree to comply with all of the campground rules and regulations as stated above or as posted in the office and/or grounds and understand I am responsible for the payment of the seasonal charges reflected on the statement attached, by April 1, 2020.

Printed Name _____

Printed Name _____

Signature _____ Date _____

Signature _____ Date _____

DL# _____ Exp. _____

DL# _____ Exp. _____

Vehicle Sticker # _____

Vehicle Sticker # _____