



263 Beaver Spring Road
 Davenport, NY 13750
 (607) 278-5293

SEASONAL AGREEMENT 2022

This Seasonal Agreement is between Crazy Acres Campground at Beaver Spring Lake ("CAC") and the Campers ("Seasonals") listed below to lease a campsite for recreational purposes.

NAME	DATE OF BIRTH

"Seasonals" permanent home address:

Home Phone: _____ Cell: _____

Email Address: _____

I permit CAC to share my phone number and/or email address with other CAC seasonals for a shared "Seasonal Phone Tree"

YES _____ NO _____

EMERGENCY CONTACT NAME/PHONE: _____

- **SITE:** This Agreement is for the right to use site # _____ as a recreational campsite for the self-contained trailer referenced below and (2) automobile(s)

- **TERM:** Seasonal may occupy the site from May 1st through October 15th for the total cost of \$2,550, plus electric for 30 amp site (\$2,750, plus electric for 50amp). This seasonal agreement includes:
 - 2 adults and their minor-aged children
 - Fee charged for adult visitors of \$7
 - Electric meter on each site; electric to be paid monthly.
 - Full use of campground facilities (boats, games, equipment, pool, bathhouse, showers etc.)
 - Only 2 cars are permitted on each site. Additional cars must park in Overflow parking upon registering. Do not have your guests park on grass or anywhere other than designated parking areas.
 - Seasonal guests **MUST** register at the store before heading to your site.
- **RENEWAL:** This Agreement will be renewed for subsequent seasons if site deposit is paid by October 1st and accepted by "CAC". This Agreement may not be transferred, assumed by another person(s) or changed orally.
- **RV:** The Trailer listed below is the only unit that will be permitted on site. If you change your Trailer, you must update the information in our records.

MAKE AND TYPE: _____

YEAR: _____ **LENGTH:** _____ **NO. OF SLIDES:** _____

- **SERVICES:** As is feasible, CAC shall provide water, sewer, metered electric services, public restrooms, public grounds throughout the term of this Agreement. CAC will not be held responsible for loss of any utilities due to animals, rodents, wildlife, weather or natural occurrences.
- **PETS:** Furry friends are welcome. However, a copy of their current rabies vaccination must be provided to CAC. Pets must be kept on a leash or a lead, **AT ALL TIMES**. Lead/leash cannot be long enough to reach past your site. Pets are not permitted inside pool area. If these rules are disregarded/broken, CAC **WILL** ask the Seasonal to leave pet at home for safety of others. CAC will not be held responsible or be liable for any injuries, damages, etc. (caused by pet), to Seasonal or any CAC guests and/or their property.
- **USE OF CAMPER:** Seasonal cannot offer use of camper to family/friends without Seasonal being present during the family/friend visits. Camper cannot be lent out to anyone to use when Seasonal is not present.
- **VISITORS:** Seasonal may have up to 4 visitors/guest at a time . If the visitor chooses to stay the night, they must register at store and pay overnight fee of \$7 per person. If Seasonal desires to have a celebration or event and wishes to have more than 4 people at a time, **PRIOR** approval must be granted and coordinated with CAC. Additional guests will be \$7 per person for their visit.

- **INSURANCE:** Seasonal agrees to carry their own comprehensive insurance coverage. CAC will not be held liable for loss, damage or injury from any cause sustained by the Seasonal or the Seasonals family, guests, or their property or belongings. This includes but is not limited to Seasonals trailer, automobile(s), golf cart, other vehicles on site, shed, deck, awning, screen rooms, tents, furniture, ornamental structures, interior furnishings, electronics, camper pantry/refrigerated/frozen items, computer equipment, appliances.
- **GOLF CARTS:** Golf carts are permitted with proof of insurance. CAC is to be listed on the insurance certificate (Accord Form) as an additional insured. No other types of vehicles can be used (i.e. quads, gators, UTV's etc.). **All guests must be 16 years old or older to drive the golfcarts. Failure to comply with this rule will be cause for cancelation of golf cart privilege at CAC for Seasonal. Golf carts must abide by the 5 MPH rule throughout the campground. If at any time, golf carts are being used in a manner that CAC may deem unsafe, Seasonal will lose the privilege to bring a golf cart to the campground.**
- **RULES/REGULATIONS:** This Agreement is subject to the CAC "Campground Rules and Policies" and "Seasonal Information and Rules" and subsequent updates or revisions. By signing this Agreement, The Seasonal agrees they have received a copy of this Agreement and all other information as mentioned in this Agreement. Seasonal acknowledges they have received a copy of the "Campground Rules and Regulations" and agree that Seasonals and their guests will abide by them.

ADDITIONAL INFORMATION – SITE DETAILS AND DISCOUNTS OFFERED

- Sites are open wide and deep with space for one RV and up to 2 Motor Vehicles.
- Picnic table and fire-ring at each site.
- Dumpsters for trash and recycling located at the beginning of the campground. Seasonal responsible for their own trash disposal from their site to dumpsters.
- Extra named adult: \$75 per seasonal pass. If you wish to add someone as part of your seasonal agreement for the full season.
- Decks and sheds are permitted with prior approval of materials and design.
- Seasonals receive a 10% discount on propane
- 10% discount for Seasonals **FAMILY** members ONLY, who rent an RV, Cabin, Tipi or site at CAC
- Pets welcomed. Tinkle Trail, nature walks and doo-doo drop cans available. Dogs **MUST** be kept on leashes **AT ALL TIMES** or a lead at your campsite, but not to be left unattended. If this rule is broken, we will ask that the pet be left at home.
- Large, open field areas available for playing, walking, relaxing, viewing.

- Hiking trail leading to creek
- Seasonals must maintain their site. Site cannot have broken down camping equipment, mattresses, broken or dilapidated awnings, BBQ's, overgrown grass/weeds, garbage. Sites are expected to be kept neat, safe and maintained. There must be clear access to the meter for CAC to read once a month.

SPEED LIMIT 5 MPH THROUGHOUT THE CAMPGROUND

WINTER STORAGE: CAC offers storage for our Seasonals for RV's, sheds, boats, decks and steps. RV onsite storage is \$30 per month; \$210 for seven months. **This will be due and payable with first payment/deposit (October 1st)**

PAYMENT SCHEDULE:

- Payments can be made via **CASH OR CHECK**
 1. 1st Payment: October 1ST - \$800 non-refundable site deposit; (*plus storage fee of \$210*) only if you are leaving your camper on site for the off season
 2. 2nd Payment: February 1ST - \$500
 3. 3rd Payment: March 1ST - \$500
 4. 4th Payment: April 1ST - \$750 (\$950 for 50 amp sites)

CANCELLATION: If at any time, Seasonal wishes to cancel their seasonal contract early:

1. **Site Deposit is non-refundable**
2. 2nd payment is non-refundable if cancelled by Seasonal after April 15th. Credit issued for camping.
3. If cancelled, storage will be due for sheds, boats, etc.
4. Seasonal License and Site are non-transferable.
5. If RV is sold to a party wishing to become CAC Seasonal on same site for remainder of season, a separate application is required by the buyer (if approved by CAC). A \$150 Processing Fee will be due to Crazy Acres Campground payable by new seasonals/owners.

TERMINATION:

1. CAC may terminate this Agreement for just cause with NO refunds.

Reasons to terminate may be as follows or as amended by CAC:

- ✚ Failure to pay rent by due date
- ✚ Failure to pay any fees for services rendered by CAC in a timely manner
- ✚ Failure to pay electric bill within (1) month of billed date
- ✚ Non-compliance of CAC Rules and Regulations
- ✚ Non-compliance of Seasonals Rules and Regulations
- ✚ Misconduct by Seasonal, pets, family or visitors/guests of Seasonal, which constitutes a substantial annoyance,

nuisance, danger to other occupants and their property or CAC property

✚ Misuse of CAC property (i.e. washer/dryer, game room equipment, boats, playground equipment rental equipment, etc.)

THIS AGREEMENT IS NON-TRANSFERRABLE

I have read the above agreement in its entirety and understand the agreement and all rules, regulations, and policies provided. I accept and agree to abide by the terms and conditions outlined within same.

Seasonals Print Name

Seasonal Signature

Date

Crazy Acres Campground

Date