

Four Seasons Campground

11047 State Route 366

Lakeview, Ohio 43331

Tel: 801-SEASONS (732-7667)

www.4seasonscampground.com

Lot #

Lot Rental Amount:

Rental Amount Due:

No Refunds on Lot Rentals

Payments Must be by Check or Money Order

1. PETS: All pets must be on a leash at all times or a pen may be built on your lot. NO PETS WILL BE ALLOWED TO RUN LOOSE AT ANYTIME OR UNDER ANY CIRCUMSTANCES, POSITIVELY NO PETS ARE ALLOWED IN THE POOL AREA AT ANY TIME. LEASEES AGREE TO CLEAN UP PET WASTE.
2. GUEST: PERSONAL GUEST OCCUPYING LESSEE'S TRAILER, TENT, OR OTHER CAMPING VEHICLE (VANS INCLUDED) IN THE ABSENCE OF THE LESSEE ON THE SITE ARE SUBJECT TO OVERNIGHT CAMPING FEES BASED ON THE CURRENT RATES. NO CAMPSITE WILL BE RENTED TO ANY TWO FAMILIES AT ANY TIME OR UNDER ANY CIRCUMSTANCES.
3. PARKING: All campers may have no more than 2 cars at their lot. There will be no parking on empty lots. There will be no parking on the grass. If you want to use any empty lots for parking you will have to rent them for the full rental amount.
4. 11:00 PM CURFEW: All children under the age of 18 should be on their own campsite at 11:00PM. Only those going to and from the lake to fish are to be away from their lot after 11:00PM unless accompanied by their parents or an adult. No children should be allowed to play or be in the area of the restrooms and laundry facility after dark. They should be accompanied by an adult to the restroom. PLEASE OBSERVE THE 11:00PM QUIET HOUR- Music, partying, ect. should be kept to a minimum after 11:00PM.
5. BICYCLES, MINI BIKES AND MOTORCYCLES: Bicycles should be ridden in a proper manner. NO SPEEDING OR SKIDDING OF TIRES ON GRAVEL. No bicycles are to be ridden after dark. Bicycles should be ridden in the same direction of automobiles. No cutting through other lots, ride only on the ride. MINI BIKES AND MOTORCYCLES ARE TO BE RIDDEN ONLY IN AND OUT OF THE PARK. CONTINUOUS ABUSE OF THIS RULE AND THEY WILL BE BANNED ALL TOGETHER.
6. OBSERVE THE ONE-WAY SIGNS AND THE FIVE-MILE PER HOUR SPEED LIMIT.
7. POOL: No guests are allowed except those with campsite lessees. All pool rules will be posted and must be obeyed at all times. Anyone not obeying the rules in any way is subject to rejection of pool use and possible eviction from the park depending on the nature of the

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rule violation. A GUEST IS ANY PERSON WHO IS NOT THE SPOUSE OR CHILDREN OF LESSEE.

8. THE LESSEE:

- (A) Agrees to maintain his or her lot at all times in a neat and orderly manner. Lessee will mow the grass regularly and personal items property stored. All trash must be placed in the designated containers. If lessee fails to keep grass mowed, then lessor may mow said lot and will charge lessee a \$50.00 fee for each mow. Lessee is NOT to cut trees or trim trees without permission of Lessor.
- (B) May not make improvements to his or her lot without written approval from lessor. Lessee agrees that any such improvements shall be the expense of the lessee.
- (C) Has the option to renew his or her lease at then current annual lease rates at time of renewal. Lessee agrees to pay a \$200 non refundable deposit six months prior to renewal date to reserve lot and give Lessor notice the lot is reserved. Said deposit will be credited toward the lot rent for the renewal year.
- (D) Agrees to follow all rules and regulations posted on the property.
- (E) Is responsible for winterizing his or her own camper etc.
- (F) Is to fully insure their camper etc. and contents against damage or theft.
- (G) Agrees to pay a \$50.00 late charge for payments not paid within ten (10) calendar days of their due date plus \$5 for each additional day late. Lessor also reserves the right to terminate renters agreement for non-payment.
- (H) Is responsible for their electric at his or her lot which is metered and monitored by the lessor. Lessee shall be billed monthly. All electric bills shall be paid within ten (10) days of receipt of the bill and if not, lessor has the option to void this contract. Electric bills are to be paid by check or money order, no cash.

9. LESSOR IS NOT RESPONSIBLE for any damage or theft of articles stored on lot.

10. FIREWOOD: Must be stacked in a neat manner and placed in a spot as much out of sight as possible.

11. DUMPSTER: Please do not put leaves, hot ashes, large boxes (not broken down), metal objects, large wood items (burn at your camp site) or **anything but bagged trash** in the dumpsters. If you have any of these items you must dispose of them somewhere else. **The dumpsters are a convenience for tenants.**

12. ALL PARENTS OR LEGAL GUARDIANS are responsible for their children. Do not let them run or ride bicycles through other lots. They are to use the driveway.

13. No one is to play in the field next to the campground on the west side. This is not our land and the owner does complain about this.

14. **GOLF CARTS** may be operated by those with a valid drivers license. Golf Cart must be insured by Lessee to be driven at Four Seasons Campground as Four Seasons Campground will not be responsible for any accidents/damages incurred by golf carts.

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15. SEASON: Four Seasons Campground is open from April 1st-October 31st. Lessee understands water is shut off from November 1st- March 31st.
16. LESSEE agrees to follow all park rules or contract may be terminated by lessor. Lessee agrees and understands park rules may be altered or changed as Lessor sees fit.
17. SELLING CAMPERS: All campers, r v's, mobile homes etc. sold must be approved by the lessor. A 10% fee will be paid to lessor by lessee if said camper etc. is to remain in the campground. Maximum fee of \$1,000.
18. NO BOATS: Boats or other marine vehicles cannot be parked on your lot. Boats may be stored on the front hill for an additional fee if approved by lessor in writing. If approved, boats may only be stored during the season.
19. NO WITH LOT RENT INCLUDED: When a new person moves in they will pay lot rent for the entire season.

Send payments by check or money order to :

Derek Kinnear
Four Seasons Campground
PO Box 6314
Columbus, OH 43206

Name (lessee) _____

Lease term: April 1, 2014- March 31, 2015

Home Address (lessee) _____

City _____ State _____ ZIP _____

Phone Number: Residence _____ Work _____

Boat Number _____ Trailer Number _____

Camper Make _____ Camper Type _____

Camper Length _____ Camper Color _____

Insurance Carrier _____

AGREED:

Lessee:

Print _____

Sign _____

Date _____

Lessor:

Print **Four Seasons Campground**

Sign _____

Date _____