

Happy Campers Campground

Seasonal RV Site Agreement

This Seasonal RV Site Agreement is entered into between **Happy Campers Campground** ("Campground/Management") and the undersigned camper(s) ("Camper") for the purpose of renting a seasonal RV site under the terms and conditions outlined below.

1. SEASON TERM

This seasonal camping term runs from **May 1 through October 1** of the current camping year. This Agreement applies only for the stated season and does not automatically renew.

2. SITE & FEES

- **Seasonal Site Fee:** \$2,150.00 • **Electric:** Metered separately and billed monthly based on actual usage • All fees must be paid according to the payment schedule provided by Management. • Seasonal fees are non-refundable once the camper occupies the site.
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3. ELECTRIC SERVICE

- Each site is individually metered.
 - Electric charges are billed monthly and are due upon receipt.
 - Failure to pay electric charges may result in termination of this Agreement.
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4. APPLICATION REQUIREMENTS & APPROVAL

- All seasonal campers are subject to a **background check**, which is **required and paid for by the camper**.
- The cost of the background check is **\$30.00 per adult applicant** (or actual cost, whichever is greater) and must be paid at the time of application.
- **All application fees, including background check fees, are non-refundable**, regardless of approval or denial.
- **Submission of an application and payment of fees does not guarantee acceptance.**
- **Providing false, misleading, or incomplete information on the application or background check authorization is grounds for immediate denial or termination of this Agreement without refund.**

- **Photos of the camper/RV must be submitted with the application and approved prior to acceptance.**
 - All seasonal applications are approved or denied at the sole discretion of Campground Management.
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5. CAMPSITE STANDARDS

- RVs must be well-maintained, clean, and in good working condition.
 - Management reserves the right to deny or terminate occupancy for campers or RVs that do not meet campground standards.
 - No additional structures, decks, fences, or permanent installations are permitted without written approval.
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6. OCCUPANCY, GUESTS & RULES

- All seasonal campers must **sign and agree to the Happy Campers Campground Rules Form** as a condition of acceptance.
 - The Campground Rules Form is incorporated into this Agreement by reference and is enforceable as part of this Agreement.
 - Seasonal sites are for recreational use only.
 - Permanent residency is prohibited.
 - **All visitors and guests must check in with Campground Management upon arrival and sign in.**
 - Guests are the responsibility of the Camper and must comply with all campground rules.
 - Management reserves the right to limit the number of guests and/or deny access to visitors.
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7. CONDUCT, QUIET ENJOYMENT & PROHIBITED ITEMS

- Quiet hours must be observed as posted.
 - Disorderly conduct, illegal activity, excessive noise, or behavior that disrupts other campers will not be tolerated.
 - **Happy Campers Campground maintains a zero-tolerance safety policy.** Any behavior that threatens the safety, security, or well-being of campers, guests, staff, or property will result in immediate action.
 - **Fireworks and firearms are strictly prohibited anywhere on campground property.**
 - **Possession, use, display, or discharge of fireworks or firearms is grounds for immediate dismissal from the campground without refund.**
 - **Management reserves the right to contact local law enforcement immediately** for any violation involving illegal activity, threats, weapons, fireworks, violence, or refusal to comply with management directives.
 - Violations of this section may result in immediate termination of this Agreement, removal from the property, and law enforcement involvement.
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8. PET POLICY

- Pets must be kept on a leash at all times.
 - Excessive barking or aggressive behavior will not be tolerated.
 - Camper is responsible for cleaning up after pets.
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9. LIABILITY & RISK

- Campers assume all risks associated with camping.
 - Happy Campers Campground is not responsible for loss, theft, injury, or damage to persons, vehicles, RVs, or personal property.
 - Campers agree to hold harmless and indemnify the Campground from all claims arising from Camper's use of the site.
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10. TERMINATION

- Management reserves the right to terminate this Agreement at any time for rule violations, non-payment, or conduct deemed detrimental to the campground.
 - No refunds will be issued upon termination.
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