



SEASONAL CAMPSITE AGREEMENT

This Seasonal Agreement (the "Agreement"), made and entered into by and between Woods Edge Campground LLC (hereinafter referred to as the "Campground") and the following individuals, jointly and severally, hereinafter referred to as "Camper" (subject to conditions below);

Names of individuals on the Agreement:

1. _____
2. _____
3. _____
4. _____

1. **Camping Agreement.** When this Agreement is signed by the Campground and the Camper and the required Deposit has been paid, the Camper is granted the right of admission to the Campground and the right to place the Unit on the identified Campsite and to Occupy the Campsite until the end of the Period stated in this Agreement, subject to all Conditions in this Agreement.
2. **Not a Lease.** This Agreement is a contract which is binding on both the Campground and the Camper. This Agreement is not a lease of real estate. The Camper is not a tenant. This Agreement is, for legal purposes, a license to use the property of the Campground on the conditions which are stated in this Agreement.
3. **Assigned Campsite.** The Camper is assigned the Campsite known as: _____.
4. **Period of Use.** The Camper may use the Campsite starting on April 15, 2019. The Camper may not occupy the Campsite more than six months, or after October 15, 2019 (expiration date), or after an earlier date of Early Termination.
5. **Not a Residence.** Under Wisconsin law, campgrounds are not allowed to be a permanent residence. Camper may not claim the Campground as their permanent residence, voting address or other place of residence.
6. **Cost.** The Camper shall pay the Campground the following fees:
 - Campsite fee. For the Use of the Campsite during the Period \$ 1,500.00
 - Deposit: The amount of \$ 10% of campsite fee to reserve your campsite with the remaining balance due by April 1, 2019.
 - Electricity. Electric meters will be read on a monthly basis and will be billed to camper. Camper will have 15 days to pay the electric bill. Campground shall provide an invoice to Camper's email address. If electricity is not paid by due date a \$15.00 late fee will be assessed. If electricity is not paid within 30 days of due date, campground has the right to disconnect the Unit from the campground electricity.
 - Late Payment Fee. If campsite fee is not paid by due date, a late payment fee of (5%) of the late payment will be charged.

All Fees are Non-refundable.

7. **Renewal or Non-Renewal.** Not less than 30 days before this Agreement expires, the Camper shall notify the Campground in writing if the Camper intends to renew this Agreement for the next camping year. If the Camper does not notify the Campground of the intent to renew, the Campsite may be assigned to another Camper. Upon renewal, the Camper shall sign a renewal form and place a deposit for next year.
8. **Termination of Agreement.** This Agreement terminates on the expiration date. On or before that date, the Camper will remove the Unit from the Campground and return the site to as good condition as it was upon commencement of this Agreement. On or before expiration of this Agreement, Camper shall remove any and all of its personal property from the Campsite. Campground shall not be liable for any damage incurred in moving said personal property. If Camper shall fail to timely remove from the Campsite any and all of its personal property, Campground shall have the right to remove said personal property from the Campsite. The Campground may determine, for any reason in the Campground's sole discretion, that it is necessary for the Camper to leave the premises of the Campground prior to the scheduled end of the Period. In such an event, the Campground will direct the Camper to leave the Unit and the Campground. The Camper will be given one (1) day to cease to occupy the Unit and Campground, and five (5) days to remove the Unit from the Campground. In the event of a disturbance of the peace and order of the Campground, the Campground reserves the right to require the Camper to leave immediately. If the Agreement is terminated early, Camper has no right to a refund. If a Camper fails to remove a Unit as required by this Agreement, the Camper acknowledges that the Campground has the right to remove the Unit.
9. **Winter Storage.** The Campground may allow the Unit to remain on the premises of the Campground during the period between the end of the season for which this Agreement was executed and the commencement of an additional period. The fee for winter storage shall be \$ _____. The Campground is not required to agree to allow a Unit to be stored on the Campground. The Camper must properly prepare the Unit for winter storage. During winter storage, no one may Occupy a Unit or a Campsite. At your own risk, only Camping Units may be left on site for the winter. No personal items are to be stored near or under the Camping Unit. Woods Edge Campground LLC, its agents, employees and representatives are in no way responsible for any Camping Unit, possessions etc. which remain on site for the winter. You release Woods Edge Campground LLC from any and all liability for damage, theft, and casualty, if you leave your Camping Unit on site for the winter.
10. **Insurance.** Camper shall maintain public liability, fire, wind and other hazard insurance upon their camping unit and personal property situated upon said campsite and for their acts or omissions occurring while occupying said campsite in amount acceptable to the Campground.
11. **Maintenance.** Campground will be responsible for mowing and trimming open areas of campground. Trimming of individual campsite shall be done by Camper. Trimming equipment will be available for use. Campground will not be liable for any personal injury resulting from use of Campground trimming equipment. Camper will be responsible for cost for any damage to trimming equipment. Management has the right to enter onto a site without prior consent to maintain a site. If you require assistance maintaining your campsite, please contact management. Camper shall keep RV and site in clean and good condition and shall not permit any garbage, rubbish or refuse of any kind to accumulate in or about the site or campground. In the event Camper fails to keep the site properly maintained, Campground may give Camper notice of deficiency and 10 days to fulfill Camper's obligations. If such maintenance is not performed within such time, then Campground may, but shall have not obligation to, perform such maintenance and Camper shall pay the following maintenance fees:
Trash removal: \$25-\$50 per incident
Weed/grass trimming on campsite: \$25-\$50 per incident
12. **Structures.** Any structures such as storage sheds or decks must have prior approval from Campground management
13. **No transfers of Assignments of Agreement.** This Agreement is solely between the Camper and the Campground. The Camper may not transfer this Agreement to any other person or persons, or assign the Camper's obligations to any other person. The sale or repossession of a Unit shall result in Early Termination, and removal of the Unit unless the Campground agrees, in its sole discretion, to enter into a new agreement.

14. **General Terms and Conditions.** The Campground may not be deemed to have waived any requirement of this Agreement by failing to enforce the terms of the Agreement. The Agreement, together with the Rules adopted by the Campground, are the contract between the Campground and the Camper. No oral modifications of this Agreement control. If any provision in this Agreement is invalidated by any law or court order, the remaining portion of the Agreement shall continue to apply. This Agreement is controlled by Wisconsin law. All disputes involving the Agreement are to be resolved in the Circuit Court for the County in which the Campground is located.

Waiver of Liability

Camping has inherent risks associated with outside activities. We are not responsible for injuries or damages occurring as part of the inherent risks of any camping environment. You must read all rules before signing this waiver.

This property is privately owned. The camper accepts camping privileges with the understanding that he or she does hereby release Woods Edge Campground LLC, its officers, family members, volunteers, fellow campers and employees of all liability for the loss or damages to property and injury to his/her person arising out of his/her use of its camping facilities and agrees to indemnify the campground, its officers, family members, volunteers, fellow campers and employees, against claims resulting from loss or damage to property or injury to the person(s) or visitor(s) of any member of the family of the camper, arising out of the use of its camping facilities.

I agree to pay for any damages to campground property, sites, buildings, facilities, equipment, or loss of equipment, which may occur as well as any attorney fees and expenses incurred by the Campground. I also agree to immediately report any accident, injury or property damage to the manager or staff. If a hazard or dangerous situation exists on the premise, the said camper will notify the management or staff immediately.

I also agree to take full responsibility for myself and all people in my party, including minors and visitors, and will require them to read and comply with all campground rules and regulations as posted in the office or on the grounds, as well as the terms and conditions as set forth in this registration form.

I accept full responsibility for my children or those children in my care, custody or control, and will supervise and attend to my children at all times while on these premises.

Rules of Campground

1. Quiet time – is 11:00 PM to 8:00 AM. All children must be with parents at campsite by 10:00 PM. Radios and TV's should not be heard beyond your site. No loud gatherings or parties. Please be considerate of your neighbors.
2. Only one camping unit allowed per campsite. A maximum of two vehicles per campsite is permitted. No driving or parking in grassed areas. Boats, ATV's or other recreational vehicles must be parked in designated areas.
3. There will be no trespassing on other occupied or seasonal sites.
4. Fire rings are to be kept in their permanent location. Campfires are to be modest in size. All wood must fit inside fire rings. For the safety of all, please be sure your campfire is completely extinguished when leaving your site or retiring for the night.
5. Trees – No trees may be moved or removed without park management approval. No cutting of tree limbs or branches without prior approval.
6. Place all garbage in dumpster. Littering is prohibited in every area of the campground.
7. No smoking in all campground buildings.
8. Firearms and fireworks are prohibited in campground.

9. Visitors – there is no fee for guests, but all guests and guest vehicles must be registered at the park office to get a visitor’s pass. Please do not abuse it by bringing in too many people at one time so we don’t have to change our policy in the future. If you know you are going to have a lot of people visiting, you need to have them contact the office and rent a site or sites for their stay.
10. Lights – please do not use more than 2 strings of light per site. Please turn off lights before turning in for the night or leaving campground.
11. Speed limit – for safety of all, speed limit is 5 mph in entire campground.
12. Pets – Limit 2 dogs per site. Pets must be leashed at all times. All animal waste must be picked up immediately and place in a closed garbage bag and disposed of in the campground dumpster. Pets are not to be tied outside of your RV when you are not in the park and are not to be left unattended at any time. All Campers are responsible for the behavior of their pets. Aggressive behavior or excessive barking will not be tolerated.
13. Drunken or disorderly conduct will not be tolerated.
14. Laundry facilities. Laundry facilities are located in the bathhouse and are available 24 hours. Please do not leave clothes in the machines unattended.
15. Pursuant to Wisconsin DNR restrictions, firewood may not be brought into the campground. Firewood will be for sale at the office.
16. We agree to the conditions of this Agreement, the Waiver of Liability and the Rules of the Campground and agree to comply with them. We further agree that we will inform our minor children and guests of the requirements of this Agreement and be responsible for their behavior and demeanor in the Campground. We understand that our admission to the Campground may be terminated by the Campground, at any time in the sole discretion of the Campground.

Dated: _____

By:

Campers:

Campground:

Woods Edge Campground LLC
 10558 Freedom Rd
 Tomah WI 54660

Camper Information:

Address _____

City/State/Zip _____

Home Telephone _____

Cell Phone _____

Email Address _____

Emergency Contact _____

Emergency Contact Phone _____

Trailer Type/Size/Year _____