

2020 SEASONAL CAMPSITE AGREEMENT

PLEASE READ, SIGN AND RETURN YOUR AGREEMENT WITH YOUR FEBRUARY 1ST PAYMENT

Management has the full authority to enforce the rules and policies herein and shall be allowed to make additional changes and interpretations not clearly delineated by the rules and policies. Campsite occupancy shall be a personal, exclusive, revocable, and unassignable license and nothing contained herein shall be deemed to create a tenancy or possessory interest. Management reserves the right to evict without prior notice any camper or guest who in our judgment creates a disturbance or nuisance or deliberately breaks any of the rules. No refunds will be made in such case. In event of camper expulsion, RV and all personal items will need to be removed from camp property within 48 hours of notice. Camper is required to carry liability and comprehensive insurance to protect against fire, windstorm, water damage, damage from windblown objects or falling trees or limbs, hail, vandalism and theft.

Laurel Lock Property Management, LLC, its members and employees (herein referred to as LLPM), the Breda Family Trust and/or Breda LLC, (herein referred to as Owner) are not responsible for loss of any kind, and it is mutually understood that camper hereby releases LLPM and Owner from any and all liability for the care and/or safety of trailer or any possessions owned by the camper or their guests while on Laurel Lock Family Campground property at any time during the year. It is also understood that LLPM and Owner are not responsible for damage to camper's trailer due to movement of trailer or any other vehicle or trailer by LLPM when such movement was requested by camper or required as a result of abandonment or when RV is not removed from the property within 48 hours of notice. Camper also understands that there is no security protection system in effect at Laurel Lock Family Campground at any time during the year and that camper assumes all responsibility and liability for their trailer and/or possessions while they are used and/or stored at Laurel Lock Family Campground. In event LLPM becomes aware that an RV is damaged when the RV owner is not at camp (in season or off season) LLPM will attempt to contact the owner by calling a designated emergency number listed on your registration form and will not take action to minimize damage unless directed to do so. Laurel Lock Family Campground is a natural environment with inherent risks of bodily injury. LLPM and Owner assume no responsibility for bodily injury sustained while on the campground property or while participating in recreational activities sponsored by the campground staff.

Motor Vehicles Speed limit is 10 m.p.h. for all motor vehicles, golf carts and bicycles. All campers must use the hangtag provided and stop at the store/office upon entering camp. Two hang tags per site are allotted. An extra tag or replacements for lost tags can be purchased for \$5 each. Jet skis, mopeds, mini bikes, drones and ATVs are not allowed. Vehicle access to waterfront is restricted to loading and unloading. Washing of any vehicles is strictly prohibited. Washing of RVs will be allowed prior to Memorial Day weekend and after Labor Day weekend only.

Mechanical Repairs and Maintenance Mechanical repairs and maintenance performed at campsites to automobiles, golf carts, boats and motor homes is strictly prohibited. In 2012 a designated area was established at the campground for golf cart and boat maintenance and repair. Any camper found working on their vehicles on a campsite, is subject to having said vehicle towed from the property at the owner's expense.

Parking Autos and golf carts must be parked in your site or designated areas only. Auto parking is not permitted at the gazebo, field sites, floating docks or the adult swimming area. Do not park in unoccupied or occupied neighboring sites without express permission.

Golf Carts Motor vehicle rules apply to golf carts at the campground. Operators must have a valid driver's license. Golf carts must be registered in the camp office. Campers must present proof of \$100,000 of liability insurance and pay a \$100 registration fee each season. Any camper owning a second cart will be charged an additional \$250 and must follow the second cart guidelines. Campers' site numbers must be prominently displayed on their cart in 3" or larger numbers in two places, either the front and back or right and left sides. The number of passengers must not exceed seating capacity. Violators will lose the privilege of having a cart at Laurel Lock. Cart owners are responsible for the actions of those operating their cart. Two-cycle motorized carts and carts with modified exhaust systems are not allowed. Carts must have lights to be operated in the evening and free of offensive exhaust emissions. Do not leave cart key in ignition. Carts stored in the off-season must be disabled.

Utility Trailer Storage Any trailer stored on camp property is subject to a storage fee. The seasonal fee for small utility trailers is \$100. LLPM is not responsible for any theft, vandalism or damage to trailers while stored on property. Access to storage area is weather permitted.

Quiet Time Quiet must be observed from 10 p.m. to 8 a.m. on weekdays and from 11 p.m. to 8 a.m. on weekends (Friday and Saturday and holidays). Children and teenagers are required to be in their campsites by quiet time.

Guests All guests must pay guest fees upon entering the campground and register at the office. **Campers wishing to pay for guests must prepay guest fees.** Daily guest fees are \$5 for ages 2 to adult. An additional \$5 is assessed for guests staying over night. Season passes can be purchased at the office for \$150 per person. A \$50 two-week pass can be purchased for guests staying with campers for up to 2 consecutive weeks. Daytime guests must leave the camp by quiet time. Campers are responsible for the actions of their guests and must make them aware of all rules and policies. **Guests are not permitted on the campground property without their host present. Any camper whose guests did not pay guest fees are subject to immediate expulsion without refund and without further warning or notice.** Guests are not permitted to bring their dogs to camp.

Campsite Occupancy Campsites are to be occupied by a single family consisting of a maximum of 2 parents and their 4 children under 18 years of age living at home and formally registered as campsite occupants. All additional persons shall pay guest fees. Only one RV per site is permitted.

Campsite Condition Campsites are required to be kept neat and orderly. Storage of unused personal items and building materials are prohibited.

Children Parents are responsible for the behavior and safety of their children in the water and throughout the campground. Children under the age of 12 must be accompanied by an adult while at the beach. Children under 6 must be accompanied to the bathroom by an adult. Bikes are not to be ridden after sunset and children are required to comply with Connecticut helmet law. Children and teens are required to be in their campsites by 11.

Waterfront There is no lifeguard on duty. Swim at your own risk and only within the swimming area boundaries. Campground docks are only to be used for boating with access limited to boat owners and their invited guests. Swimming and fishing off all docks is prohibited. Glass bottles are not permitted on the beaches or waterfront areas. Swimming is not allowed after dark.

Docks and Boats All boat owners and dock occupants are required to agree to and execute a separate boat and dock agreement. Swimming and fishing off all docks are prohibited. Glass bottles are not permitted on docks. Only dock slip renters and their invited guests are allowed on docks. The mooring of boats off camp property is not permitted. **Any dock slip rental not paid for by May 15 will be released to another boater.**

Fires Keep fires under control. Extinguish fires before leaving unattended. Fires must be in open areas away from low hanging tree branches.

Firewood Due to insect infestation issues, **firewood can not be brought into the campground from outside the towns of Montville, Salem or Bozrah. Additionally, all pallets, regardless of where they originated, are prohibited from being brought into the campground. Prohibited firewood and pallets brought into camp property must be removed or burned in entirety immediately.**

Fireworks Fireworks are strictly prohibited on the campground property.

Campground Property Do not deface any campground property or cut or drive nails into trees or utility poles. **Do not dig in the soil or cut any vegetation without prior permission from the office.** If actions of a camper lead to the death or disease of vegetation or trees, camper is responsible for removal and replacement. All site improvements made during campers' term of occupancy shall become the property of LLPM.

Propane Tanks Use of propane tanks larger than 40 lbs. must be approved by LLPM. The only propane tanks allowed at the campground in excess of 40 lbs. are 50-gallon tanks installed by Osterman Propane which must be pre-approved by LLPM management. LLPM cannot refill any tank larger than 40 lbs., beyond its expiration date or any tank that is not OPD compliant and in good condition.

Pets Seasonal campers are limited to 2 dogs per site. **Pets must be picked up after.** A pooper scooper and trash can are available at the dog walk. All pet waste must be placed in plastic bags and tied off before being deposited into the campgrounds' trash receptacles. A copy of a valid rabies vaccination certificate must be on file in the office for all pets brought into the campground. **Pets must be kept quiet and confined while at your site.** Dogs must be on a 6-foot leash when walked in the camping area. Attended and trained dogs are allowed to be unleashed at the baseball field for exercise when field is not in use. **Dogs are not allowed on or around the beaches** but can swim at the boat launch. **Guests are not allowed to bring dogs to the campground.**

Dumpsters/Recycling There are 6-yard dumpsters and a recycling center in the parking area beside the Rec Hall. Furniture, mattresses, grills, gas and propane tanks, tires, building materials, appliances, electronics of any kind, hazardous waste and batteries are **not** accepted at the campground dumpsters. We encourage you to place bottles and cans with a deposit value in the green trash cans next to the recycling dumpster. Please recycle other glass bottles, cans, recyclable plastics, newspapers and folded cardboard and place in the single-stream recycling dumpster on the far right.

Plumbing and Septic Systems All RV's are required to be equipped with black and gray water tanks and toilets must be standard RV models. Drain valves from black water tanks **must remain closed between drainings** and should be three quarters full before being drained and lines must be flushed with contents of gray water tank. **Do not dispose of sanitary items in any toilet, including camp bathrooms.** Campers who do not follow proper procedures are responsible for the cost of clearing plugged drain lines and septic tanks. **Use only waste water chemicals that are free of formaldehyde. Only camper toilet tissue or septic-system tissue paper are to be used. Washers and dryers are not permitted in RVs.**

Fertilizers and Pesticides Use of lawn fertilizers and pesticides is strictly prohibited. Use of organic fertilizers will be considered by the office on a case-by-case basis. Mothballs are not to be used on the ground on camp property.

RV Moving Services LLPM will move a trailer into place for new seasonal campers at no charge. A charge of \$100 per hour for operation of the tractor (with a one hour minimum) will be assessed for campers who request additional trailer moving services or site alteration services, plus an hourly charge of \$50 per hour for additional manpower required. Campers requesting moving services must sign a RV Moving Release Form.

Site Clean Up Prior to Memorial Day Weekend, campers are required to rake leaves from their site to the roadside and to place sticks in a separate pile for pick up by camp staff. Campers who do not wish to rake their sites can sign up for leaf raking at the rate of \$40 per hour. New seasonal campsites will be raked and cleaned before occupancy at no charge. Upon vacating your site, **all personal items and debris must be removed and the site left in its original condition.** Sites must be well maintained throughout your term of occupancy. Personal items must be stored in sheds or out of sight under trailers. **Items are not to be stored behind sheds, trailers or under tarps.** Any campsite not cleaned by campers the week before Memorial Day Weekend will have the site cleaned for them and charged a cleaning fee.

Electric Service Electric service is included in your seasonal site up to 550 kwh. Additional at-cost charges will be assessed and billed monthly for electric service in excess of 550 kwh. Electric bills must be paid in 30 days. \$25 late fees will apply. **All RVs must be plugged directly into campground service boxes.** Any camper wishing to have electrical work done at their campsite must first check with the office and secondly hire a licensed electrician to do the work.

Trailer Size and Registration The guidelines for trailer size at campgrounds in Montville are 36 feet in length from end to end and 400 square feet of living space as described by the trailer manufacturer. Trailers 10 years old (from the date of manufacture) or more may not be brought into campground or sold to another camper for seasonal use at Laurel Lock. Trailers must be removed from the campground when campers no longer intend to rent a campsite. **To avoid double taxation, campers who have registered trailers are required to submit a copy of the registration certificate to the Assessors Office at Montville Town Hall, 310 Norwich New London Turnpike, Uncasville, CT 06382 by September 30.**

Site Transfer The sale of a trailer on site does not transfer the occupancy of that site unless prior approval of the new campers and the RV is received from LLPM. All approved on-site sales are subject to a \$200 transfer fee payable to LLPM regardless of who finds a buyer for RV.

Construction of Storage Sheds and Decks Any construction must be pre-approved through the office prior to beginning work including installation of ground cover. Noise from construction is not allowed weekends from Memorial Day to Labor Day weekends. Decks must be built in no larger than 4' by 8' sections and bolted together, and hurricane straps utilized. (A security deposit will be required for any exception to be considered.) Total site area covered by decking cannot exceed 400 square feet and must be at least one step down from the RV. Campers must obtain a permit from the town of Montville for deck and shed construction. Each campsite is allowed to have one shed with a total floor area of not more than 80 square feet. Shed locations must be pre-approved by the office. Construction must proceed continuously and completed promptly. **Old decks and excess building materials must be removed from site immediately upon completion of construction.** All decks and sheds on your site are your responsibility to maintain and remove from camp property prior to vacating your site, whether or not you were the original owner.

Severe Storms During hurricanes, tornados or severe storms, campers are required to leave their RVs and wait out the storm in the adult rec hall or seek shelter off premises.

Payments A \$300 non-refundable deposit for the 2021 season is due by July 1, 2020. Any site without a deposit by August 1, will be made available to a new camper in 2021. Additional payments to the Laurel Lock office are due February 1, April 1 and June 1. **Any payment not received within 30 days of the due date will result in a monthly \$25 late fee. Payments not received within 60 days of due date may result in removal of lessees' RV and personal possessions from their site (at their cost) and termination of their agreement.** Payments will not be accepted if all required paperwork is not on file in office. There is a \$50 fee for all returned checks. Any outstanding balance must be paid in full before removal of RV's from the campground property. RVs stored beyond 7 days are subject to storage fees.

Refunds Payments (including site deposits) for campsite rentals are non-refundable and non-transferable.

Winter Storage On-site winter storage of trailers is available at a charge of \$250 plus tax for the winter season. LLPM assumes no responsibility for loss or damage, including falling tree limbs and vandalism. Payment is due by Columbus Day. A \$125 payment will be charged for storing other items on site.

Security Deposit For each new seasonal site rental, a one-time security deposit of \$300 is required upon execution of the agreement. Provided all obligations of the agreement are met, the deposit will be returned (with interest) upon departing as a seasonal camper. As of 2019, campers trans-ferring to a new site whose original occupancy predated the institution of security deposits, need to comply with current deposit policy.

Deliveries Campers must be present during deliveries to direct drivers to their site. Any vehicle in excess of 12 feet high or one-ton capacity must be pre-approved by the office prior to entering the campground. Campers are responsible for damages caused by vendors they invite onto the campground property.

Contractors Any third-party contractor hired by campers to perform any service to RV, boat, golf cart or site improvements on camp property must be approved by the office to perform service and provide documented proof of workers compensation and liability insurance coverage naming LLPM as the certificate holder.

By signing this document, I/we have read, understand and agree to comply with all conditions of this agreement.

Camper Signature(s)

Printed Name(s)

Date

Site #