

WOODSONG RV RESORT

SEASONAL CAMPING Agreement

This Agreement is dated _____, and is between Divine Ventures, LLC dba Woodsong RV Resort and _____ (Camper). Camper's current address and contact information are listed below. All items are required.

Name: _____ Military Veteran: Y N

Street:

City/State/Zip:

Her Cell Phone: _____ His Cell Phone: _____

His Email Address:

Her Email Address:

RV Year/Model/Length:

Valid Credit Card Number: _____ Exp: _____ CVC: _____

Owner's address and contact information are as follows:

Woodsong RV Resort
2186 Empire Street
Ogilvie, MN 56358
woody@woodsongrvresort.com
320-272-4300

1. Owner agrees to make site _____, of Woodsong RV Resort, 2186 Empire Street Ogilvie, MN 56358, available for use by Camper during the 20__ Camping Season, subject to the terms and conditions of this Agreement and to pay the amount indicated below for use of this RV site by the nuclear family under the terms and conditions of this agreement and the *Seasonal Operating Policies for 20__* which are an important part of this agreement and are attached hereto as Addendum 1.
2. Camper acknowledges having read and understood this agreement and the *Seasonal Operating Policies for 20__*, and agrees to abide by these policies and rules during Camper's use of Woodsong RV Resort, and understands that a violation of the rules is a breach of this agreement and grounds for termination of the Agreement without refund regardless of when during the season these violations occur.

3. The following individuals are members of the Camper’s nuclear family and are to be listed as “Seasonal Guests”. If you have more than four children living at home additional charges may apply.

<u>Individual</u>	<u>Relationship</u>	<u>Cost</u>
i. _____	Adult Camper	\$ _____
ii. _____	Adult Camper	\$ -0-
iii. _____	Child’s age _____	\$ -0-
iv. _____	Child’s age _____	\$ -0-

4. With Woodsong approval, Seasonal Guests may add extended family members to their Agreement at additional cost. The Seasonal Guest is responsible to insure that their extended family members are aware of Woodsong rules and will abide by them. It is intended for occasional use only. Additional Campers may be:

- a. single adult children; or
- b. parents of Seasonal Guests

Married children and their families cannot be added as Seasonal Guests but would be required to have their own site.

The following individuals are added as Seasonal Guests.

<u>Individual</u>	<u>Relationship</u>	<u>Cost</u>
i. _____	_____	\$80.00
ii. _____	_____	\$80.00

5. All trailers and/or vehicles (does not include RVs) stored at Woodsong must have a Woodsong vehicle sticker posted in a clearly visible location. Stickers will be provided when the agreements are signed and should be attached to stored vehicles/trailers.

<u>Vehicle Storage</u>	<u>Cost</u>
First stored vehicle/trailer	\$-0-
Boat Description _____	
Second vehicle/trailer _____	\$120

6. Site Clean-up Upon Departure \$100.00

This deposit will be refunded (via check and USPS) upon Woodsong Resort’s inspection and approval of site clean-up completion. Visual inspection required with departing Camper. Site must be left in a clean and orderly manner with no refuse, personal belongings, infrastructure or damages. Site clean-up fee will be used to offset any non-paid bills.

7. Mission Statement and Lodge Hours

Our mission is to provide a clean, safe and relaxing place for our campers. We are not here to provide adult or child entertainment. Activities are executed at our discretion and pleasure and are subject to change or cancellation at any time.

The Lodge is open: Friday 12 pm - 9 pm; Saturday 10 am - 9 pm; Sunday 10 am - 3 pm. We are closed during the week.

Agreement agreement cost :

Nuclear family	\$ _____
Additional individuals _____ @ \$ 80.00 each	\$ _____
Additional vehicles/trailers _____ @ \$120.00 each	\$ _____
Site Clean-up Deposit & Final Payments	\$ _____

TOTAL DUE for the 20__ Camping Season: \$ _____

8. Payments on this agreement shall be made as follows ***by check:***

1st Payment (25%) due September 15, 20__	\$ _____
2nd Payment (25%) due November 15, 20__	\$ _____
3rd Payment (25%) due February 15, 20__	\$ _____
4th Payment (25%) due April 15, 20__	\$ _____ or remaining amount due

**** Payments made via credit card will incur a 3% processing charge ****

Payments are due and payable according to the above schedule without invoice or further notice. Woodsong may, at its option, send out an email reminder prior to each payment due date.

- A \$30 late fee is incurred if payment is not received prior to the schedule above.
- Payments not received after 30 days will be automatically charged to the on-file credit card and will include the late fee and a 5% processing charge. If credit card is declined or invalid, a \$1 per day fee will be charged until payment is made.
- Payments provide a location for 20__/20__ winter storage of Camper's RV; and,
- Reserve the campsite for Camper's use in the 20__ Camping Season.
- **Any and all payments made are not refundable at any time for any reason.**
- If payment in full is not made by April 15, 20__, Camper agrees that Owner may, at his option, remove Lessee's RV from the site and agreement with a different party for use of the site without refund or further notice to the Camper.

I have read Woodsong's Rules and Seasonal Operating Policies and understand that failure to abide by these rules and policies is grounds for termination of this Agreement without refund at any time. I will immediately depart if my Agreement is terminated for any reason.

Camper
 _____(Printed Name)

Owner

 Divine Ventures, LLC

_____(Signature)

DATE: _____

Woodsong RV Resort

www.woodsongrvresort.com
2186 Empire Street
Ogilvie, MN 56358
320-272-4300

Addendum 1 to 20__ Seasonal Agreement Agreements

Seasonal Operating Policies

1. CAMPING SEASON

The annual "season" is May 1 to September 30 & shoulder season till Dec 31.

- The seasonal fee allows Seasonal Guests access to the RV Resort and use of available facilities/utilities anytime during this period.
- As a courtesy to Seasonal guests, the RV Resort gates may be opened by April 15th of the seasonal year, weather conditions permitting. Road conditions are cause for access delays.
- You are welcome at Woodsong any time after this date for cleanup and preparation of your campsite.
- You may spend the night in your RV, if you choose, but full facilities may not be available until weather permits. Facilities/utilities will be available on the following tentative schedule and subject to weather conditions. Weather delays do not result in refunds or credits of Agreement payments.

RV Resort Gates Open	May 1 st
Electricity	May 1 st
Water and Lodge Facilities	May 1 st
Pool Opens	Memorial Day
Pool Closes	Labor Day
Lodge Facilities Close	September 30 th
Begin winterization (no water)	October 5 th
Activities Cease	December 31 st

Seasonal guests who have signed agreements for the 20__ camping season may continue to use their RVs until Woodsong closes December 31st. Water will be shut off for winterization after October 1st.

2. CAMPING AT YOUR OWN RISK

- Each Seasonal Guest will maintain his own liability insurance coverage.
- This insurance will cover the Seasonal guests and their guests for personal injury, loss and/or property damage.
- The Seasonal guests accepts camping privileges with the understanding that they hereby releases Divine Ventures, LLC dba Woodsong RV Resorts (Woodsong or Camper), its officers and employees, of all liability for loss or damage to property and injury to person, family and/or guests arising out of their use of Woodsong RV Resort and facilities, and agrees to indemnify Woodsong, its officers and employees, against

claims resulting from loss or damage to property or injury to the person or any member of the family or any visitor or guest of the registered camper arising out of the use of its camping facilities.

- Damages or losses caused by electrical outages, wind, rain, lightning, hail or any other weather condition are not the responsibility of Woodsong, but that of the Camper.

3. CONSIDERATION OF OTHER RESIDENTS AND CAMPERS

- Quiet hours are from 11 PM to 8 AM daily and will be strictly enforced.
- Seasonal guests are responsible to see that all guests on their campsites observe this rule.
- Large parties with excessive noise are not allowed nor is offensive or unseemly language.
- Music must be unheard from more than 30 feet away.

4. RVs, VEHICLES, DECKS, STORAGE BUILDINGS, AND LANDSCAPING

Recreational Vehicles

- RVs placed at Woodsong must be in great condition;
- Not more than 10 years old; *and*,
- Approved by Woodsong prior to placement on the agreed space.
- RVs older than 10 years but still in good condition shall be permitted for the current guest but shall be removed when the current guest terminates their site Agreement.
- Guest will incur a daily fine of \$25 for not removing the RV at the conclusion of their Agreement.
- Woodsong shall be the sole determining entity as to which RVs are acceptable, regardless of age.
- Seasonal guests may place or remove an RV on a agreed site anytime between April 15th and October 15th, weather and soil conditions permitting.
- Woodsong shall have final approval of the placement of your RV on the agreed site. There must be a minimum of 16" clearance between the camper and any/all utilities.
- The site is agreed to be used conditionally on the placement of an approved RV. It may not be used for other purposes.
- Seasonal guests may temporarily remove their RVs during the camping season for travel or repairs. Please inform Woodsong as to the circumstances and time frames. If an RV is off site for more than 14 days without the requisite notice, the Seasonal guests may be deemed to have abandoned the site and the site may be rented to other individuals.

Boats, Extra Vehicles and Trailers

One boat and/or trailer may be stored in the boat storage lot. You may keep your boat on your site while you are staying in your RV as long as the boat does not interfere with roads, lawn maintenance, or others' use of Woodsong. Boats should be stored in the boat storage lots when you are not in residence. Daily fines of \$5 (or more) may be applied for storage of boats/trailers on your site while not at Woodsong. Pontoon boats shall be parked on the northern section of boat storage and all other boats utilizing the western section of boat storage. Any extra vehicles and/or trailers that are atypical must stored in boat storage. Boats stored on the property must be actively used. Unused boats may not be stored on the property.

Other Personal Property

Storage buildings, decks, screened enclosures and other personal items (including satellite dishes) are allowed on your site as long as the Seasonal guest obtains approval from Woodsong prior to installation. Installation without approval results in a \$250 fine and will require personal property to be corrected to meet Woodsong guidelines and code.

- Personal property must be more than 10 feet from any neighboring personal property.
- Any additions, changes and/or alterations in decking, storage units, covered porches, patios, etc... must be pre-approved.
- Decks elevated more than 12" from ground level are required to have lattice of high quality encircle the entire deck that is visible from public view.
- One storage building permitted per site. Storage building shall be less than 100 square feet, and may not be used as sleeping quarters.
- These items remain the property of the Seasonal guest and may be sold or removed when the Agreement is terminated. They should also be high quality and in good condition.
- Woodsong is required to provide the county assessor with the names and addresses of Seasonal Residents. Seasonal guests will be taxed directly from Kanabec County for personal property (decks, storage buildings, etc). If Kanabec County taxes Woodsong in error for such structures, Seasonal guest agree to reimburse Woodsong for such expenses.
- All RVs must have current license tabs clearly displayed. Park model RVs should not have a motor vehicle license. See the Kanabec County website for more information on taxation of recreational vehicles.
- All personal property must be located on your site, between the power pedestals, and behind the front of your trailer.

Landscaping

Landscaping is not considered personal property. To maintain the appearance of the campsites, plants, rocks, retaining walls, permanent fire rings, patios, etc., must remain with the site when you terminate your Agreement or move to another site. They may not be sold or removed unless you have specific provisions written into your Agreement agreement allowing you to remove such items.

5. RV AND VEHICLE STORAGE

Seasonal guests may store their RVs and one boat and/or trailer, at Woodsong from October through April without charge if:

- A signed agreement is in effect with Woodsong for the following Camping Season; and,
- All terms and conditions of the agreement have been met and Camper is not in default on any provisions of this agreement.
- Stored trailers or vehicles must be registered on your agreement and clearly display a Woodsong - issued parking sticker.
- Unregistered trailers and vehicles may be subject to additional fees.
- Seasonal Residents who are not renewing their Agreements for the next Camping Season must remove their RVs and other personal property prior to October 1 of the current camping season to avoid charges for non-reserved storage and removal from the site by Woodsong. Camper agrees that any personal property including RVs,

Boats, and trailers, that is left for a period of 6 months after the expiration of a Agreement may be considered abandoned and can be sold by Woodsong to satisfy unpaid rental charges.

- There is no access to stored trailers or vehicles during the winter.

6. UTILITIES

- A device to prevent water backflow from your RV to the water system is required by law (backflow prevention device, aka, BPD) and is your responsibility to provide and be installed on the spigot at your site at all times. You may not remove this device. If a device is missing they will be re-installed at your expense (device, plus labor).
- Seasonal guests are responsible for paying for electricity used. Woodsong charges a flat rate per kilowatt-hour for power consumption. Electrical bills will be ready for payment after the 1st of the month. Credit/Debit card payments are subject to a 3% processing fee.
- Four inch schedule 40 PVC should be used to connect the RV to the sewer line. A “sealing” type connector is required between your RV and the sewer pipe in the ground. The PVC may not extend into the sewer line more than 4 inches. **DO NOT PUT FLEXIBLE PIPE DIRECTLY INTO THE SEWER SYSTEM AS IT WILL BLOCK THE SEWER FOR YOUR NEIGHBORS “UPSTREAM”.**

7. “SEASONAL GUEST” AND “VISITOR” DEFINITION

- “*Seasonal guests*” shall mean the nuclear family:
 - Members of the guest’s immediate family (husband/wife and children under the age of 19 living at home);
- Siblings, adult children, parents and/or grandchildren of the Seasonal Guest do not qualify as registered seasonal guests unless they are listed on the Seasonal agreement. Woodsong shall determine who shall be listed as a “Seasonal guest” or be deemed a “visitor” based on family circumstances.
- “*Visitors*” shall mean all other individuals whom you may invite to visit your campsite and/or stay overnight at your campsite regardless of their relationships to the Seasonal guest.

Seasonal Guests RV Resort Use

- The seasonal fee pays for use of the RV Resort and all facilities for family members listed in this agreement as “Seasonal Guests”.
- There is an additional charge for a tent or camper placed on a seasonal site. It is called “Piggybacking” and is \$25 per night. **Piggybacking may only be used in the event there are no nightly/weekend sites available** and Woodsong must approve each piggyback.

Visitors RV Resort Use

All visitors must be registered with Woodsong **prior** to admittance. Your visitors must register at the office, or you may register for them (via phone call or text message) if they are coming at a time when the office may be closed.

- The following fees will apply to visitors of Seasonal Guests. If visitors fail to register and/or pay the appropriate usage fees, the fees will be billed to and paid by the Seasonal Guest. A two vehicle limit for visitors at your site will be enforced.
 - o Visitors exceeding 5 mph \$5.00 per incident
 - o [?] Violation notice may be sent via text to seasonal guest.

- o Visitors failing to register prior to entering park \$7.50 per person
- o Registered Visitors staying at your site in tent or RV \$25.00 per day
- o Unregistered Visitors staying in your RV, in tent or RV \$50.00 per day
- o Visitors staying in your RV when you are absent requires advance written permission (7 days prior to scheduled arrival) from Woodsong. Sites/RVs may not be sublet.

8. SITE MAINTENANCE

Woodsong is responsible for mowing the general use areas and will mow your site up to the hitch in front of your camper.

- Seasonal guests are responsible for mowing and trimming their sites around and behind the hitch. A mower is available to borrow.
- Seasonal guests are responsible to trim any added landscaping (planters, flag poles, chairs, tables, etc...). Please trim items in front of hitch to maintain a nice appearance.
- To maintain a well-groomed appearance, Seasonal guests are required to mow and trim their sites at least every other week. If site maintenance is not completed as required, Woodsong will charge \$50 each time a mow and/or trim is required to maintain a well groomed appearance.
- Please make sure the grass area in front of your hitch is free of mowing obstructions, especially dog leashes and chains. Fire rings are to be free of litter upon departure of Woodsong.
- If tree trimming or removal is necessary on your site, you may be required to move your camper, deck or storage building to shield them from potential damage. Do not remove trees on your site without obtaining permission in advance from Woodsong. Removing or cutting trees/branches without permission will result in a fine of \$250 per tree and/or \$20 per branch.
- Never dump ash or leaves on land adjacent to Woodsong. Dispose of them properly. When placing ash in the dumpster, be sure it's cool. Warm ashes are a fire hazard.
- Recreational vehicles, building structures and decks must be washed when necessary and always maintained in good condition. Woodsong will charge \$125 each time a wash is required to maintain the appearance of the park. Woodsong determines when a wash is required and will execute without notice to maintain the park's appearance.
- Picnic table maintenance is the responsibility of the guest during the season. Paint is available, if requested. Woodsong will do table work during the off-season. If yours needs repair/maintenance, please notify Woodsong prior to October 1st.
- RV and/or auto garage canopies are not allowed.
- If a Seasonal guest terminates their Agreement (or has the Agreement terminated by Woodsong), they shall remove all personal property and leave the site clean and orderly. ALL ITEMS ON SITE MUST BE CLEARED. If anything is left behind or the site is damaged in any way, the Seasonal guest agree to pay reasonable restoration and/or site clean-up costs (minimum of \$100) and forfeit their clean-up deposit. Removal and clean-up must be completed within 3 days.
- Do not store food or garbage outside your RV as it may attract bears and/or other woodland creatures. Bird feeders are allowed if no evidence of bears has been reported. Be aware that birdseed and hummingbird feeders will attract hungry bears. If evidence of bears is discovered within Woodsong, everything must be removed until notice is given that it is once again safe to replace them.

- Any work outside normal responsibilities will be charged at \$75 per hour.

9. TRASH

Woodsong pays by the load and by the pound of trash removed. Your Agreement payment provides for the removal of trash and garbage created from normal day-to-day living.

- Please put all trash in strong plastic trash bags that are closed at the top. Place the bags in the dumpsters provided.
- Cut and flatten boxes to conserve space. Using the back half of the dumpsters is acceptable.
- Appliances, TV's, building materials, lawn chairs, grills, equipment and similar items may not be placed in the dumpsters. Such items should be taken with you when you leave, or if necessary, arrangements can be for a disposal fee.

10. FEES, CHARGES AND PAYMENT SCHEDULE

A basic seasonal Agreement includes one RV site with water, electricity, sewer, and space for one boat/trailer from May 1st through September 30th and 2 gate cards. Onsite storage for the RV and space for one boat/trailer, is available free of charge for the winter months prior to the agreed Camping Season. The Seasonal guest also pays for electricity based on the usage at the site. Other charges detailed below are in addition to the basic seasonal Agreement fee

A. Registered Guests staying at your site in tent or RV	\$	25.00/night
B. Unregistered Guests staying in your RV, in tent or RV	\$	50.00/night
C. RV, boat or trailer in storage without a valid Agreement	\$	150.00/

month/site reservation and payment schedule for 20__.

Given the complexities of coordinating the spring and fall movement of recreational vehicles, the Seasonal guest agrees that time is of the essence and any change in their plans will be communicated to Woodsong as early as possible.

- Scheduled payments must be made to qualify for free storage during the winter prior to the Camping Season.
- Payments are non-refundable.
- If payments are not made within 30 days of the scheduled date, reservations are subject to cancellation without notice and storage charges for vehicles left at the RV Resort will be incurred.
- RVs left without a valid agreement will incur a winter storage charge of 50% of the Agreement amount that must be paid before the RV will be permitted to be removed.
- Rental charges for any RV left at Woodsong, on-site or in storage, without a valid agreement after April 15th shall be \$150 per week, in addition to 50% of Agreement amount as stated previously.

11. SALE OF YOUR RV

A Seasonal Resident with a valid, paid-in-full agreement may sell their RV and assure the buyer it can remain on the existing site if all of the following conditions are met:

1. Resident has a valid, paid agreement;
2. RV is less than 10 years old or less **and** in good condition;
3. RV has substantial decking and/or landscaping;
4. Buyers are pre-approved by Woodsong and sign a new agreement;
5. Woodsong provides written approval that the buyer may leave the RV on site.

A resident choosing to sell their RV must purchase a "Sell on Site" option. The \$50 fee is for any time, effort and advertising spent selling your RV and document processing. Selling your RV is defined as your unit, up for sale, regardless of marketing options employed. "For Sale" signs not permitted until payment has been made. The buyer incurs a \$50 processing charge upon completion of the purchase. Only four "For Sale" signs (or any sign indicating same) permitted on the property at any given time. Based on first-come, first-served basis.

12. CHANGING SITES

If you would like to change sites, please talk to Woodsong management concerning available sites. Available sites are reserved on a first-come, first-serve basis.

13. RESORT RULES

In exchange for use of Woodsong RV Resort facilities, Camper agrees to abide by the following rules, and will insure guests also adhere to the rules and accept responsibility for their guests actions. Failure to comply with these rules and policies is a breach of this agreement and will result in termination of the Camper's Agreement without refund regardless of when the breach occurs. Termination of the Agreement requires an immediate departure from Woodsong property.

Safety

- The speed limit within Woodsong is **5 MPH**.
- Do not drive around the speed bumps.
- Violations: immediate \$5 fine; 2nd violation is \$50; 3rd violation is termination of Agreement without refund. Notification of violations may be done via text message or verbally and are not disputable. Violations will be added to Seasonal guests site charges. Failure/refusal to pay will result in termination of Agreement.
- All guests, service providers and visitors must be registered with the office prior to admittance. Guests may visit FREE except if they fail to register prior to entrance. Failure to register PRIOR to entrance results in \$7.50 fee per person.
- No gas or battery powered vehicles are allowed except for your personal passenger vehicles. Passenger vehicles are not meant to provide transport around the park but are to be used strictly upon entrance and exit of Woodsong.
- Seasonal guests with disabilities or health issues requiring a motorized cart for mobility may request this rule be waived. Only those listed on the agreement may ride with the seasonal guest given permission to use a motorized cart.
- Bicycles ridden after dark should have appropriate lights and reflectors.

Campsites

- Only one family, one RV, and no more than two vehicles are allowed per campsite.
- Firewood must be Divine certified. Wood must be sourced within 75 miles of Woodsong and from a northern direction. Wood may be seized or a \$100 fine imposed at Woodsong's option for wood sourced outside these guidelines.
- No use of fireworks or firearms are allowed in Woodsong at any time.
- Do not leave trash at the campsite or in the fire ring. Trash is to be placed in sealed plastic bags and put in the dumpsters. The dumpsters are for scraps and garbage from daily living. Do not dispose of any other items without Woodsong approval.
- Permanent clotheslines are not allowed.

Pets

- Dogs deemed dangerous are not allowed at Woodsong. If your dog displays dangerous behaviors you will be asked to remove your dog and/or leave the resort.
- Dogs must be on a leash at all times. Barking dogs will not be tolerated. Do not leave your dogs outside, unattended, when you leave Woodsong.
- Dogs are not allowed in the buildings or pool area.
- Be respectful of others walking through Woodsong. Clean up after your pet.
- Violation of any of these rules: immediate \$5 fine; 2nd violation is \$75; 3rd violation is termination of Agreement without refund. Notification of violations may be done via text message or verbally and are not disputable. Violations will be added to Seasonal Residents site charges. Failure/refusal to pay will result in termination of Agreement.

Pool

- Open 10 AM to 9 PM or dusk (whichever occurs earlier). Please shower before entering the pool or spa.
- Children under the age of 16 are not allowed in the spa area at any time.
- A parent or adult must accompany children under the age of 14.
- No glass is allowed in the pool area. Smoking not permitted in the pool enclosure.
- No air mattresses, inner tubes, or floats are allowed. Water wings and noodles may be used.
- The pool has no lifeguard. Swim at your own risk. Parents are responsible for their children.
- Running, pushing, and rough play are not allowed. Diving is not permitted.
- As Woodsong is a private resort and membership only, there are no handicap chairs for accessing the pool or the spa. Signing this agreement indicates acceptance.

Consideration for other Campers

- Quiet hours are from 11 PM to 8 AM. After 11 PM, conversation and camping noise must be restricted to your campsite. Music must be unheard from more than 30 feet away.
- The playground observes the same open/close hours as the pool.
- Smokers must dispose of cigarette butts in trash containers
- No unseemly language.
- Please act selflessly, with concern for your neighbor, with compassion and kindness in all interactions and situations.
- Disagreements with neighbors and residents should be mediated privately. We are not a conduit for you to air any grievances with people and solve your problems.