

# SEASONAL LEASE AGREEMENT

## Adventure Out RV Park

19402 Hwy. J • Monroe City, Missouri 63456

573-735-4125

**Adventure Out RV Park reserves the right to amend the rules and regulations as deemed necessary. The restrictions and covenants of Adventure Out RV Park are applicable to the Lessee and their guests and are incorporated by reference as part of this lease.**

This Agreement made and entered into by and between Adventure Out RV Park and

\_\_\_\_\_ jointly and severally, hereinafter referred to as "Lessee" agrees to the following:

Adventure Out RV Park agrees to lease to Lessee Park Site # \_\_\_\_\_ commencing

\_\_\_\_\_ to and including \_\_\_\_\_.

Base price shall be \$ \_\_\_\_\_ for the site, sewer, water and trash. Lessee will be responsible for payment of phone, electric and cable TV. Lease payment is due on or before the 1st day of \_\_\_\_\_. If payment is not received by the 1st day of \_\_\_\_\_, Adventure Out RV Park reserves the right to move all personal property and RV or boat into a storage area at Lessee's expense. There will be a \$300.00 deposit for electric due at the beginning of the lease with a \$ \_\_\_\_\_ minimum monthly charge plus \_\_\_\_\_¢ per kwh effective \_\_\_\_\_.

### RV WINTER SITE STORAGE

Included in the yearly lease amount. December \_\_\_\_\_ January \_\_\_\_\_ February \_\_\_\_\_ March \_\_\_\_\_

### VISITORS

Lessee is responsible for their guests. Lessee must be present in the park, while their guests are in the park. Lessees are allowed guests with RVs as long as sites are available. The Lessor the management of Adventure Out RV Park, or the association reserves the right to refuse park access to any guest of the Lessee.

### SUBLETTING

Lessee agrees to use the site for personal camping. No commercial ventures shall be conducted on site and site cannot be sublet. No "For Sale" signs are allowed in the park.

### VEHICLE PARKING

Vehicles and boat trailers may be parked on site only in the Lessee's parking space provided. No vehicles, trailers, boats and/or boat trailers shall be parked on grassy areas or in the street. Additional parking available on first-come, first-served basis or \$ \_\_\_\_\_ a month or \$ \_\_\_\_\_ per day.

### VEHICLES NOT ALLOWED

Gas or electric scooters, 4-wheelers, ATV's, dirt bikes, gators and similar vehicles are not allowed unless approved by management in writing.

### SPEED LIMIT

The speed limit on this property is 10 MPH.

### SITE MAINTENANCE

Only one (1) RV permitted per site. Lessee agrees to keep their unit and site neat and tidy at all times. Grass must be kept mowed. No appliances are allowed outside of the RV. No fences, lattices or other construction of any kind may be built without written consent of management. If Lessee fails to maintain site after three (3) days written notice from Adventure Out RV Park, Adventure Out RV Park shall charge the Lessee a minimum twenty (20) dollars and maximum fifty (50) dollars maintenance charge for each failure so notified. Payment is due within seven (7) days of written notice.

TPM \_\_\_\_\_

## **STORAGE SHEDS**

All sheds must not exceed a maximum of one-hundred-eighty (180) square feet, and pre-approved by management. One (1) shed per site. (No metal sheds)

## **TENTS**

Tents may be set on occupied sites for a maximum of three (3) days and on Friday, Saturday and Sunday only. Tents may not be used for storage.

## **PROPANE TANKS**

No permanent propane tanks allowed. No propane tanks larger than 40 pounds allowed. All propane tanks must be rust free. All tanks must be in or on the RV. Propane tank on or in BBQ pit is okay.

## **LANDSCAPING**

Any and all landscaping improvements made to said site by Lessee, including and without limitation to trees and bushes, becomes the property of Adventure Out RV Park. Protect the trees. Do not drive nails or other objects into trees. All landscaping must be approved in writing.

## **PETS**

Limit of two (2) pets per site. Lessee agrees to keep pets on a leash, clean up after them and never leave them alone at a site where they may disturb neighbors. Dogs of an aggressive breed or temperament will not be allowed.

## **ADDITIONS**

All additions of any kind must be pre-approved by management. None shall be constructed as to be permanent. No metal should touch the concrete.

## **GOLF CARTS**

Golf carts must have liability insurance. Operators must be insured by insurance company to operate. All such golf carts must also meet the following criteria:

- 1) Must have site number plainly visible on golf cart at all times.
- 2) Must have headlights on front and reflectors on rear.
- 3) Must have a licensed driver accompanying any unlicensed operator at all times.

## **MINORS**

No minors (under the age of 18) may be on the property without a responsible parent or guardian. NO EXCEPTIONS!

## **CHILDREN**

Minor children shall be restricted to site after 11 p.m.

## **CLOTHES LINE**

Clothes lines are NOT allowed in RV park.

## **FIREARMS / FIREWORKS**

Firearms and/or fireworks are NOT allowed in RV park.

## **NEIGHBORS**

Please respect the privacy of others at all times. No loud or obnoxious behavior that violates the quiet enjoyment of others or their property. No disturbing the peace in the park.

## **GENERATORS**

Generators may NOT run while in the RV park.

## **WORKING ON VEHICLES**

Mechanical work and oil changing is NOT permitted in RV park. Vehicles in the park must not leak oil, antifreeze, transmission fluid or anything toxic, etc. An \$85 per hour charge plus the cost of supplies will be charged to clean up any fluids left on the concrete.

## **SEWER HOSES**

All sewer hoses must have elbows and tight fitting connections with no leaks.

## **QUIET TIME**

Quiet time is from 11:00 p.m. until 7:00 a.m.

## **VEHICLE APPEARANCE**

It is the expressed right of Adventure Out RV Park and its management to refuse entry or to allow the ongoing presence of any vehicle, RV, boat, boat trailer, or trailer, which in the opinion of Adventure Out RV Park or its management has a detrimental effect on the quality and appearance of the park.

## **OPEN FIRES**

Fires are allowed as long as they are kept in an approved location and approved fire ring or fire pit. Do not put or burn trash or glass within a fire ring or pit. Ashes from fires and BBQ pits must be disposed of in a container once the fire is completely extinguished.

## **GARBAGE AND LITTER**

All trash and litter must be taken to the furnished dumpsters. No littering allowed – this includes cigarettes butts.

## **ELECTRICAL METERS / EQUIPMENT**

Tampering with electrical meters / equipment is considered trespassing. Violators will be prosecuted.

## **INSURANCE**

It is the obligation of the Lessee to maintain public liability, fire, wind and hazard insurances on their personal property situated upon a site, and for their acts or omissions causing damage or injury occurring while occupying said site in amounts acceptable to Adventure Out RV Park. Lessee shall provide evidence to Adventure Out RV Park that said insurance is in full force and effect.

## **LIABILITY**

Adventure Out RV Park is privately owned. The Lessee accepts camping privileges with the understanding that the Lessee does hereby release Adventure Out RV Park, its officers and employees of all liability for loss or damage to property and/or person(s) arising from the use of its facilities. The Lessee agrees to indemnify Adventure Out RV Park, its officers and employees against claims resulting from loss or damage to property or injury to the person or anyone occupying the site arising from the use of its camping facilities. Adventure Out RV Park is not responsible to the Lessee for lost or stolen property. Lessee agrees to notify visitors of RV park policies. Adventure Out RV Park shall not be liable for loss or damage to any property of Lessee or of others by interruption of electrical service, variations of voltage, plumbing related issues, by theft or otherwise. Adventure Out RV Park shall not be liable for any such damage caused by occupants on adjacent sites or damage caused by the operation and construction of any public works. Adventure Out RV Park shall not be liable for loss or damage caused by Lessee's use of a golf cart.

## **EARLY CHECK-OUT**

If you choose to leave earlier than the check-out time or date, there will be no refunds. We lease by the day, month or year only.

## **SPECIFIC ENFORCEMENT**

All provisions of this Declaration may be specifically enforced by any court of competent jurisdiction upon petition by any party entitled to enforce them herein provided. In the event that Lessor is required to enforce any provision of these terms and restrictions, the Lessee violating the terms of the agreement shall bear the costs of such enforcement, including a reasonable attorney fee. This park is not designed for full-time living and must not be used as such. Water hoses must not be hooked up to hydrant during freezing weather. This lease allows staying in the park for 14 days only per month. Anything over that is \$ \_\_\_\_\_ per day. Monthly rates are \$ \_\_\_\_\_ on gravel site and \$ \_\_\_\_\_ on concrete site.

## **FINES**

Fines for breaking the rules start at \$50 and go up from there.

## **EASEMENTS**

Easements at the rear of site must remain clear at all times.

## **DESIGN CRITERIA 2014**

Everything should be maintenance free. We would like land owners and renters to offer suggestions to anything they want installed on their lot. Everything should be drawn up and submitted for association approval. We reserve the right to approve or decline within 30 days or less.

In Witness Whereof:

Date: \_\_\_\_\_

\_\_\_\_\_  
*Adventure Out RV Park Representative*

Lessee(s) Name and Signature:

1) \_\_\_\_\_

2) \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Work Phone \_\_\_\_\_

Home Phone \_\_\_\_\_

Amount Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ CASH (Adventure Out RV Park)

Amount Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ CASH (Adventure Out RV Power)