

2009



Seasonal Contract

22230 45th Street • Bristol, WI 53104 • (262) 857-7373 • www.happyacres.com

This *pre-paid* Agreement of Lease is effective May 1, 2009 until April 30, 2010 between HAP Enterprises Inc., of Bristol and _____ and is for the 2009 camping season.

1. Campground will be open from May 1st thru September 30th. Water and garbage pick-up will be provided during the open season. Metered sites will be charged for electricity used at the site at the same rate as charged to the campground by the utility company supplying the electrical power. Meters are read the 1st week of June, August, and October. Payments are due upon receipt.
2. Leasees wishing to renew this Agreement for the following year must make a \$100.00 non-refundable deposit prior to September 30, 2008, or campground management will assume site will be vacated for the 2009 season. Early payment of \$2,295.00 includes a \$100.00 discount if paid in full by September 30, 2008.
3. The seasonal rate of \$2,395.00, plus metered electric applies to Mom and/or Dad and minor, dependent children (under 18) using their site. Minor grandchildren are included in seasonal rate. *All other guests and/or additional people are charged at the regular daily rates.* Seasonal rate includes tax, provides for year-round parking unit and unlimited occupancy during open season. Limited to one camping vehicle and two automobiles. •That means only *two (2) seasonal car passes* are allowed per site. •
4. *State law prohibits dumping of grey or black water on ground.* Violators will be evicted immediately.
5. Water is for cooking and personal sanitation. Please no excessive lawn watering.
6. There is a \$35.00 charge for sewage pick-up. There is *3 FREE pump-outs* per season included for sites with 300 gallon tanks. Chemicals may be used in holding tanks. All sewage pick-up is done by campground personnel. **NO honey buckets or blue boys.**
7. No building, slab, deck or structure of any kind is allowed without approval of management.
8. Any deck, shed, patio or other structure that kills the grass in that location will remain when the leasee vacates the site or the site will be returned to the original condition at the beginning of this Agreement.
9. All personal belongings must be stored in the unit when you are not camping. The campground is not liable for stolen or damaged property. *Only a gray/green Rubbermaid storage shed approximately 3' x 4' x 5' is approved for the campground.
10. Electrical wiring at metered sites can handle lights, radio, TV, air conditioners, heaters, microwaves and other appliances.
11. Maintenance of the site is the responsibility of the Leasee. In the event that the Leasee does not mow their lawn, campground personnel will mow your site and \$25.00 will be charged to you.

12. Cutting, digging, damaging or destroying any tree, bush, or other natural resource or wildlife will result in immediate cancellation of the Agreement.
13. All camp fires will be restricted to a size that fits in the fire ring. No burning of full skids, garbage or other large items that might cause damage or harm to property, grass, trees, or people.
14. No FOR SALE signs are allowed in the campground. If you wish to sell your unit, you may post an information sheet in the office. The purchaser of your unit is not guaranteed a seasonal site.
15. Renting or loaning your unit to another is permitted; however, the other family or person will be charged the regular camping fee. No one is allowed to camp in a car, van, pickup, tent or any other unit on your site unless they pay the regular camping fee.
16. This Agreement is not transferable. In the event Lessee wishes to terminate this Agreement prior to termination date they can do so by applying the regular monthly or daily rate for the time the unit was on site or stored at the campground as stated: Daily \$42.⁰⁰ Monthly \$924.⁰⁰ Storage \$110.⁰⁰/monthly \$200.⁰⁰/winter (Oct.-Apr., non-prorated)
17. Excessive noise past the quiet time of 10pm will result in immediate cancellation of the Agreement.
18. The campground management reserves the right to terminate this contract at any time.
19. In order to protect the roads from excessive damage, no vehicle traffic in the campground from the first winter snowfall (usually late November) until the frost is out of the ground in the spring (usually late April). Camping units cannot be removed from the sites during this period of time without permission of management. If you plan an early spring trip with your unit or want it out for any reason during the off season, make arrangements with management prior to the end of the season.
20. If the Lessee is absent from the campground for 3 consecutive weeks during the open season, without first notifying the campground in writing of the reason for such absence, and is in default by failing to make payments of fees, the campground may, at the sole option of the campground, deem the premises to have been abandoned. If the Lessee shall leave any property on the campsite after abandoning or vacating the premises, the Lessee shall be deemed to have abandoned the property and the campground shall have the right to dispose of the property in the manner provided by law.
21. **Full payment is due by start of the lease.** Payments can be made thru April 30th. Balances will be charged \$100.⁰⁰ late fee.

This property is privately owned. The camper accepts camping privileges with the understanding that he/she does hereby release the Campground, its officers and employees of all liability for loss or damage 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 and employees, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered camper arising out of the use of its camping facilities. The lessee must have their vehicles and units insured at all times and assume all liability for personal and property loss, damage, or injury.

Accepted
Signature Lessee

Date _____

Phone _____

Minor, Dependent Family Members (name-age)

Address
