



Site #: _____ [] Monthly or [] Seasonal

Start Date: _____ End Date: _____ Meter: _____/date: _____

Lease Agreement between: **Maple Ridge Campground LLC**, 65777 Maple Road, Lakeville, IN 46536 and

1st Adult's Name: _____ Cell #: _____

2nd Adult's Name: _____ Cell #: _____

Address: _____ City: _____ State: _____ ZIP: _____

Email Address for electric bill/receipts: _____

Emergency Contact: _____ Cell #: _____

Camper Make & Year: _____

| | MONTHLY | FULL SEASON |
|------------------------------|------------|-------------|
| RV Site: | (\$650.00) | (\$2400.00) |
| Electrical/Security Deposit: | | (\$200.00) |
| Credit Card (5%): | (\$32.50) | (\$120.00) |

Initial each box agreeing to comply fully with each statement.

- [] All applicants are required to provide a copy of their valid driver's license and update as needed.
- [] A current insurance policy on the camping unit is required to be filed annually if staying longer than one month.
- [] A current insurance policy showing **liability** coverage is required to be filed annually for golf carts.
- [] Monthly rent is due on the 1st or the 15th of each month. Seasonal rent is due in full by April 1 of each season. The winter storage/deposit fee is due October 1. Each day starting after the due date a charge of \$10 per day will be added to the bill regardless of the reason for the late payment.
- [] All sites must be maintained per the standards outlined in the lease. Failure to comply will result in MRC charging you to maintain your site for you without advanced notice as detailed in the lease.
- [] Failure to follow rules will result in termination of the lease and the requirement to leave the property immediately.

This property is privately owned and we reserve the right to refuse service. By signing this, you are agreeing to comply with all written campground rules and regulations as posted in the office, on the grounds, or on any document created by Maple Ridge Campground LLC. Management reserves the right to adopt additional rules effective immediately as it relates to campground safety and appearance; peace and enjoyment; and the general wellbeing and welfare of the campers and guests. We reserve the right to make corrections to this contract and require you to sign a new amended contract.

Signature: _____

Date: _____

Signature: _____

Date: _____



Site #: _____

Monthly or Seasonal

Start Date: _____ End Date: _____

By signing the Lease Agreement you have agreed to:

All applicants are required to provide a copy of their valid driver's license and update as needed.

A current insurance policy on the camping unit is required to be filed annually if staying longer than one month.

A current insurance policy showing **liability** coverage is required to be filed annually for golf carts.

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Failure to follow the rules will result in termination of the lease and your requirement to leave the property.

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| Credit Card (5%): | | |

Contact Information for Maple Ridge Campground:

Maple Ridge Campground, LLC.
Jarrod and Tracie Bunce
65777 Maple Road
Lakeville, IN 46536
(574) 784-8532 (call/text)
www.MapleRidgeCampground.com
camp@MapleRidgeCampground.com

Your personal packages may be sent to the address above, however daily mail service needs to be set up using a P.O. Box at the Lakeville Post Office or other post office of your choice.

2023 Maple Ridge Campground Rules and Regulations

LEASING A SITE: By entering into a contract with Maple Ridge Campground LLC, you are leasing a camp site for the time frame stated on the contract, for the people listed on the contract to use, and to be used for the purpose of camping or living. No other people may use the leased campsite without prior approval from Maple Ridge Campground LLC. No other camping units, temporary structures, or permanent structures may be placed on the leased site without prior approval from Maple Ridge Campground LLC. No business may be operated within the camping unit or on the campground property. Maple Ridge Campground LLC reserves the right to adopt additional rules effective immediately as it relates to campground safety and appearance; peace and enjoyment; and the general well-being and welfare of the campers and guests.

RATES: These rates are discounted from the nightly/weekly rates. In order to receive these rates, payment is due in full by April 1 for camping units already on the property or paid in full by the date of signing this contract if becoming a new camper. If you fail to pay the seasonal rate in full by April 1, any payments made up to that point will be converted to the nightly/weekly rate allowing you the stay until the deposit has been used up. A late fee of \$10.00 per day will be issued for any seasonal payment received after April 1. There are no refunds on monthly or seasonal contracts for early departures. Please notify management if you are taking your unit away for more than 5 days.

WINTER STORAGE/DEPOSIT: To keep your camper here October 16-April 1 or to hold your seasonal site, there will be a winter storage/deposit fee due no later than October 1. A late fee of \$10.00 per day will be issued for any payment received after October 1. If you camp as a seasonal camper the following season, the fee will be taken off your seasonal bill due April 1 minus any late fees. If you do not sign a new lease with Maple Ridge Campground LLC, the deposit will not be refunded and will serve as a winter storage fee.

END OF THE LEASE: The final electric bill needs to be paid in full. The site needs to be have all improvements, camping units, leveling devices, and accessories removed unless other arrangements have been made with Maple Ridge Campground LLC. No existing storage barns, bins, and containers may be sold, transferred, or moved to other campers or campsites. Decks or landings that were not approved by Maple Ridge Campground LLC may not be sold, transferred or moved to other campers or campsites. The site needs to be cleared and ready for grass to be planted. If the camping unit has been removed for more than 5 consecutive days without approval, the site is considered abandoned and the lease is expired.

INSURANCE: Each camper must maintain insurance coverage for damage to their camping unit and private property while parked at Maple Ridge Campground. Maple Ridge Campground LLC is not responsible for accidents, theft, acts of God, weather, or injury to our guests or for the loss of money or property of any kind.

ELECTRIC: The electricity used by each camping unit will be billed on a monthly basis (around 15th) based on the rate paid by Maple Ridge Campground LLC. Full payment is required by the end of the month the bill was created. A \$10.00 late fee will be assessed if full payment is not received before the next electric bill is sent out and will continue to be added to each additional month the bill is unpaid. An electrical/security deposit is required. The deposit will be held until such time as the camper is not renewing the lease.

GUESTS: Any guests wishing to stay overnight, not in your camping unit, will need to reserve their own campsite. Prior approval from Maple Ridge Campground LLC must be made before hosting more than 10 people not on your lease. We reserve the right to deny such gatherings on busy weekends. You are responsible for the actions of all guests and minors on your campsite and throughout the campground. Guests may NOT use your campsite while you are not present.

MONTHLY RENT: The monthly rent is due each month from the start date of the lease, either the 1st or 15th of the month. It is your responsibility to pay the monthly rent on time. Failure to pay the monthly rent on time will result in a late fee of \$10.00 per day late. You will be charged the nightly rate for your site starting on the due day of your rent if you do not pay for another month.

CAMPGROUND RULES: As a monthly or seasonal camper, you are required to follow all seasonal campground rules listed in this document and all nightly campground rules. Maple Ridge Campground LLC reserves the right to evict or not renew this lease at any time the campground management feels the camper does not follow the contract agreement or the campground rules and regulations.

CAMPSITE MAINTENANCE: The campsite you are leasing is the private property of Maple Ridge Campground LLC. You are responsible for maintaining the campsite at a level at or greater than the standards expressed by Maple Ridge Campground LLC. Failure to maintain the campsite will result in the campground management bringing your campsite up to compliance at a rate of \$50.00/hour and \$35.00/lawn mowing.

LANDSCAPE MAINTENANCE: All grass must be cut a minimum of 2 times each month from April 15 to October 15 or more often to maintain grass no taller than 4 inches. All landscape beds must be kept free from weeds and all dead plant material must be removed. All landscaping tools and accessories (shovels, bags of mulch, watering cans, lawn mowers) must be stored out of view from the campground roads and neighboring sites as much as possible.

VEHICLE PARKING: No more than 2 vehicles may be parked on a site at one time even if your site is large enough to accommodate more vehicles. Additional vehicles and guest vehicles need to be parked in the guest parking lot near the entrance to the campground by the dog park.

SIGNS AND FLAGS: Signs are not permitted except a single lot ID sign (i.e. Welcome to the Smith's Camper), temporary holiday decorations, and a single for sale sign attached to the camper. No political or controversial signs or flags are allowed and you will be asked to remove them if we deem them inappropriate or harmful.

OUTDOOR TRASH CANS/TRASH: Trash cans and recycle bins are not permitted outside of the camping unit. Temporary cans while you are actively using the outdoor space are acceptable. Please store all cans inside the camping unit or mini barn (See Mini Barns/Storage Bins). Place all trash and yard waste in the provided dumpsters (not next to them or by the road) so it does not accumulate on the site or blow away.

OUTDOOR APPLIANCES: Appliances are not permitted outside the camping unit except for an outdoor grill.

TREES: Attaching items to trees (clothes lines, dog leads, signs, holiday decorations, etc.) is not permitted.

FIREWOOD: All firewood needs to be neatly stacked in a single pile towards the back of your campsite.

STORAGE OF PERSONAL PROPERTY: The intended use of the campsite is for placement of a camping unit and accessories related to camping at this campground. No storage of trailers, boats, building materials, or personal property not directly related to camping at this campground is permitted. We will ask you to clean up a messy site and keep all the personal property including the camping unit in good repair.

VEHICLE REPAIRS: Any improvements or repairs to the camping unit or golf cart must be completed within 48 hours of the start of the project. If the work will take more than 48 hours to complete, please take the camping unit or golf cart offsite for the repairs. Personal vehicle repairs will only be permitted with prior approval from Maple Ridge Campground LLC.

VEHICLE WASHING: No washing of personal vehicles on the campground property. Camping units and golf carts may be washed but not on Friday, Saturday, or on any 3-day holiday weekend.

FENCING: Fencing is not permitted. The marking of lot lines, in any way, is NOT permitted.

CAMPSITE COVERAGE: Once the camping unit has been placed on the campsite, at least 50% of the remaining campsite must remain open grass. That grass may not be covered by an awning, screen room, deck, patio, outdoor carpet, mini barn or other items.

MINI BARNS/STORAGE BINS: Personal outdoor storage barns, bins, and containers are not permitted. Existing storage barns, bins, and containers may continue until such a point Maple Ridge Campground LLC states that they are in need of repair. At that time, the storage barns, bins, and containers will need to be completely removed within 30 days and the ground returned to a flat, grassy area. If the storage barns, bins and containers are creating a safety hazard, the units must be removed immediately. A temporary canvas storage tent may be placed on the campsite for the storage of a golf cart and personal property related to camping.

DECKS/LANDINGS/STAIRCASES: Temporary, moveable (no holes dug in the ground) staircases (max 4 ft by 4 ft by 4 ft) are permitted without prior approval. All other decks and landings need to be approved by Maple Ridge Campground LLC prior to material being delivered onto the site and construction starting. Any improvements or alterations to existing decks and landings need to be approved before construction begins.

LANDSCAPING: All site improvements involving the removing of grass, the adding of plant material or mulch (not already in a designated landscaping area), patio pavers, concrete, or gravel, need to be approved by Maple Ridge Campground LLC prior to material being delivered onto the site and construction starting.